



BANYAN TREE  
BEACH RESIDENCES  
OCEANUS

# INFORMATION BRIEFING

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## LIVE BEYOND THE HORIZON

The pinnacle of oceanfront living – beyond your wildest dreams – at these stunning new Banyan Tree Beach Residences Oceanus, located right on the sands of Phuket's most sought-after beach.



## AN UNRIVALLED OCEANFRONT LIFESTYLE

On a truly rare secluded beachfront site, gaze out to the horizon where the shimmering Andaman Sea unfolds before you, with a magnificent lagoon just behind, waves gently lapping onto pristine white sands at your very doorstep.

These exceptional contemporary residences occupy one of the very last absolute beach front sites on Phuket's world-famous Bang Tao Beach, within the iconic Laguna Phuket resort, just 30 minutes' drive from the airport.

Live a life of unparalleled luxury, set against the magnificent backdrop of one of the world's most desirable beaches and uninterrupted ocean views.



## ULTRA LUXURY HOMES AS EXCEPTIONAL AS THE OCEAN VIEWS

These 16 magnificent residences, form their own exclusive enclave within one of the rarest and most sought-after pieces of prime land at Laguna Phuket.

Each of the expansive contemporary residences has been meticulously designed with no expense spared to ensure they are exceptional in every way, finished to the highest standards using the finest materials, and featuring generous balconies to enjoy the magnificent views.

The ground floor residences have their own private pools which stretch beyond their spacious terraces.

The penthouses meanwhile command stunning views from both the lower living areas as well as the breathtaking rooftop pool and a wide outdoor terrace and entertaining area.

To cap off the exclusive lifestyle, situated in an absolute prime beachfront position is a lap pool with sun-deck, open lawn with pool loungers and outdoor dining area, designed solely for the privileged few at Banyan Tree Beach Residences Oceanus.



# Factsheet

**Name:** Banyan Tree Beach Residences Oceanus

**Project Type:** Luxury residential condominium

**Estimated completion date:** 2028

## Property Feature:

- No. of buildings: 4
- No. of units: 16 (4 units per blocks)
- Units:
  - 4 bed (ground floor): 483 sqm
  - 4 bed (2nd/3rd floor): 416 sqm
  - 4 bed (penthouse): 768 sqm

**Amenities:** *pending final factsheet from PPD/marketing*

- Lobby
- Fitness centre
- Swimming pool
- Recreation area
- 24-hour security
- 24-hour CCTV
- Juristic person's office
- Mailboxes
- Allocated parking
- EV charger
- Shuttle services within Laguna Phuket and to the beach

## Maintenance fee:

- Common area fee: THB 60 / sqm / month
- Sinking fund: THB 100 / sqm / year

## Owner benefits

- Sanctuary Club: worldwide discounts and privileges through Banyan Group
- Laguna Advantage:
  - Free common area & property services for 12 months
  - Free BDMS healthcare membership
  - Free enrolment SILK kindergarten
  - Priority enrollment / discount at British International School and Headstart International School
  - Laguna Golf regular membership
- Banyan Living: worldwide rentals distribution with brand standard assurance
- 3 year Banyan Tree Private Collection membership

# Location

banyan  
group residences

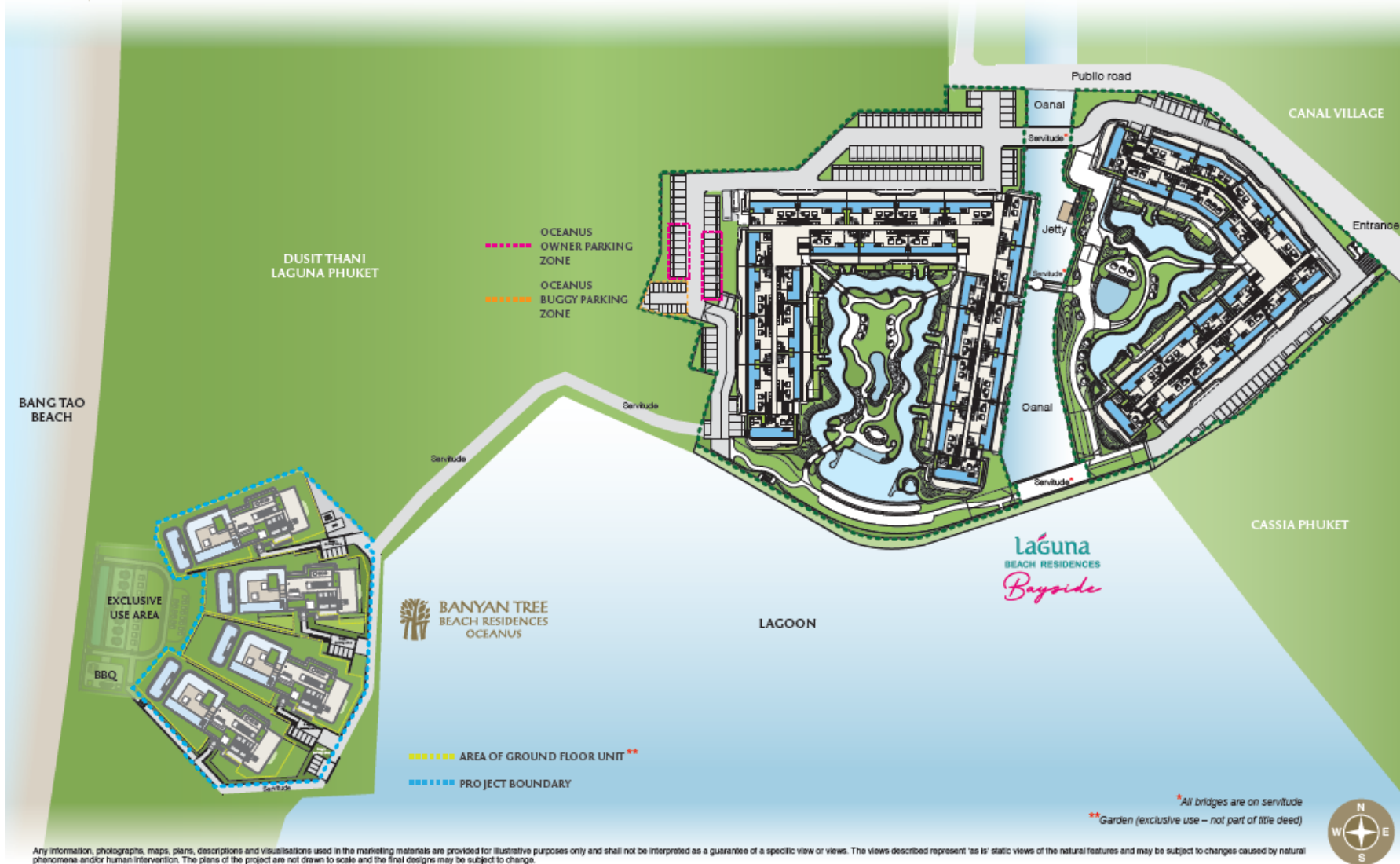


# Site Plan



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## OVERALL SITE PLAN





# Building Plan



## BUILDING PLAN



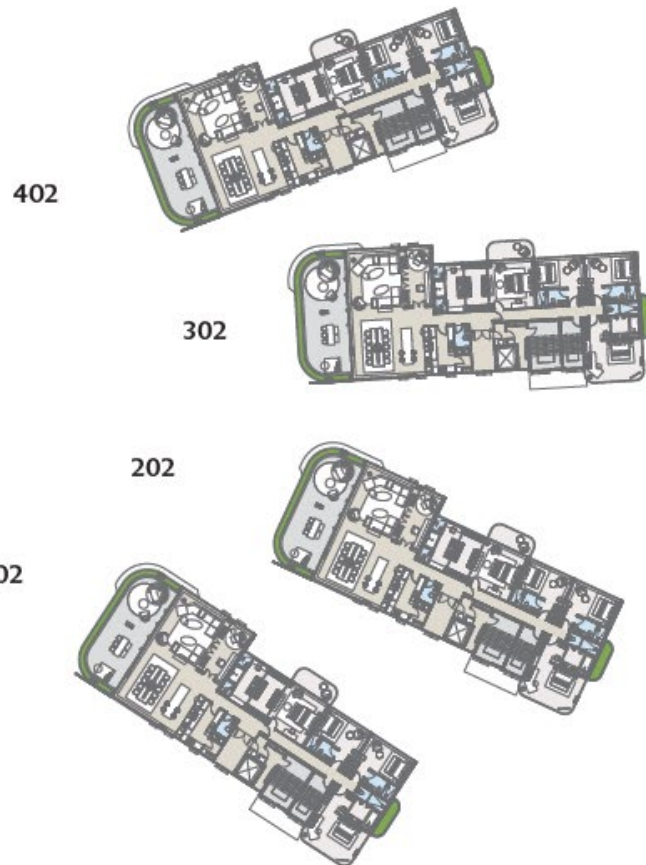
# Building Plan



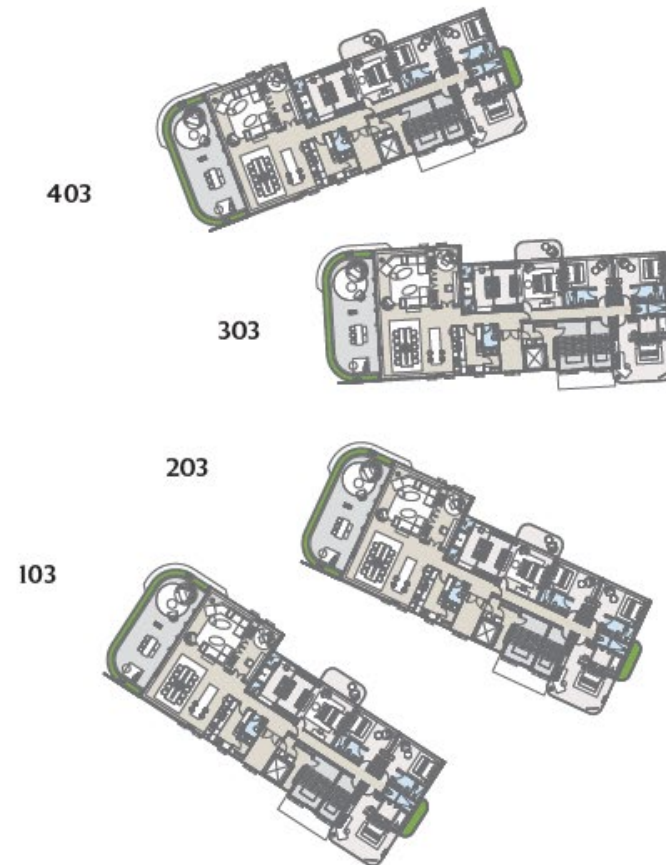
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## BUILDING PLAN

2<sup>ND</sup> FLOOR



3<sup>RD</sup> FLOOR



# Building Plan

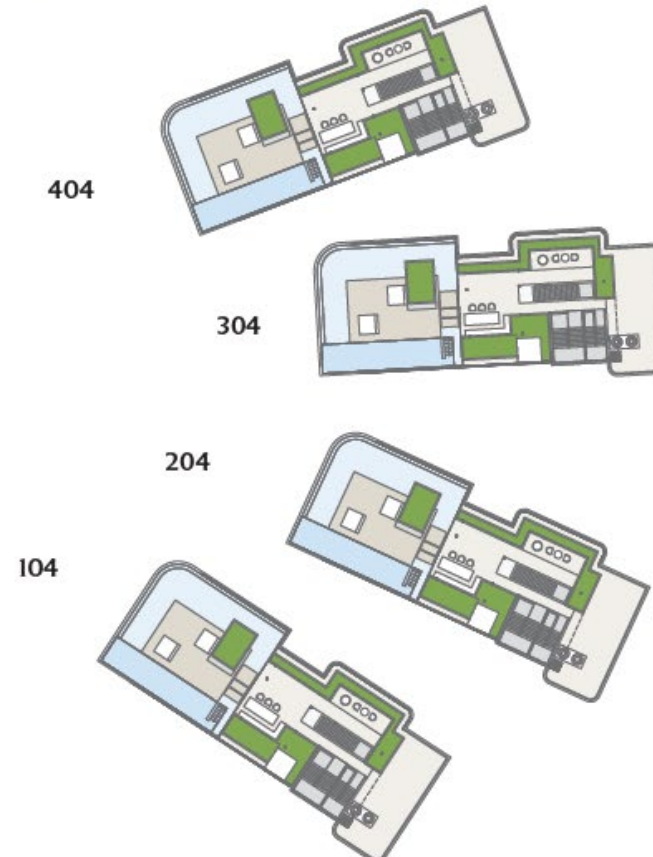


## BUILDING PLAN

4<sup>TH</sup> FLOOR PENTHOUSE : LOWER FLOOR



ROOF FLOOR PENTHOUSE : UPPER FLOOR









# Floor Plan



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## FLOOR PLAN | 1<sup>ST</sup> FLOOR UNIT 101

Internal area : 317.46 m<sup>2</sup>  
 External area : 82.00 m<sup>2</sup>  
 Private pool : 67.54 m<sup>2</sup>  
 Car parking : 12.00 m<sup>2</sup>  
 Buggy parking : 4.50 m<sup>2</sup>  
**Total area : 483.50 m<sup>2</sup>**

-  4-bedrooms
-  4.5-bathrooms
-  Living areas
-  Study room
-  Private pool
-  Garden (exclusive use—not part of title deed)



# Floor Plan

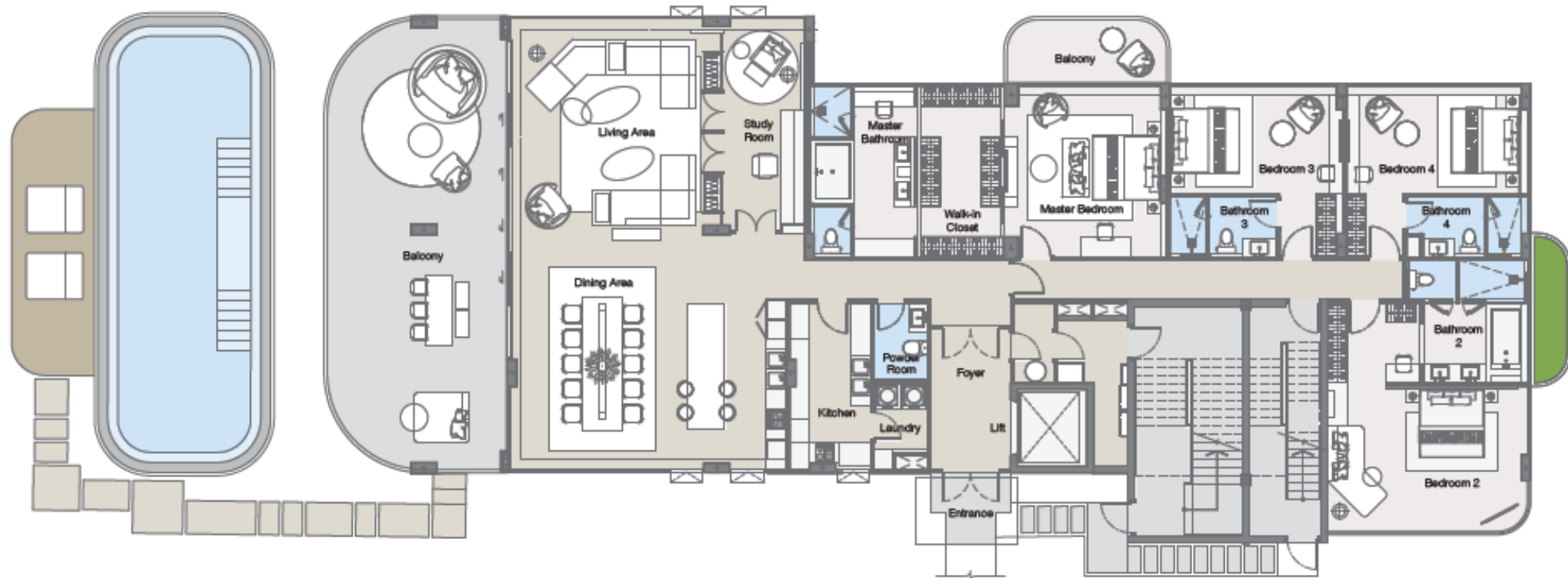


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## FLOOR PLAN | 1<sup>ST</sup> FLOOR UNIT 201

Internal area : 317.46 m<sup>2</sup>  
External area : 82.00 m<sup>2</sup>  
Private pool : 67.54 m<sup>2</sup>  
Car parking : 12.00 m<sup>2</sup>  
Buggy parking : 4.50 m<sup>2</sup>  
**Total area : 483.50 m<sup>2</sup>**

- 4-bedrooms
- 4.5-bathrooms
- Living areas
- Study room
- Private pool
- Garden (exclusive use—not part of title deed)









# Floor Plan



**BANYAN TREE**  
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## FLOOR PLAN | 1<sup>ST</sup> FLOOR UNIT 301

Internal area	:	317.46 m <sup>2</sup>
External area	:	82.00 m <sup>2</sup>
Private pool	:	67.54 m <sup>2</sup>
Car parking	:	12.00 m <sup>2</sup>
Buggy parking	:	4.50 m <sup>2</sup>
<b>Total area</b>	:	<b>483.50 m<sup>2</sup></b>

-  4-bedrooms
-  4.5-bathrooms
-  Living areas
-  Study room
-  Private pool
-  Garden (exclusive use—not part of title deed)









# Floor Plan



**BANYAN TREE**  
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## FLOOR PLAN | 1<sup>ST</sup> FLOOR UNIT 401

Internal area : 317.46 m<sup>2</sup>  
 External area : 82.00 m<sup>2</sup>  
 Private pool : 67.54 m<sup>2</sup>  
 Car parking : 12.00 m<sup>2</sup>  
 Buggy parking : 4.50 m<sup>2</sup>  
**Total area : 483.50 m<sup>2</sup>**

-  4-bedrooms
-  4.5-bathrooms
-  Living areas
-  Study room
-  Private pool
-  Garden (exclusive use—not part of title deed)



# Floor Plan

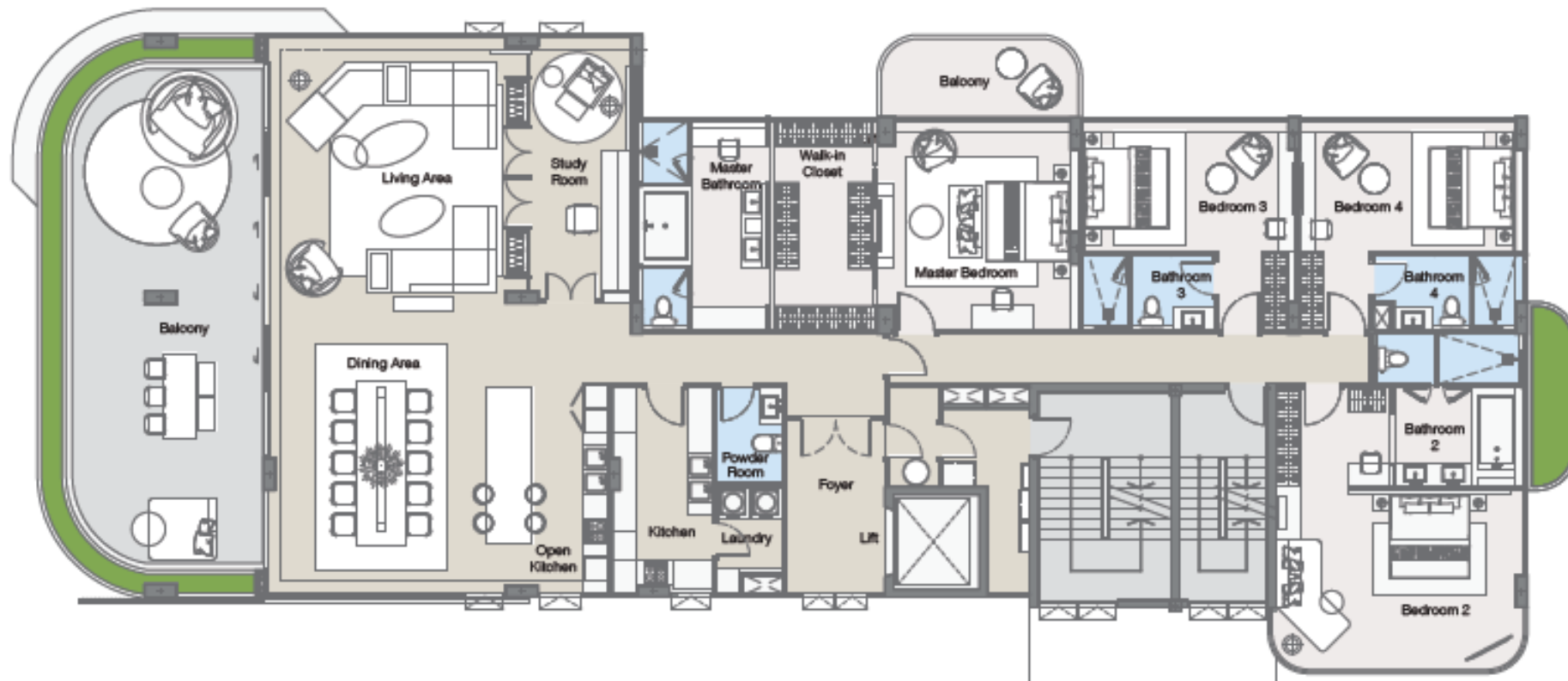


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## FLOOR PLAN | 2<sup>ND</sup> FLOOR UNIT 102, 202, 302, 402

Internal area : 317.44 m<sup>2</sup>  
External area : 82.00 m<sup>2</sup>  
Car parking : 12.00 m<sup>2</sup>  
Buggy parking : 4.50 m<sup>2</sup>  
**Total area : 415.94 m<sup>2</sup>**

4-bedrooms  
 4.5-bathrooms  
 Living areas  
 Study room



# Floor Plan

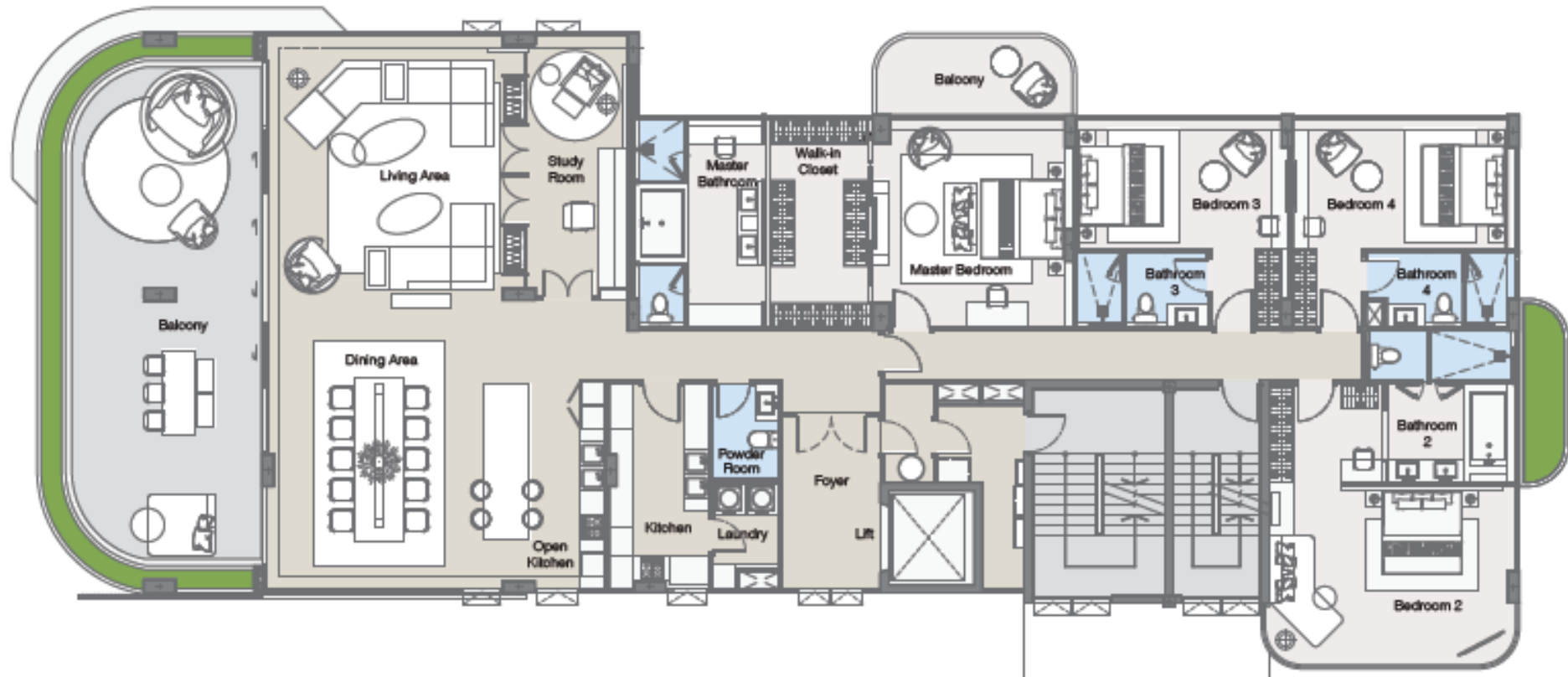


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## FLOOR PLAN | 3<sup>RD</sup> FLOOR UNIT 103, 203, 303, 403

Internal area : 317.44 m<sup>2</sup>  
External area : 82.00 m<sup>2</sup>  
Car parking : 12.00 m<sup>2</sup>  
Buggy parking : 4.50 m<sup>2</sup>  
Total area : 415.94 m<sup>2</sup>

4-bedrooms  
 4.5-bathrooms  
 Living areas  
 Study room



# Floor Plan

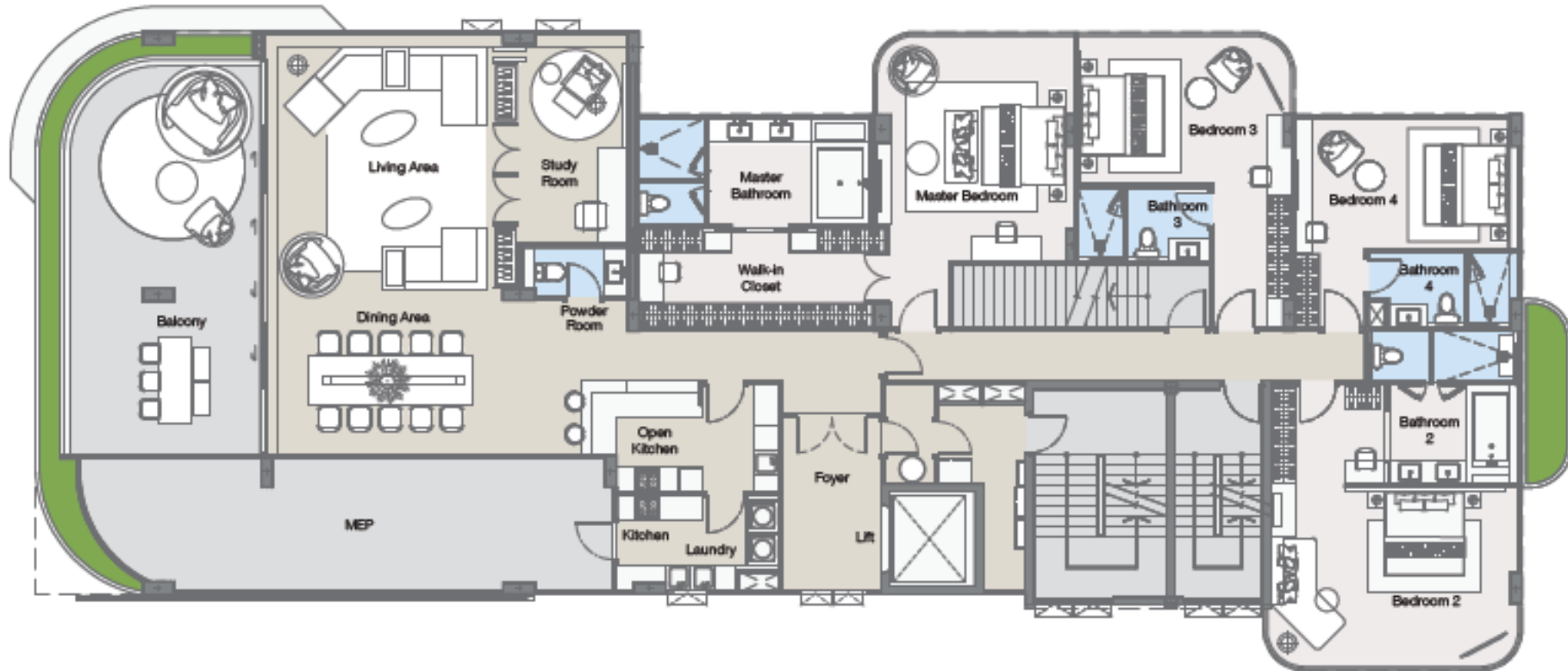


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## FLOOR PLAN | 4<sup>TH</sup> FLOOR PENTHOUSE LOWER FLOOR-UNIT 104, 204, 304, 404

Internal area (MEP area included)	: 349.73 m <sup>2</sup>
External area (lower floor)	: 60.13 m <sup>2</sup>
External area (rooftop floor)	: 300.89 m <sup>2</sup>
Private pool	: 41.00 m <sup>2</sup>
Car parking	: 12.00 m <sup>2</sup>
Buggy parking	: 4.50 m <sup>2</sup>
<b>Total area</b>	<b>: 768.25 m<sup>2</sup></b>

-  4-bedrooms
-  4.5-bathrooms
-  Living areas
-  Study room
-  Private pool
-  Private rooftop

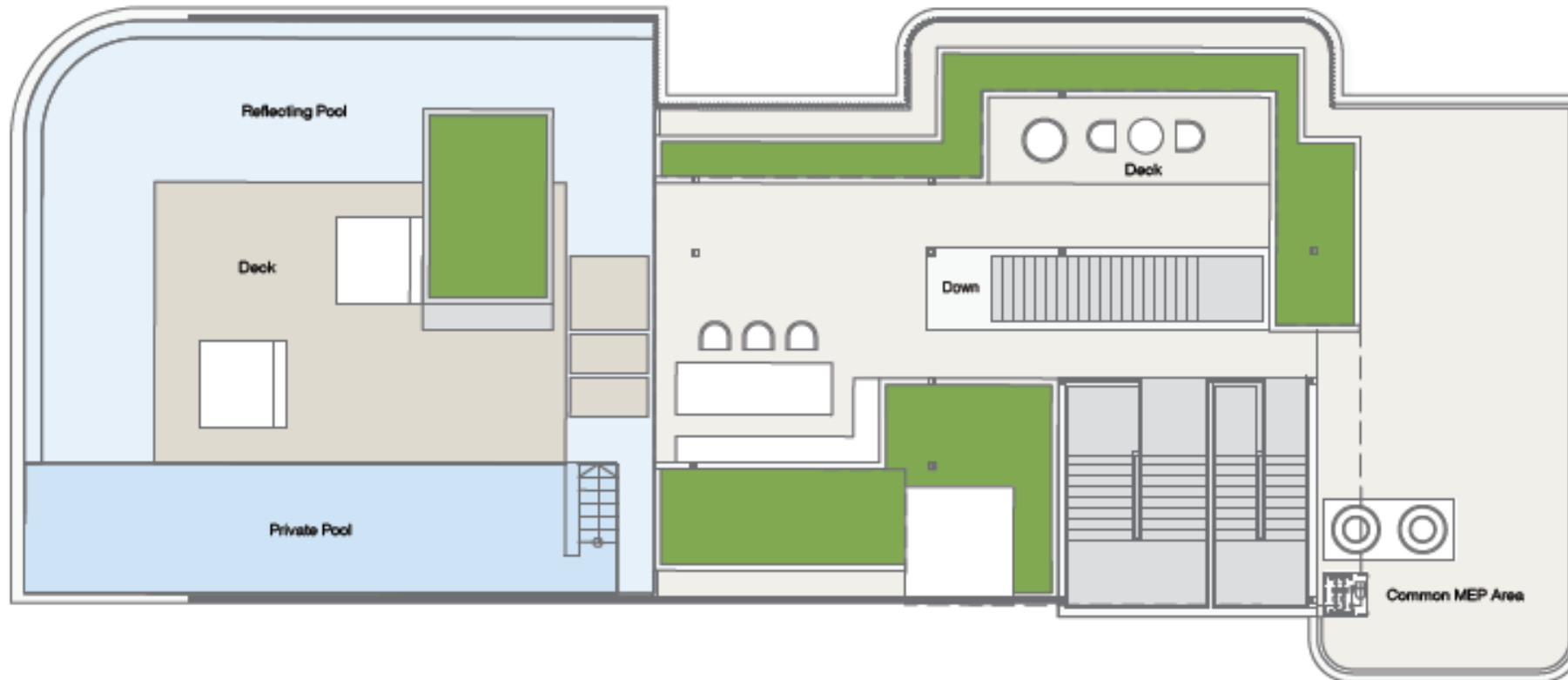




## FLOOR PLAN | 4<sup>TH</sup> FLOOR PENTHOUSE LOWER FLOOR-UNIT 104, 204, 304, 404

Internal area (MEP area included)	: 349.73 m <sup>2</sup>
External area (lower floor)	: 60.13 m <sup>2</sup>
External area (rooftop floor)	: 300.89 m <sup>2</sup>
Private pool	: 41.00 m <sup>2</sup>
Car parking	: 12.00 m <sup>2</sup>
Buggy parking	: 4.50 m <sup>2</sup>
<b>Total area</b>	<b>: 768.25 m<sup>2</sup></b>

-  4-bedrooms
-  4.5-bathrooms
-  Living areas
-  Study room
-  Private pool
-  Private rooftop

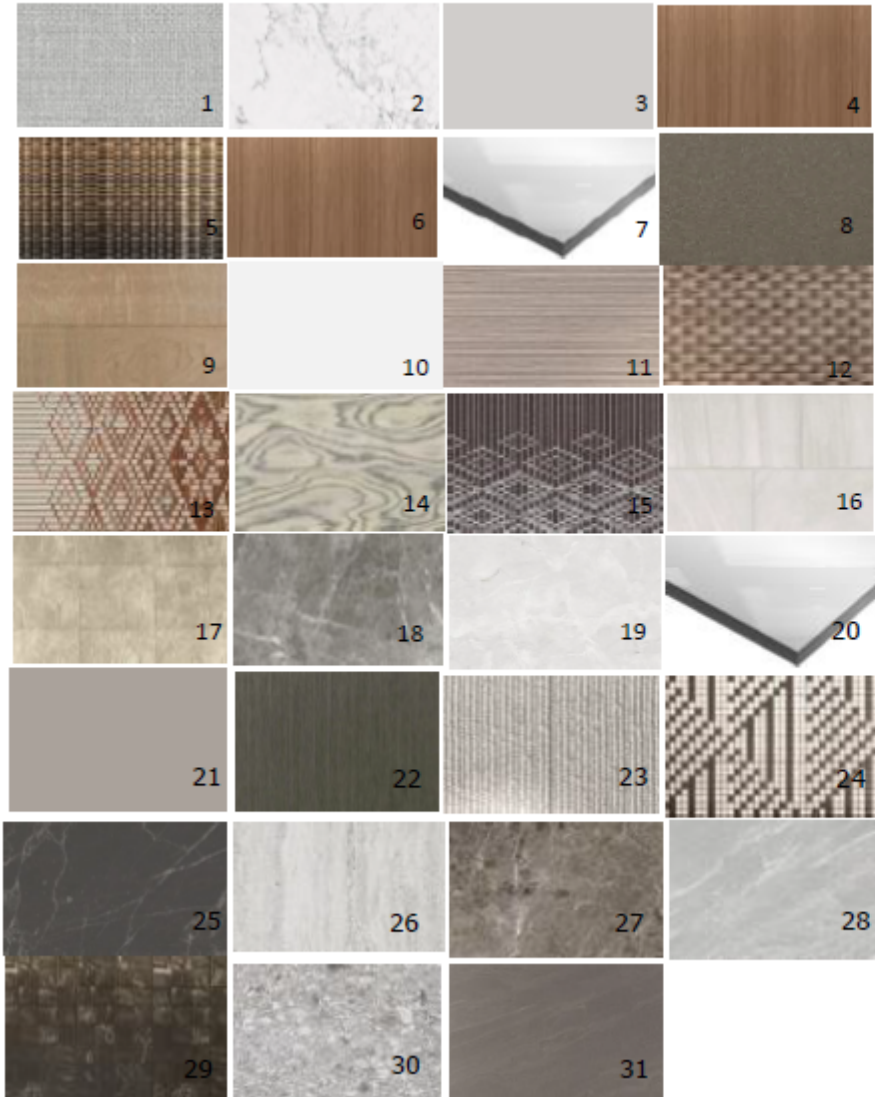


# Schedule of finishes

GENERAL	
Internal walls	Brick / block with plaster and paint finish
Internal walls	Plaster and paint finish / Laminate finish / Wallpaper or equivalent
Internal ceilings	Gypsum with paint finish
Entry door	Solid core with paint finish or equivalent
Internal doors	Hollow core with laminate finishes or equivalent
Flooring	Porcelain tiles
Lighting	Recessed or surface mounted LED downlights
Air conditioning	VRV/VRF system
Communication	Data outlet
Television	Data outlet
Staircase	Porcelain tiles
Bedrooms & Wardrobes	
Flooring	Engineered wood
Built-in wardrobe	High moisture resistance board with melamine finish or equivalent
Bathrooms	
Walls	Porcelain tiles
Ceiling	Moisture resistant plasterboard with paint finish
Tapware	Shower & basin mixers
Sanitary ware	Ceramic wash basin / smart toilet
Accessories	Towel rails & robe hooks
Hot water	Storage heater
Shower screen	Tempered glass
Living Area	
Cabinet	High moisture resistance board with melamine finish or equivalent
Countertop	Solid surface or Equivalent
Kitchen & Pantry	
Sink & tapware	Stainless steel sink and mixer
Countertop	Solid surface or Equivalent
Joinery / cabinet	High moisture resistance board with melamine finish or equivalent
Hot water	Instantaneous water heater
Backsplash	High moisture resistance board with melamine finish or equivalent
Basic appliances	Induction Hob / Extractor hood / Food disposer / Oven / Dish Washer / Wine Fridge
Outdoor Deck Area	
Floor	Homogeneous tiles with rated slip resistance
External	
External walls	Plaster and paint finish
Windows & doors	uPVC / Aluminium

# Schedule of finishes

## MATERIAL SELECTION – BTBR OCEANUS



- |    |   |    |  |
|----|---|----|--|
| 1  | <b>MASTER BEDROOM – GENERAL WALL</b><br>Wall Covering   | 17 | <b>LIVING AREA – DOOR PANEL</b><br>Special Textured paint                                      |
| 2  | <b>MASTER BEDROOM – GENERAL WALL SKIRTING</b><br>Polished Quartzite   | 18 | <b>LIVING AREA – DECOARATIVE WALL</b><br>Porcelain Tile  |
| 3  | <b>MASTER BEDROOM / JUNIOR BEDROOM / BEDROOM 2 - DOOR PANEL</b><br>Spray Paint                              | 19 | <b>KITCHEN – BACK SPLASH &amp; COUNTERTOPS</b><br>Polished Quartzite                           |
| 4  | <b>MASTER BEDROOM/ JUNIOR BEDROOM / BEDROOM 2-3 – HEADBOARD PANEL</b><br>Wood Veneer                        | 20 | <b>LIVING AREA – WINE CELLAR</b><br>Tempered Glass   |
| 5  | <b>MASTER BEDROOM – HEADBOARD PANEL</b><br>Wall Covering  | 21 | <b>KITCHEN – CABINET</b><br>Laminate   |
| 6  | <b>MASTER BEDROOM / JUNIOR BEDROOM / BEDROOM 2-3 – CLOSET</b><br>Laminate                                   | 22 | <b>KITCHEN – CABINET SKIRTING</b><br>Aluminum Hairline   |
| 7  | <b>MASTER BEDROOM / JUNIOR BEDROOM – CLOSET</b><br>Tempered Glass   | 23 | <b>MASTER BATHROOM – GENERAL WALL</b><br>Porcelain Tile  |
| 8  | <b>MASTER BEDROOM / JUNIOR BEDROOM – CLOSET</b><br>Aluminum Powder Coat                                     | 24 | <b>MASTER BATHROOM / BATHROOM 2-3 – DECORATIVE WALL</b><br>Mosaic Tile                         |
| 9  | <b>MASTER BEDROOM / JUNIOR BEDROOM / BEDROOM 2-3 – GENERAL FLOOR</b><br>Engineered Wood                     | 25 | <b>MASTER BATHROOM / JUNIOR BATHROOM / BATHROOM2-3 – DECORATIVE WALL</b><br>Polished quartzite |
| 10 | <b>MASTER BEDROOM/JUNIOR BEDROOM/BEDROOM 2-3/LIVING - DINING AREA – GENERAL CEILING</b><br>Plastered Gypsum | 26 | <b>MASTER BATHROOM / JUNIOR BATHROOM / BATHROOM2-3 – GENERAL FLOOR</b><br>Porcelain Tile       |
| 11 | <b>JUNIOR BEDROOM / BEDROOM 2-3 – GENERAL WALL</b><br>Wall Covering   | 27 | <b>MASTER BATHROOM – VANITY TOP</b><br>Polished Marble   |
| 12 | <b>JUNIOR BEDROOM – GENERAL WALL</b><br>Wall Covering   | 28 | <b>JUNIOR BATHROOM – GENERAL WALL</b><br>Porcelain Tile  |
| 13 | <b>JUNIOR BEDROOM – HEADBOARD PANEL</b><br>Wall Covering  | 29 | <b>JUNIOR BATHROOM – DECORATIVE WALL</b><br>Mosaic Marble                                      |
| 14 | <b>JUNIOR BEDROOM / BEDROOM 2-3 – CABINET</b><br>Wood Veneer  | 30 | <b>JUNIOR BATHROOM / BATHROOM 2-3 – VANITY TOP</b><br>Polished quartzite                       |
| 15 | <b>BEDROOM 2-3 – HEADBOARD PANEL</b><br>Wall Covering   | 31 | <b>BATHROOM2-3 – GENERAL WALL</b><br>Porcelain Tile  |
| 16 | <b>LIVING - DINING AREA – GENERAL FLOOR</b><br>Porcelain Tile   |    |  |

# Aerial

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# Exterior

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group residences



# Exterior

banyan  
group residences



# Exterior

banyan  
group residences



# Exterior

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group residences



# Exterior

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group residences



# Exterior

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group residences



# Exterior

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group residences



# Exterior

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# Interior – Living & Dining

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# Interior – Living & Dining

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# Interior - Balcony

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# Interior - Living

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# Interior - Dining

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# Interior – Master bedroom

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# Interior – Bedroom

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# Interior - Bedroom

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# Interior – Walk in closet



# Interior – Master Bathroom

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## Ownership

- Condominiums are available on a freehold or leasehold basis for both Thai and foreign buyers.
- Freehold Basis: Foreigners may purchase up to 49% of the total condominium's unit area on a freehold basis.
- Leasehold Basis: The remaining units (51%) may be acquired on a renewable leasehold basis (presently for a maximum period of 30 years and extendable as permitted by law).

## Costs associated with the freehold / leasehold registration

- Freehold Basis:

- (i) 2.0 % of the *appraisal price\**;
- (ii) 1.0% of the selling price or *appraisal price\**, whichever is higher ('*Corporate Income Withholding Tax*'); and
- (iii) 3.3% of the selling price or *appraisal price\**, whichever is higher ('*Specific Business Tax*').

\* "*Appraisal price*" means the price determined by Thailand's Treasury Department and is typically lower than the market value.

- Leasehold Basis:

- (i) 1.1% of the rental price; and
- (ii) the cost of renewals will be borne by the lessee.

## Registration

- Approximately 180 days after full payment has been received, construction of all buildings in the Project is completed and the condominium license and condominium title deed are obtained. We will notify the owner of any documents and fees required for registration. Owners may opt to accept the hand-over of their purchased/leased unit and move in before the registration, subject to terms and conditions.

## Construction

- Construction can only commence once the relevant government environmental and building approvals are obtained and is estimated to take approximately 20-24 months for each building to complete from the commencement date.
- A 5-year building structure warranty is offered from the date of completion of construction. Warranties for other component parts of the building are subject to a 2-year warranty.
- Fixed furnishings (wardrobes, kitchen cabinets and built-in appliances) and landscaping is included. Loose furniture, artworks and amenities are not included but are available to purchase separately.
- The building must be constructed in compliance with the applicable building codes and permits issued by the relevant authorities; Therefore, no changes to the external areas or structural items are permitted.

## Property management

- The infrastructure and common facilities include roads and drainage, lighting, landscape, water and electricity supplies.
- The property shall be exclusively managed by the developer (or its designated manager) and services shall include 24-hour on-site security, garbage collection, cleaning and maintenance of infrastructure and common facilities, as well as any other services as required for the common use or benefit of owners.
- The fees for the maintenance for the infrastructure, common facilities, services provided (“common area fees”) as well as maintenance fees for other services and facilities (“non-common area fees”) will vary by project. Additionally, a special fund will be established for the major repairs, replacements, and/or improvements to the infrastructure and common facilities. Contributions to this fund will be made on a regular basis so that the fund is built up over time.
- The cost of water and electricity supplied to individual units shall be based upon metered consumption.

## Property management

- Laguna Phuket property service team provides a full range of property services to individual owners including pool cleaning, gardening, pest control, routine and preventative maintenance, general repairs, housekeeping, and other reasonable requests. Rates vary according to the frequency and scope of service.
- In addition, a rental letting service by Banyan Living is also available.
  - Long-term basis: Rentals exceeding 6 months may be done directly or through external agents.
  - Short-term basis: Rentals not exceeding 6 months must be conducted exclusively through Banyan Living which provides owners with the ability to generate a rental income from their property. Any short-term rentals will require the fully furnished option.

## Owner benefits

Owners will receive membership to the Banyan Group's signature property owner's program, the Sanctuary Club\*, which entitles owners to discounts and privileges at the Group's resorts, spas and galleries worldwide including:

- 30% discount on best available rates for hotel accommodation
- 30% discount on golf green fees
- 25% discount on food and beverage
- 20% discount on a-la-carte spa menu
- 15% discount on gallery merchandise
- 15% discount on in-house tours
- 15% discount on laundry
- 10% discount airport transfers and ferry terminal transfers
- Priority wait-list on reservations
- Early check-in / late check-out
- Invitations to new resort openings "Xperential Guest Program"

*\*Terms and conditions apply*

## Payment terms

- Option 1: 100% Payment upon purchase/during construction

Construction Payment Term	Of Selling Price
1 <sup>st</sup> Payment upon signing contract	20%
2 <sup>nd</sup> Payment when construction is 25% complete <sup>3</sup>	20%
3 <sup>rd</sup> Payment when construction is 50% complete <sup>4</sup>	20%
4 <sup>th</sup> Payment when construction is 75% complete <sup>5</sup>	20%
5 <sup>th</sup> Payment upon completion of construction	20%
<b>Total</b>	<b>100%</b>

- Option 2: 50% payment upon purchase/during construction with 50% deferred payment over 1, 3 or 5 years

Deferred Payment Plan	Of Selling Price
1 <sup>st</sup> Payment upon signing contract	20%
2 <sup>nd</sup> Payment when construction is 25% complete <sup>3</sup>	10%
3 <sup>rd</sup> Payment when construction is 50% complete <sup>4</sup>	10%
4 <sup>th</sup> Payment when construction is 75% complete <sup>5</sup>	10%
<b>Post construction payments<sup>6</sup></b>	<b>50%</b>

1. Areas and dimensions are approximate and subject to final survey and change.

2. Prices are subjected to changes.

3. Concrete structure substantially completed.

4. Roof, brickwork and rendering substantially completed.

5. Electrical conduits, pipework and plastering substantially completed.

**THANK YOU**