



THE ECOPROJECT



LAYAN  
GREEN PARK

2  
PHASE

- 700 M TO THE BEACH
- PREMIUM QUALITY
- RELIABLE DEVELOPER

 **IFC** | International Finance Corporation  
WORLD BANK GROUP  
*Creating Markets, Creating Opportunities*

# LAYAN GREEN PARK



Layan Green Park™ is one of the **most trusted developers** in Phuket with experience working in the real estate market for **more than 10 years**. The company specializes in premium class resort real estate which is perfectly suited for both living and investment.

**'Phase 1' was the first Layan Green Park project. This is the first apart-hotel in Phuket to meet international ecology and building development standards.** Owners choose Layan Green Park because they economise on maintenance costs, have access to the project's premium infrastructure and own real estate in an exclusive district.

But perfection has no limits. The **Layan Green Park Phase 2** team has listened to owner feedback and made the decision to begin a project that exceeds all expectations. **Bigger, more comfortable, better quality — all-round higher class!**

# FIRST ECO AND FAMILY-FRIENDLY APART-HOTEL WITH PREMIUM-CLASS INFRASTRUCTURE IN PHUKET



**Construction starts — Q2 2023**  
**Commissioning starts — Q4 2025**

# LAYAN GREEN PARK 2

- A whole new level of building quality for the Phuket real estate market with a **higher cost price than competitor projects**.
- The most up-to-date eco-friendly technology that gives you the opportunity to save up to 50% on your electricity and water consumption.
- **377 apartments** for living, relaxing and investment ranging from **34.4 m<sup>2</sup>** to **220.3 m<sup>2</sup>** with premium designer furniture, decor and home appliances.
- A prestigious location **700 meters from the northern part of Bang Tao beach** and 2 kilometers from the Laguna area, golf courses and tennis courts.
- **More than 4,500 m<sup>2</sup> of private infrastructure** for comfortable living, including swimming pools, restaurants, cafes, bars, a supermarket, spa, a gym and multifunction areas for events and exhibitions.

The concept of the project remains unchanged — it is still based on ecology, family and quality! The project is being implemented in accordance with EDGE Advanced certification.

# LAYAN GREEN PARK 2

## LOCATION

- 700 meters to Bang Tao Beach and Dream Beach Club
- 10 minutes by car to Laguna, Villa Market, tennis courts, golf courses and Spas
- 15 minutes by car to Tesco Lotus and Makro cash & carry malls
- 20 minutes by car to the airport





10 MIN BY CAR  
TO LAGUNA,  
TENNIS, GOLF  
AND SPAS

700 M TO  
BANGTAO  
BEACH

15 MIN BY CAR TO  
TESCO LOTUS  
AND MAKRO

20 MIN BY CAR  
TO THE AIRPORT

# CERTIFICATION OF GREEN BUILDINGS

All construction has been conducted with complete certification of buildings in accordance with the international system 'EDGE' requirements for green buildings. This innovative system focuses on making buildings more resource efficient assessing the most cost effective ways to incorporate energy and water saving options and use of sustainable building materials.



POWER CONSUMPTION AND THE WATER IS REDUCED BY **40%**

## ENERGY SAVING SYSTEMS



Energy Saving Light Sources

Smart Lighting Controls

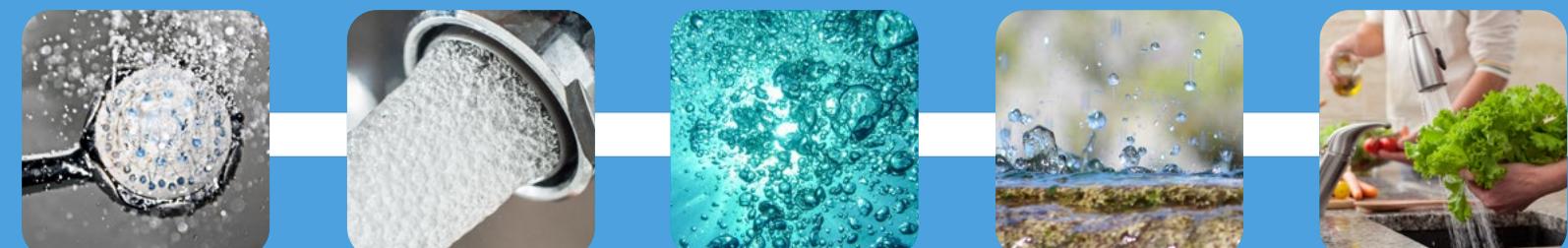
Variable Refrigerant Volume Cooling System

Insulation of Roof and External Walls

Solar Panels

**44,3%  
SAVING**

## WATER SAVING SYSTEMS



Low-Flow Showerheads

Aerators and Auto Shut-off Faucets

Underground Water Source Usage

Rainwater Harvesting System

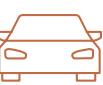
Water-Efficient Kitchen Faucets

**41,6%  
SAVING**



# LAYAN GREEN PARK 2 INFRASTRUCTURE

Over 6100 m<sup>2</sup> for comfortable living and guest service including:

-  Restaurants, cafes, bars
-  Supermarket
-  Spa
-  Fitness club
-  Multifunction area for hosting events and exhibitions
-  More than 1500 m<sup>2</sup> of public area including a central swimming pool, 2 children's pools, water slides, children's playgrounds and walking areas
-  Over 180 spaces for regular and underground parking as well as more than 1600 m<sup>2</sup> of service area

# LAYAN GREEN PARK 2 MASTER PLAN



**Phase 1**

**Phase 2**



# TYPE A: STUDIO

1. Kitchen area	7.28 m <sup>2</sup>
2. Bedroom	18.23 m <sup>2</sup>
3. Bathroom	4.36 m <sup>2</sup>
4. Balcony	6.85 m <sup>2</sup>

**Unit area — 36.72 m<sup>2</sup>**  
**Units in total — 157**



Option 1



Option 2



TYPE A: STUDIO | 11

# TYPE B: 1 BEDROOM

1. Kitchen area	19.32 m <sup>2</sup>
2. Living room	22.99 m <sup>2</sup>
3. Bathroom	9.89 m <sup>2</sup>
4. Bedroom	15.70 m <sup>2</sup>
5. Balcony	6.65 m <sup>2</sup>

Unit area — 74.55 m<sup>2</sup>  
Units in total — 156





# TYPE C: 2 BEDROOMS



1. Kitchen area	8.54 m <sup>2</sup>
2. Living room	26.80 m <sup>2</sup>
3. Laundry	4.00 m <sup>2</sup>
4. Bathroom 1	5.51 m <sup>2</sup>
5. Bedroom 1	20.07 m <sup>2</sup>
6. Balcony 1	6.23 m <sup>2</sup>
7. Bathroom 2	10.15 m <sup>2</sup>
8. Bedroom 2	20.29 m <sup>2</sup>
9. Balcony 2	9.54 m <sup>2</sup>

**Unit area — 111.13 m<sup>2</sup>**  
**Units in total — 47**



TYPE C: 2 BEDROOMS

# TYPE D: 3 BEDROOMS



1. Kitchen area	22.08 m <sup>2</sup>
2. Living room	27.39 m <sup>2</sup>
3. Bathroom 1	10.97 m <sup>2</sup>
4. Bedroom 1	20.64 m <sup>2</sup>
5. Balcony 1	8.01 m <sup>2</sup>
6. Bathroom 2	5.68 m <sup>2</sup>
7. Bedroom 2	14.00 m <sup>2</sup>
8. Balcony 2	6.04 m <sup>2</sup>
9. Bathroom 3	6.89 m <sup>2</sup>
10. Bedroom 3	20.22 m <sup>2</sup>
11. Balcony 3	6.28 m <sup>2</sup>

Unit area — 148.20 m<sup>2</sup>  
Units in total — 8



TYPE D: 3 BEDROOMS | 17

# FLOOR PLAN, 1ST FLOOR

## Condominium

- Studio
- 1 Bedroom
- 2 Bedrooms
- 3 Bedrooms
- Duplex

Building J1



Restaurant

Building G

Building H

Building K

Building J2

# FLOOR PLAN, 2ND FLOOR

## Condominium

- Studio
- 2 Bedrooms
- 1 Bedroom
- 3 Bedrooms
- Duplex

Building J1



# FLOOR PLAN, 3-7TH FLOOR

## Hotel



Studio



1 Bedroom



1 Bedroom  
for disability

## Condominium



Studio



1 Bedroom



2 Bedrooms



3 Bedrooms



Building F

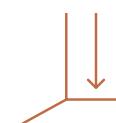
Building G

Building H

Building K



## COMPETITIVE ADVANTAGES



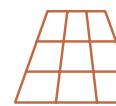
2.7 m project ceiling height



Quality furniture from a major manufacturer in China  
who specializes in supplies for 5\* hotels in the USA and Dubai



Landscape architectural design and greenery  
on building façades



Wear-resistant and anti-slip SPC flooring



Use of machine plastering technology for rough  
finishing work



Central hot water supply

## OTHER DEVELOPER PROJECTS

### LAYAN GREEN PARK PHASE 1

Construction completion — Q3 2023



Rendering



Construction photo



# OUR PARTNERS



**Architecture and Design**  
since 2011 on Phuket

RDM designed 112 different facilities in Thailand which includes villa complexes, hotels and condominiums. Scope of work: architecture, interior, landscape and engineering design.



**Main contractor**  
since 2000 on Phuket

SPS is a company with 20 years of experience in the Thai property market. The main contractor who will deal with the complex development of the Layan Green Park project from the pit excavation to finishing works.



**The Main Contractor  
for MEP Systems Work**  
since 2002 in Thailand

MEW ENGINEERING SYSTEM is the main contractor for MEP systems work, specializes in design and installation work in condominiums and 4\*-5\* hotels including world brands. The list of main works performed in the Layan Green Park are: power supply, water supply, sewage and fire alarm systems.





LAYAN  
GREEN PARK

2  
PHASE



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From 10:00 till 20:00, 7 days per week

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[sales@layangreenpark.com](mailto:sales@layangreenpark.com)

Project name: Layan Green Park Phase 2, 5 Buildings, 2 and 7-storey, Total units 377 units: Building F 90 units, Building G 120 units, Building H 82 units, Building K 76 units, and Building J 9 units.

Project developer: "The Phuket Family Garden Company Limited", registration number: 0835563004301, registered address 147 Moo 6 Cherngtalay Sub-District, Thalang District, Phuket, Thailand 83110, Director: Mr.Vadym Bukhkalov. Registered capital of the company: THB 15 000 000. Project Location: 147 Moo 6 Cherngtalay Sub-District, Thalang District, Phuket 83110.

Land title deed number 70026, Total Project Area (as started in title deed submitted for Building Permit): in the approximate size 7 Rai, 3 Ngan, 13,2 Wah<sup>2</sup>. Common property areas: approximately 6100 m<sup>2</sup>.