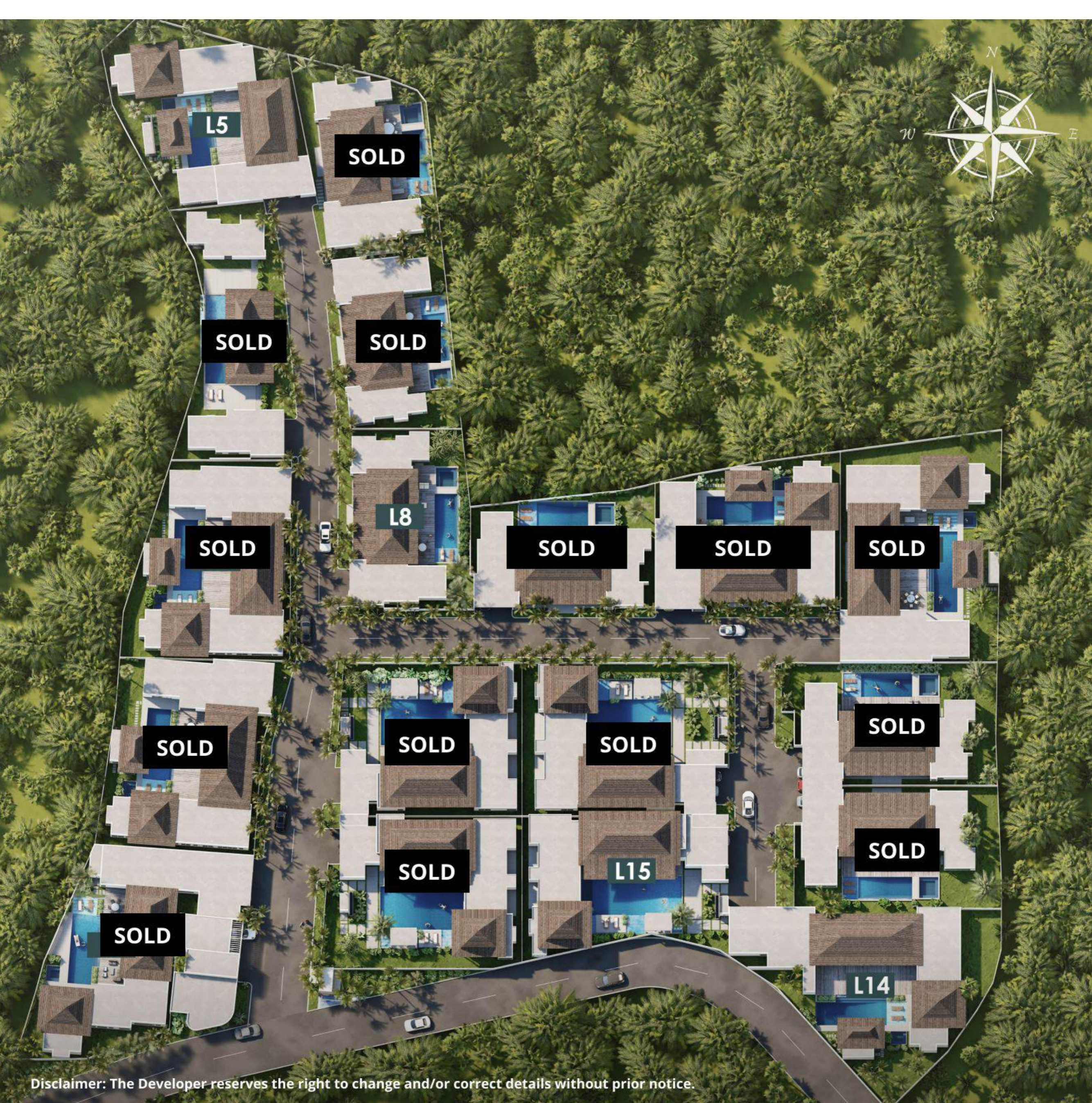




LAYAN LUCKY
VILLAS

LAYAN LUCKY VILLAS II

Introducing our latest project, featuring 18 smart and comfortable villas with either 3 or 4 bedrooms. Located just a 10-minute drive from Laguna Phuket, as well as Layan and Bangtao beaches, these homes come fully equipped with everything you need for living and leisure on the island of Phuket. Land areas range from 597.94 sq.m to 1111.05 sq.m, and installment payments are available in construction phases.

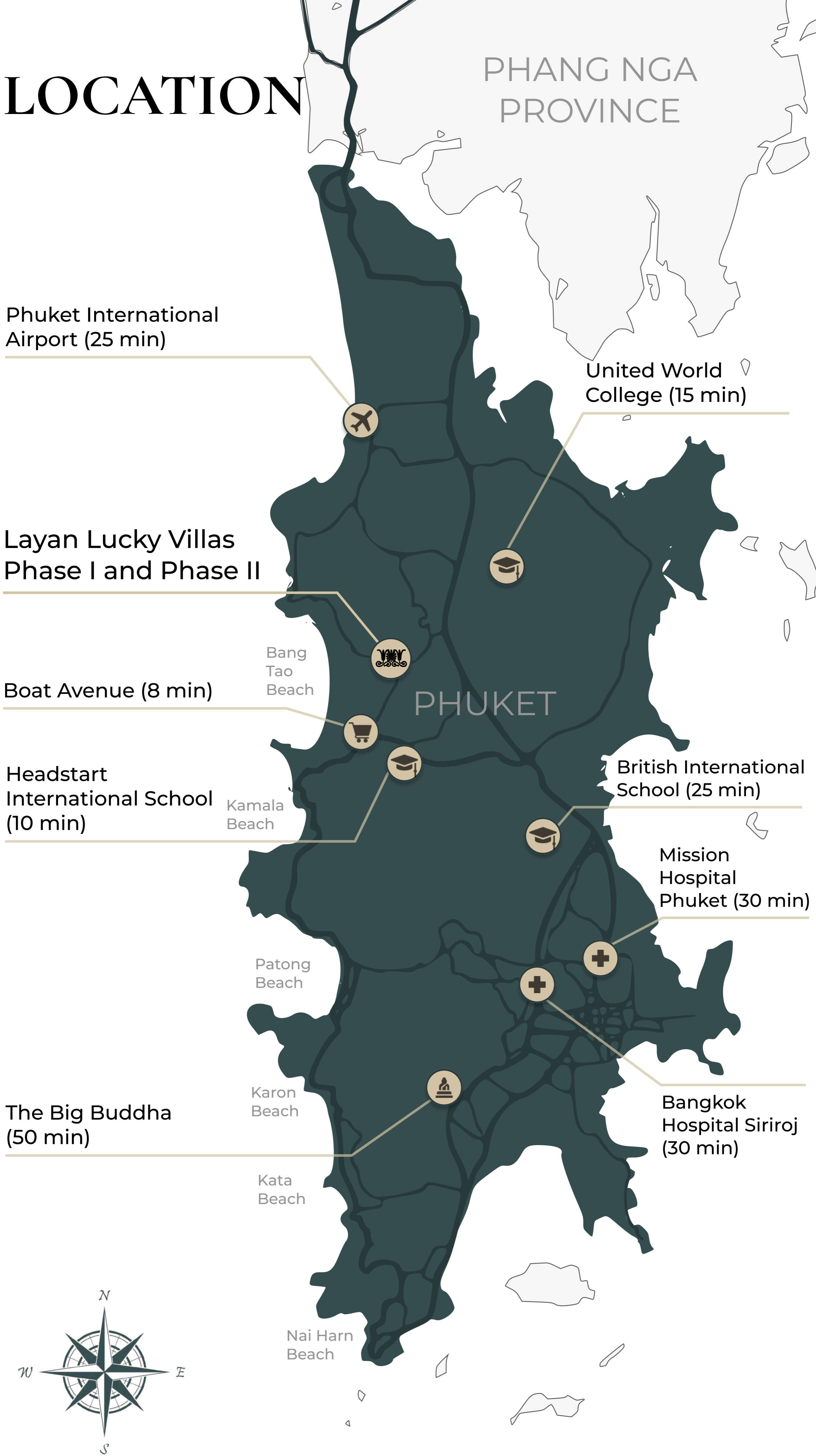


SPECIFICATIONS

- ✓ 18 villas
- ✓ 3-4 bedrooms and 4 bathrooms (option for 5 bathrooms)
- ✓ Plot size: From 597.94 to 1111.05 sq.m.
- ✓ Living area: From 460 to 802.61 sq.m.
- ✓ Prime location: 20-minute drive to the airport and international schools, 10-minute drive to the beach
- ✓ Smart Home Integrated

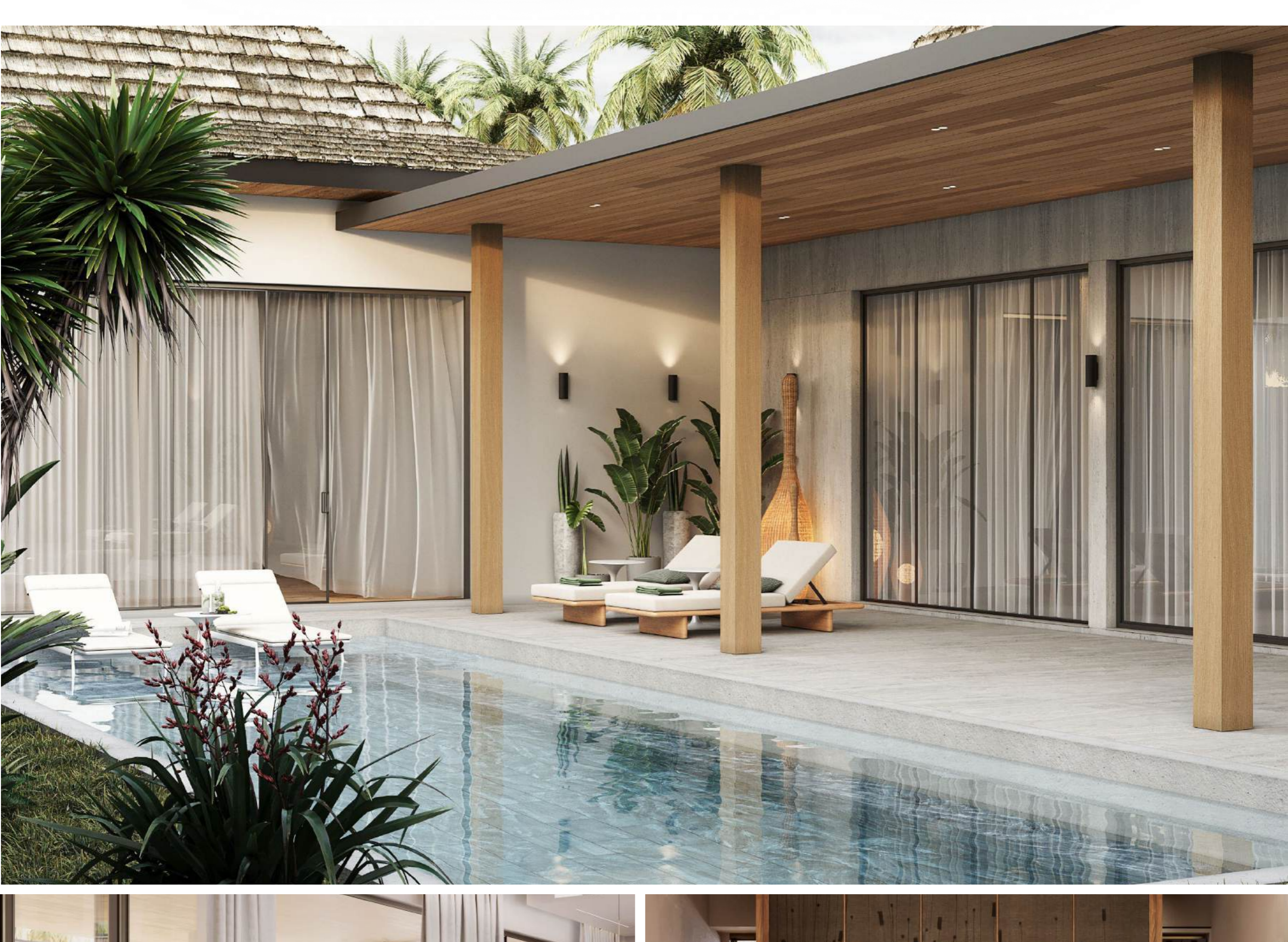
Disclaimer: The Developer reserves the right to change and/or correct details without prior notice.

LOCATION



Disclaimer: The Developer reserves the right to change and/or correct details without prior notice.

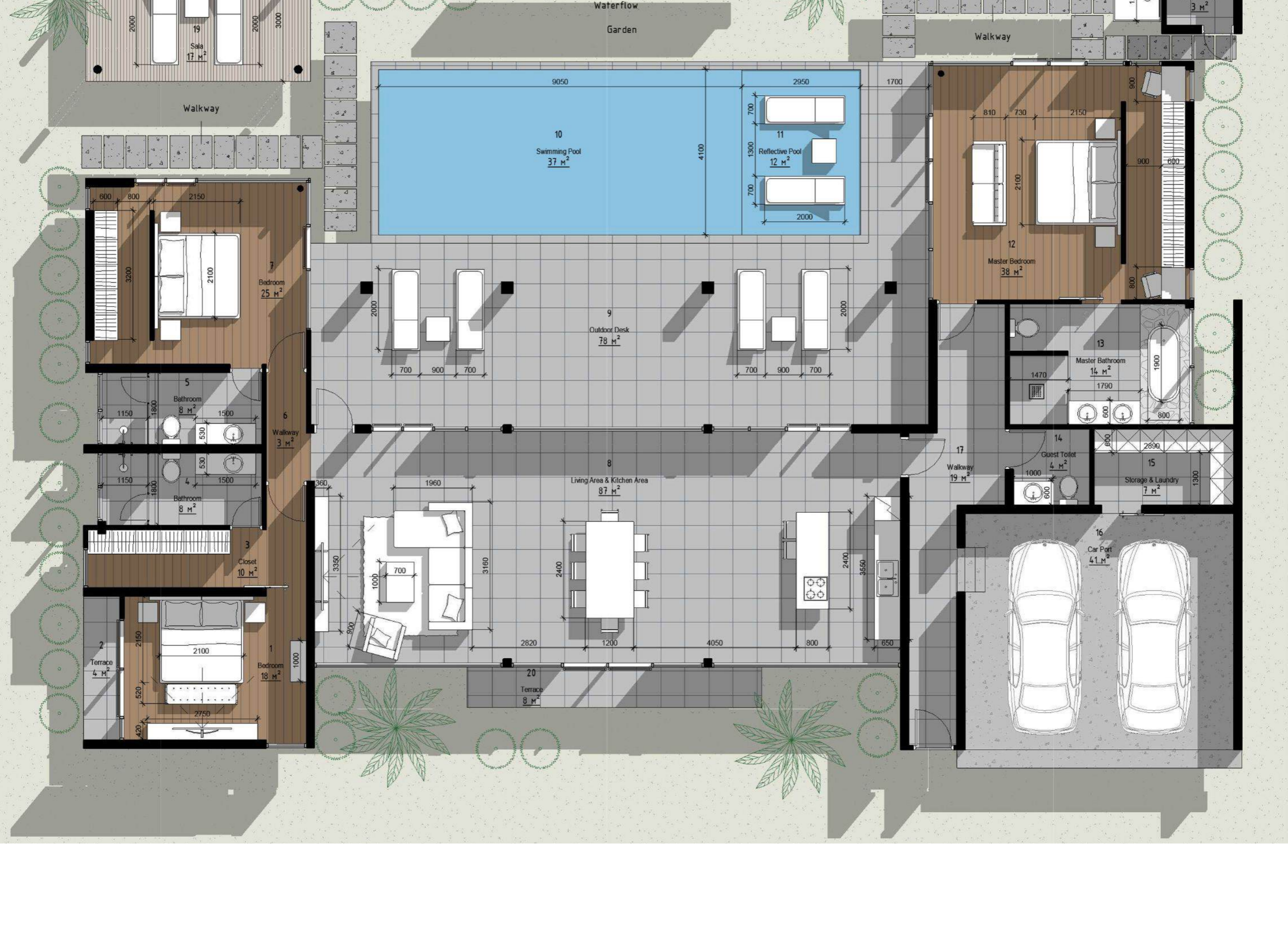
3-BEDROOM VILLA



ABOUT THE VILLA

Luxurious and smartly designed, this villa comes with three bedrooms and four bathrooms. Boasting a large pool and ample outdoor space, it's located in a peaceful setting surrounded by tropical nature. The spacious living room overlooks the pool and garden, complemented by a dining area, an open-plan kitchen, and an outdoor lounge zone. Additionally, the villa features a laundry and storage room. All bedrooms are equipped with spacious walk-in closets and private bathrooms.

MASTER PLAN



PROPERTY DETAILS

- ✔ Bedrooms/Bathrooms: 3 bedrooms, 4 bathrooms
- ✔ Living Area: 460 sq.m.
- ✔ Plot Size: 597.94 sq.m.
- ✔ Smart Home: Integrated
- ✔ Additional Room: A storage room
- ✔ Parking: Space for 2 cars
- ✔ Outdoor Space: Outdoor terrace, complemented by an outdoor lounge, dining area. Also there is large swimming pool.
- ✔ Garden: Features a tropical garden complete with a waterfall



VILLA'S PRICE

38.830.000 THB

The price includes the villa, the land plot, swimming pool, air-conditioning, kitchen with built-in electronic appliances, walk-in closets, bathroom equipment, integrated smart home, landscape design.

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4-BEDROOM VILLA



ABOUT THE VILLA

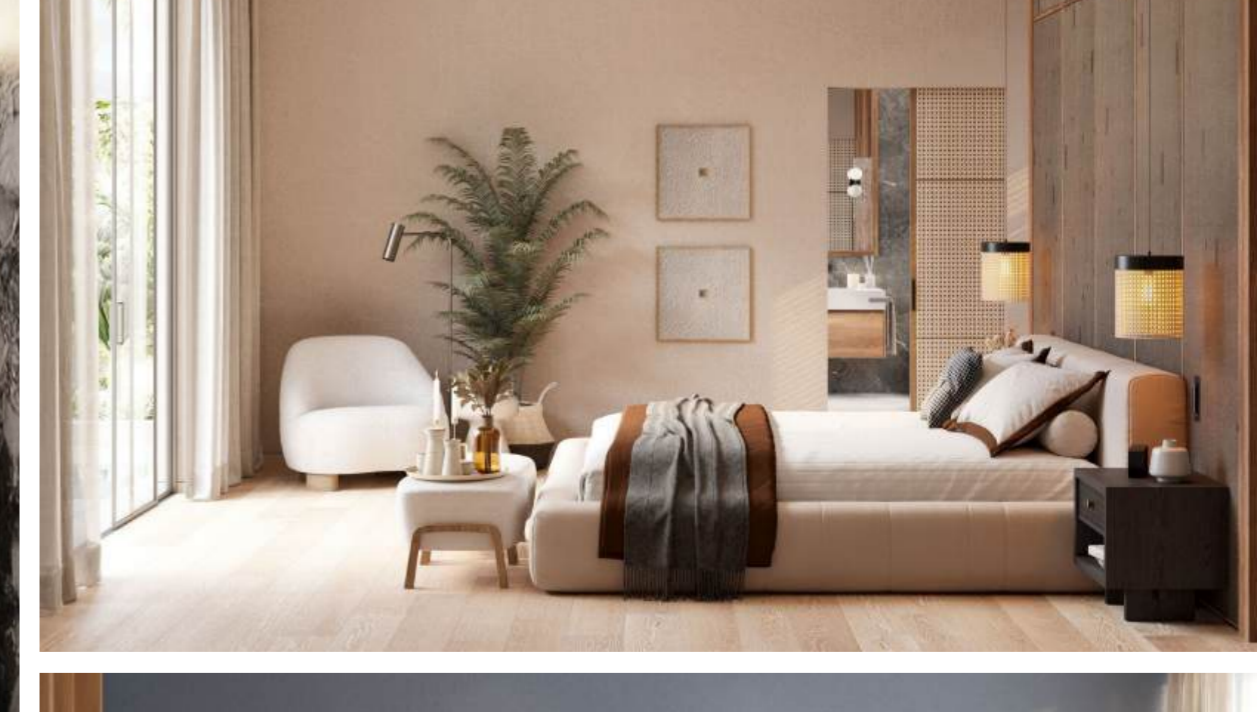
Luxurious and smartly designed, this villa features four bedrooms and four bathrooms. With a large pool, a heated jacuzzi, and ample outdoor space, it's situated in a peaceful location, surrounded by tropical nature. The expansive living room offers views of the pool and garden, and is complemented by a dining area and an open-plan kitchen. Additionally, the villa includes both a laundry and storage room, as well as a multifunctional space that can serve as a fitness/massage room or home office. Each bedroom is equipped with a spacious walk-in closet and its own private bathroom.

MASTER PLAN



PROPERTY DETAILS

- ✔ **Bedrooms/Bathrooms:** 4 bedrooms, 4 bathrooms (option for 5 bathrooms)
- ✔ **Living Area:** From 593.38 to 802.61 sq.m.
- ✔ **Plot Size:** From 711.86 to 1111.05 sq.m.
- ✔ **Smart Home:** Integrated
- ✔ **Additional Rooms:** A Storage Room and Multifunctional Room (home office/fitness/massage room/maid room)
- ✔ **Parking:** Space for 2 cars
- ✔ **Outdoor Space:** Outdoor terrace, complemented by an outdoor lounge and dining area with option for Sala. Also large swimming pool and heated Jacuzzi can be a good help any time of year
- ✔ **Garden:** Features a tropical garden complete with a waterfall



VILLA'S PRICE

FROM **45.310.000** THB

The price includes the villa, the land plot, swimming pool and jacuzzi, air-conditioning, kitchen with built-in electronic appliances, walk-in closets, bathroom equipment, integrated smart home, landscape design.

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PRICE LIST

L1 SOLD

L2 SOLD

L3 SOLD

L4 SOLD

L5 Price in THB **64,585,000** Plot size **1111.05 m²**

Bedroom 4 Price in USD **1,998,900** Built up area **802.61 m²**

L6 SOLD

L7 SOLD

L8 Price in THB **38,830,000** Plot size **597.94 m²**

Bedroom 3 Price in USD **1,201,800** Built up area **460 m²**

L9 SOLD

10 SOLD

L11 SOLD

L12 SOLD

L13 SOLD

L14 Price in THB **54,900,000** Plot size **916.17 m²**

Bedroom 4 Price in USD **1,699,200** Built up area **658.75 m²**

L15 Price in THB **45,310,000** Plot size **711.86 m²**

Bedroom 4 Price in USD **1,402,400** Built up area **593.38 m²**

L16 SOLD

L17 SOLD

L18 SOLD

*Prices are valid until September 30, 2025.

*Please note that all prices are quoted in THB, and all payments are to be made in THB. The prices listed in USD are provided for reference purposes only.

*The USD prices are calculated based on the exchange rate of 32.31 THB/USD as of 01.09.2025.

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MASTER PLAN



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PAYMENT TERMS

2%

1st PAYMENT

Payable upon reservation.

28%

2 nd PAYMENT

Upon contract signing.

15%

3 rd PAYMENT

After foundation is completed.

15%

4 th PAYMENT

After concrete structure is completed.

15%

5 th PAYMENT

After wall and roof structures are completed.

10%

6 th PAYMENT

After floor finishing, painting, and installation of window and door framing are completed.

10%

7 th PAYMENT

After built-in furniture and door installations are completed.

5%

8 th PAYMENT

Upon handover of the completed villa.

SPECIFICATIONS

- ✓ **Monthly Common Area Fee:** Common area maintenance, 24/7 security guards, garbage disposal, priced at 15,000 THB for a 3-bedroom villa and 18,000 THB for a 4-bedroom villa.
- ✓ **Sale Price:** Fixed in Thai Baht and includes amenities such as a swimming pool, landscaping, air conditioning, built-in wardrobes, kitchen, bathroom equipment, integrated smart home and sanitary fittings.
- ✓ **Sinking Fund:** A one-time payment of 100,000 THB is required.
- ✓ **Furniture Package:** Not included in the sale price.
- ✓ **Taxes and Transfer Fees:** Costs to be equally divided (50/50) between the Developer and the Buyer upon ownership.

OWNERSHIP

Layan Lucky Villas are available on both freehold and leasehold terms.*

LEASEHOLD TITLE

Available to foreign buyers on a 30 x 3 years lease for the land, with freehold ownership of the villa.



FREEHOLD TITLE

Available to Thai nationals or foreign nationals purchasing through Thai limited companies, allowing ownership of both the land and the villa.



*Plot availability, including leasehold and freehold options, may vary and is subject to change. Please contact our sales team for the latest information and availability details.

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