



LAYAN VERDE

VILLACARTE GROUP 2012 VS. NOW



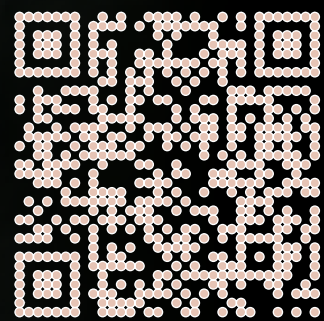
VADYM BUKHKALOV

+\$100 MILLION

turnover in 2023

250K M²

of development projects
in Phuket



vadyimbukhkalov.com



SERIAL ENTREPRENEUR

with more than 30 years experience, currently
managing 5 different businesses

FOUNDER OF VILLACARTE

a resort real estate service firm

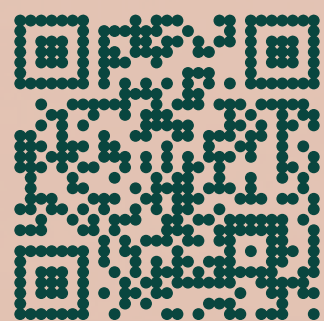
RESORT PROPERTY DEVELOPER

Layan Green Park, La Vista Villas, Layan Verde

MAXIM SPIRIDONOV

20 YEARS

as an entrepreneur



spiridonov.ru



CO-FOUNDER

of the Reforma business club, Wonder Family ecosystem, educational projects Netology, Foxford

INDEPENDENT DIRECTOR

of the board of directors of the Samolet group
(the largest real estate developer in Europe)

AUTHOR OF THE BOOK

"A Billion Dollar Startup. A step-by-step guide to creating a digital business"

An aerial photograph of a vast ocean with deep blue, textured waves. The water surface is covered in small, white-capped ripples, creating a dynamic and somewhat turbulent appearance. The lighting is soft, highlighting the textures of the water.

*Phuket.
Inspiration*

INFRASTRUCTURE AND NATURE

Here, the pristine beauty of nature coexists
with the latest achievements of civilization:
fast internet, digital services,
and world-class shopping



PHUKET IS BECOMING EVEN MORE CONVENIENT FOR LIVING

PHUKET INTERNATIONAL AIRPORT, PHASE 2

Capacity: 18 million passengers per year
Status: completion in 2027

UNDERGROUND PASSAGE TO THE HEROINE MONUMENT ON ROAD 402

Status: construction start
scheduled for 2024

KATHU-PATONG TUNNEL

Integration of Muang Mai - Kathu
Status: planned

ANDAMAN INTERNATIONAL AIRPORT

Capacity: 40 million passengers per year
Status: completion in 2031

MUANG MAI CROSSROADS

Upgrade from Muang Mai to Tha Ruea
on Road 4027

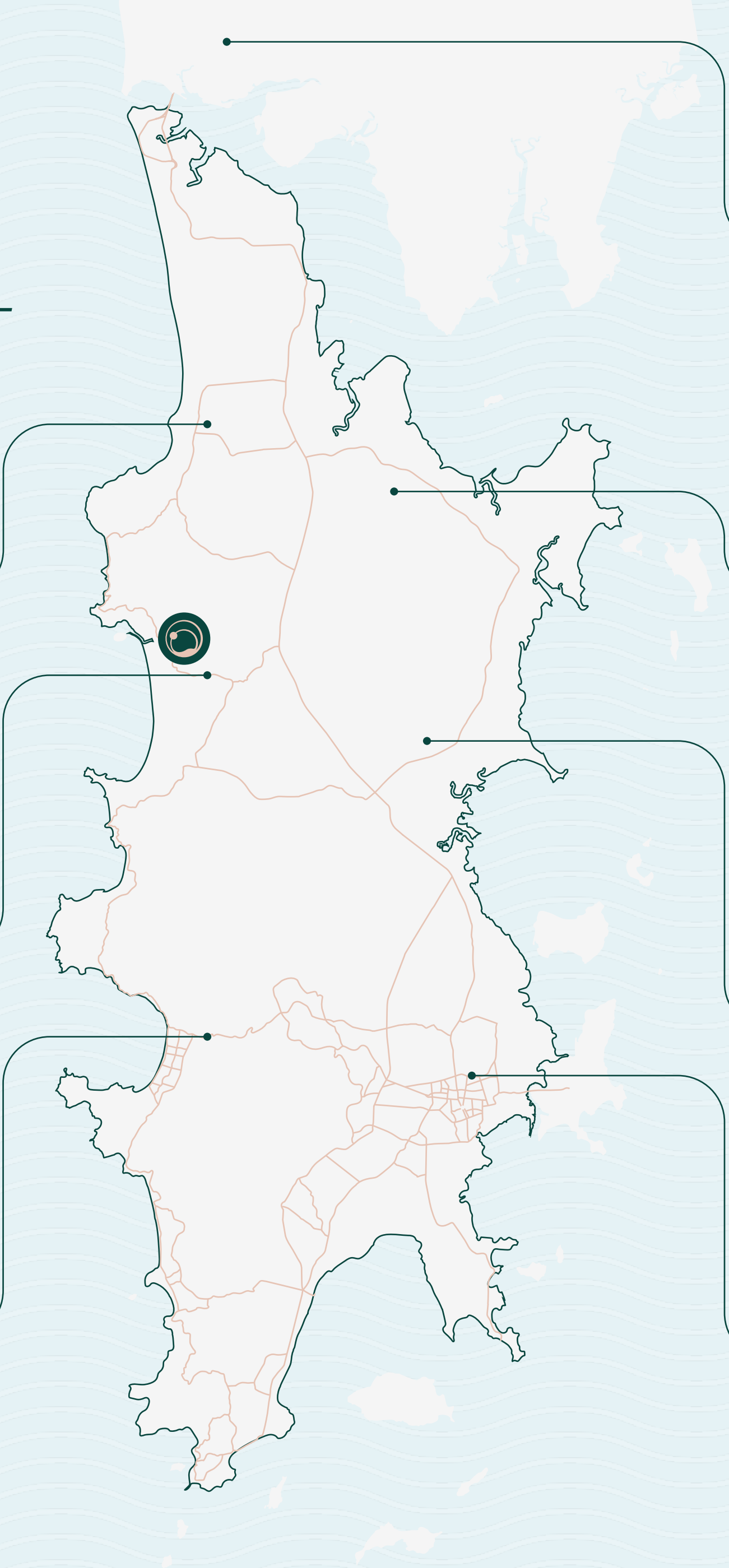
Status: construction scheduled to start in 2024

EXPRESSWAY IN PHUKET

Muang Mai-Kathu expressway
Status: planned

LIGHT RAIL SYSTEM

Status: planned



TOURISM ALL YEAR ROUND

TOP 5 ORIGIN COUNTRIES OF TOURISTS



28 MILLION

foreigners visited
Thailand in 2023

8TH POSITION

on the list of the world's most
visited countries in 2023
(according to the analysis
by the World Population Review portal)



COMMUNITY

30 000
FOREIGNERS

constantly living
on the island

5th PLACE
IN THE WORLD

for Thailand in the health system
efficiency rankings (GHS Index)

15 INTERNATIONAL
SCHOOLS

opened on the island
in the last 20 years

3 RELIGIOUS WORLD
COMMUNITIES

have representative
offices in Phuket



STABLE ECONOMY

for **20** years, the Thai Baht has not changed
relative to the dollar USA

+4.5%
GDP growth

up to **3.0%**
inflation

FAVORABLE POLITICAL ENVIRONMENT



No conflicts



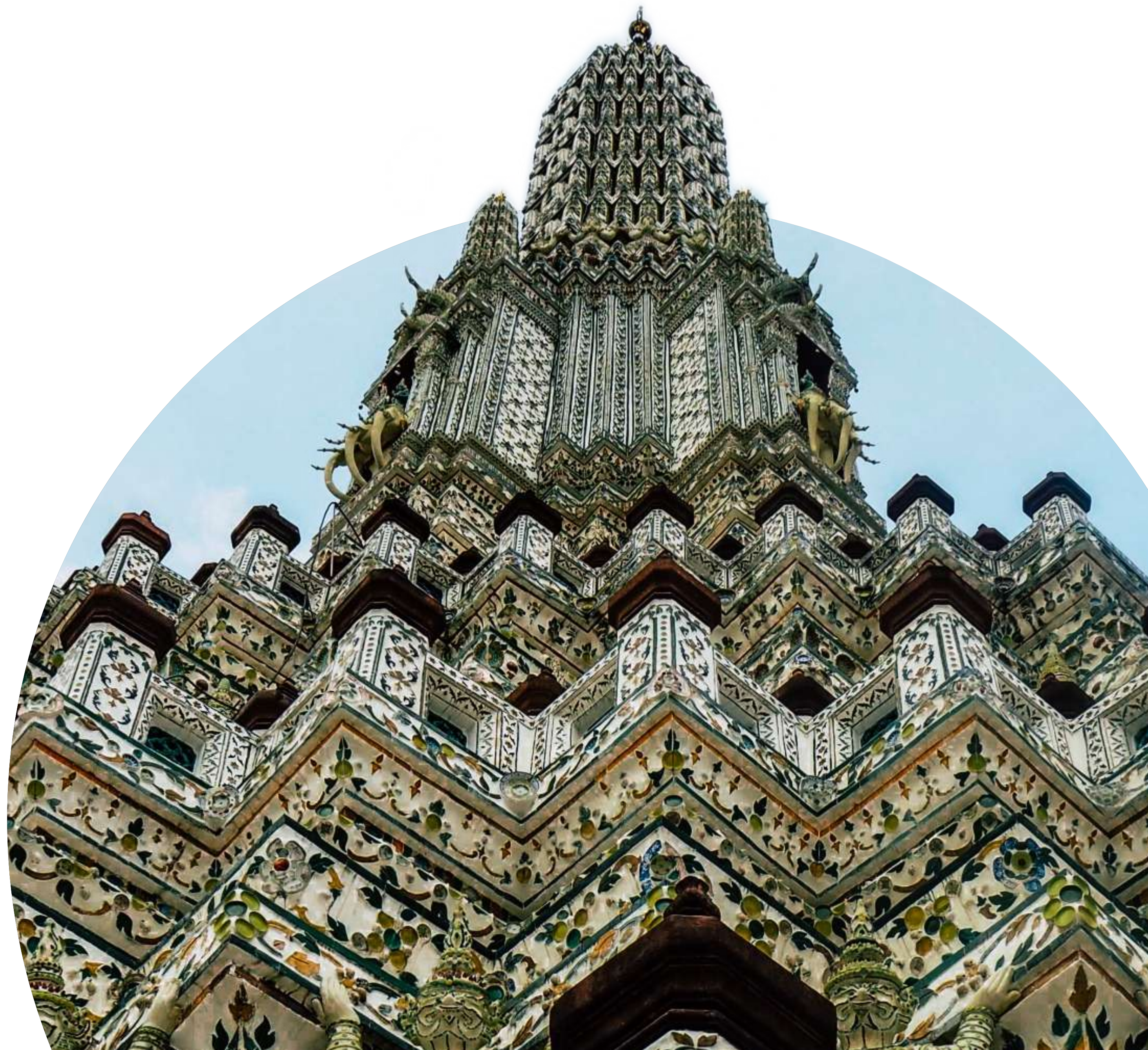
Good relations with
neighboring countries



Political neutrality



Everyone is welcome in Thailand



LIMITED OFFER

≈ 20%

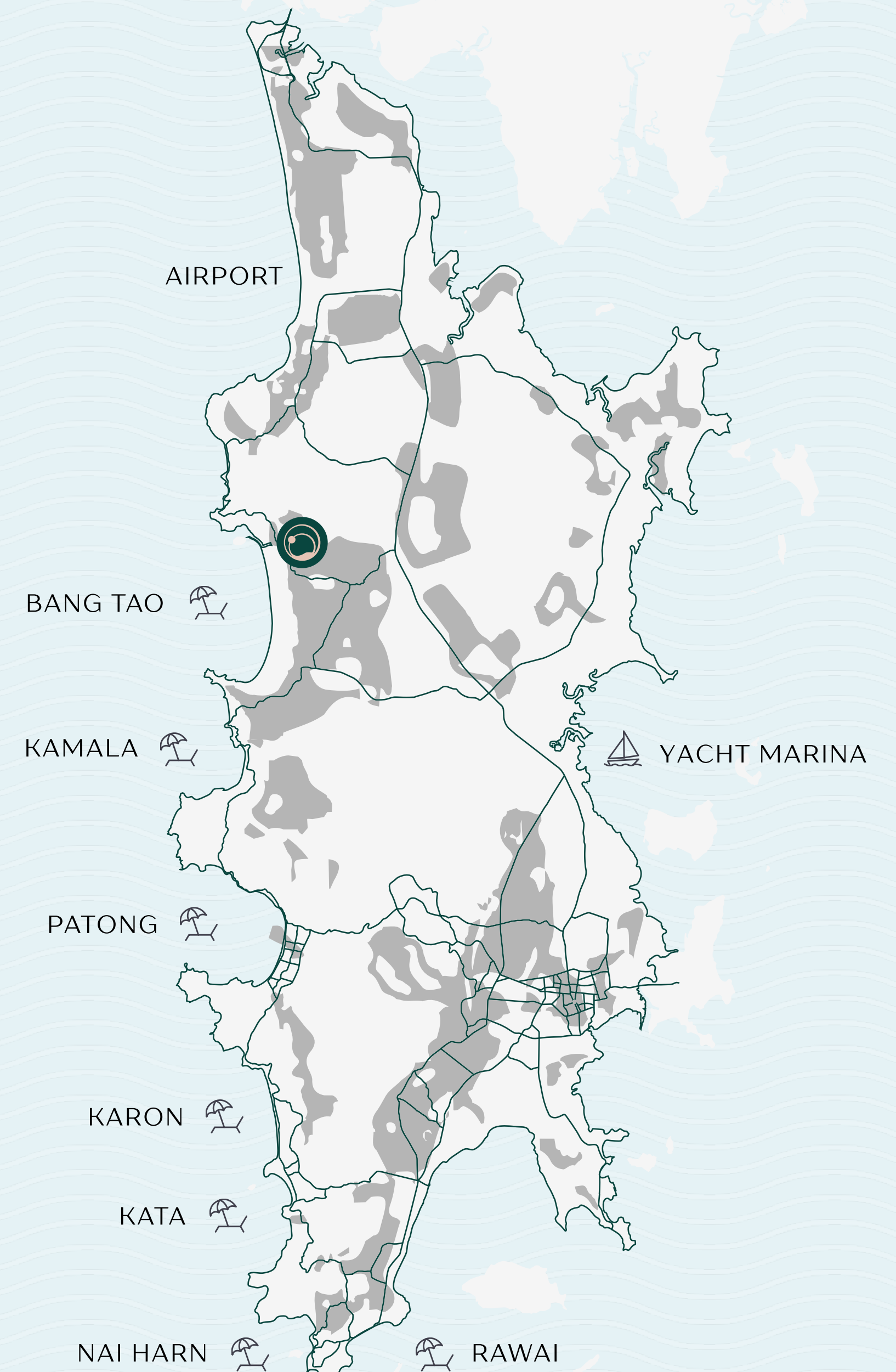
of the island is available
for residential development (●)

23 M

or 7 floors is the maximum
building height

from
2024

legislation is expected
to be passed that will further limit
private construction zones
and building heights





LAYAN VERDE



PROJECT ADVANTAGES

800 METERS TO THE BEACH

.01

LOCATION: BANG TAO

The most in-demand
area of the island

800
meters

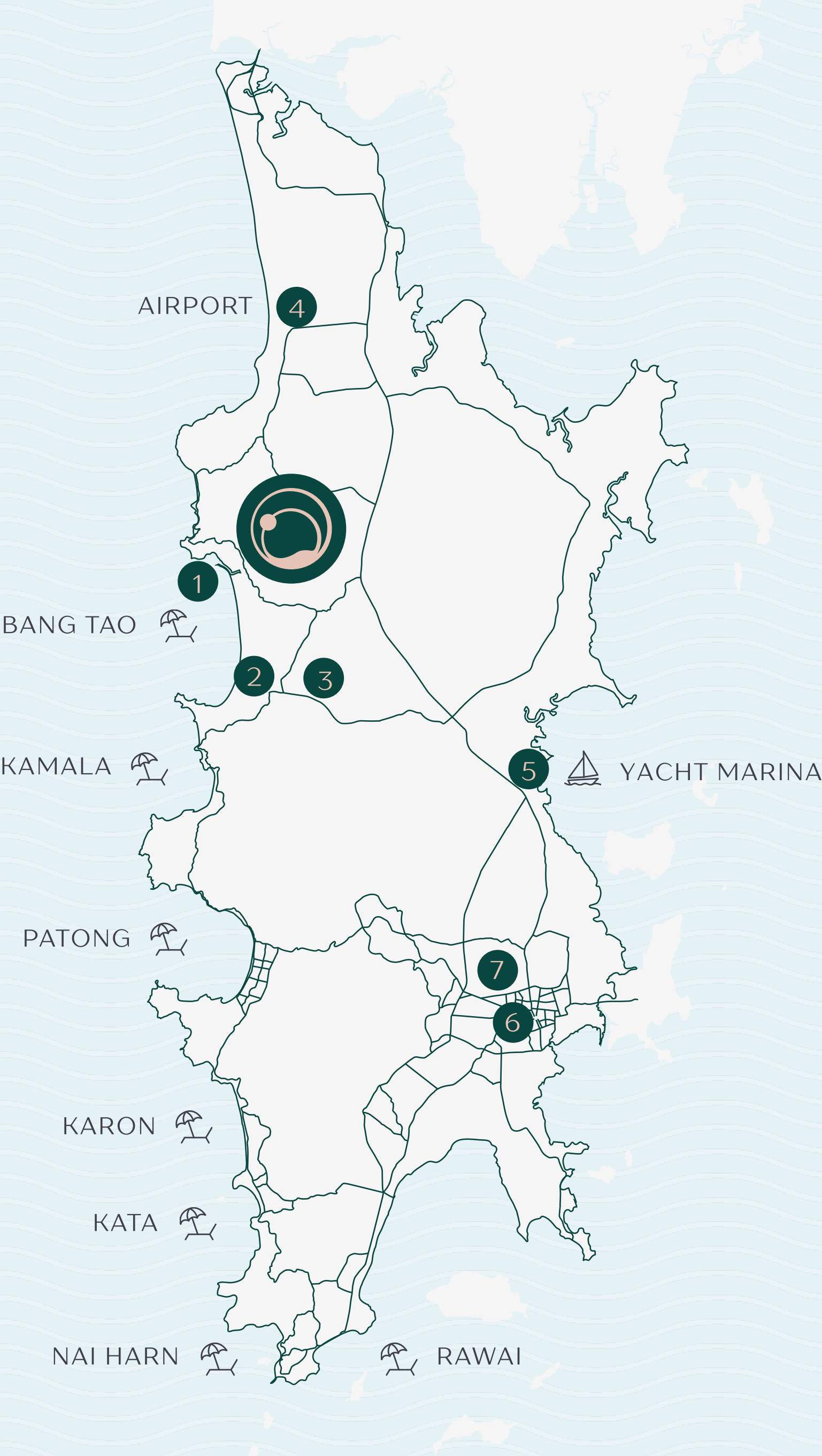
BANG TAO BEACH,
SHUTTLE TO THE BEACH

7
minutes

BOAT AVENUE
PORTO DE PHUKET

20
minutes

AIRPORT



		
1	BANG TAO BEACH	5 MIN
2	LAGUNA	10 MIN
3	AQUAPARK	20 MIN
4	AIRPORT	20 MIN
5	PIER	25 MIN
6	ROBINSON	25 MIN
7	PHUKET TOWN	50 MIN
	KAMALA BEACH	12 KM
	PATONG BEACH	22 KM
	KARON BEACH	31 KM
	KATA BEACH	32 KM
	RAWAI BEACH	35 KM
	NAI HARN BEACH	40 KM

LAYAN BEACH DEVELOPMENT

PUBLIC INFRASTRUCTURE DEVELOPMENT

COMMERCIAL
AREAS

PARK
ZONES

CAFES

INFORMATION
CENTER

PARKING

SHOWERS
AND TOILETS

THE COASTAL AREA IS RECOGNIZED AS A PROTECTED AREA

PORTO DE
PHUKET BY
CENTRAL

BOAT
AVENUE
MALL

ANGSANA
LAGUNA

XANA
BEACH
CLUB

360°
BAR

LAGUNA
GOLF
PHUKET

BANYAN
TREE



WYNDHAM
RESORT



BEACH
CLUB

PROJECT ADVANTAGES

BIONIC ARCHITECTURE AND LANDSCAPE DESIGN

.02



JUNGLE POOL

SKY WALK

HILLTOP POOL

WATERFALLS

WALKING PATHS

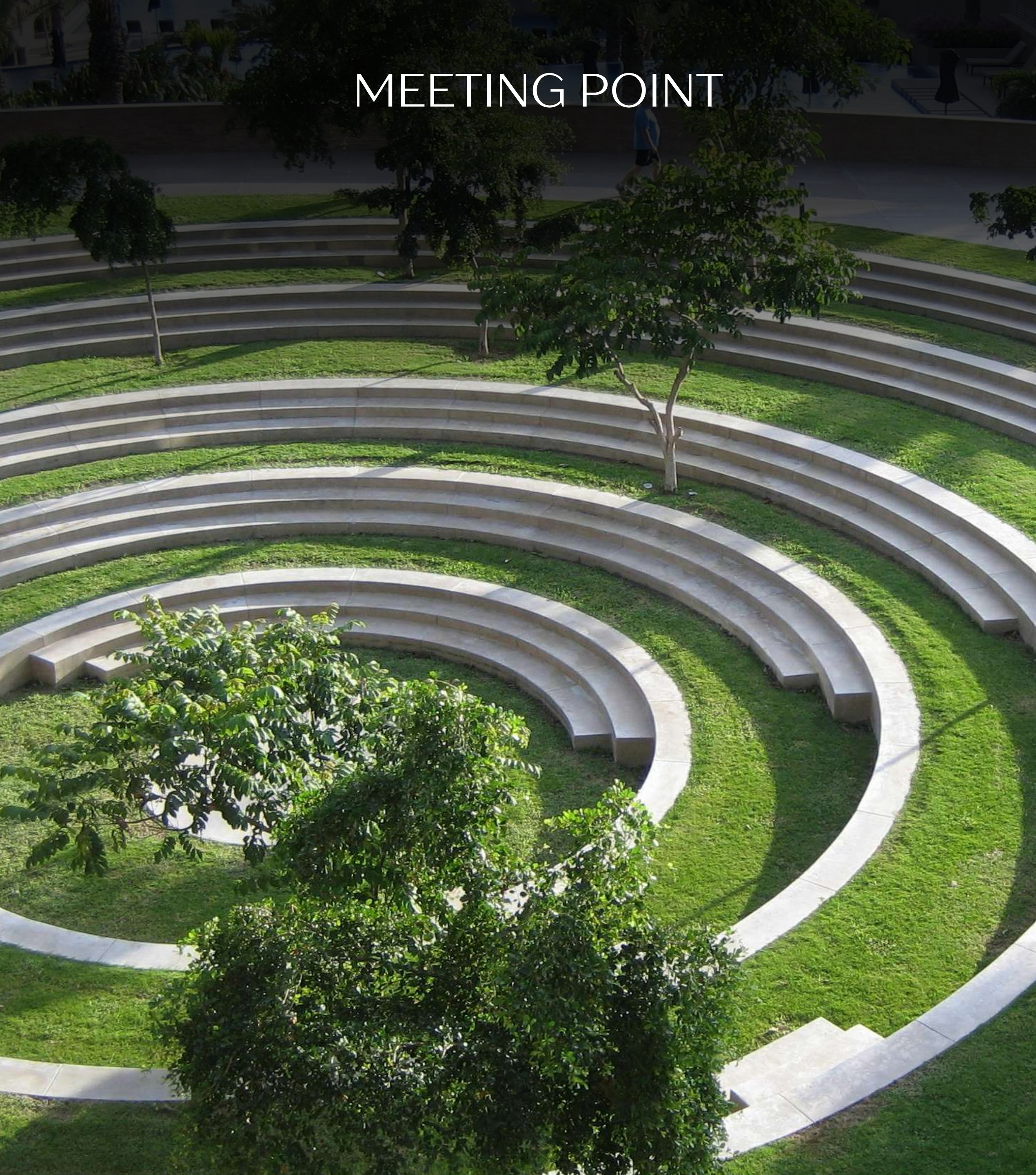
STREAMS AND PONDS

TROPICAL GARDEN

MEETING POINT

A UNION OF NATURE AND ARCHITECTURE

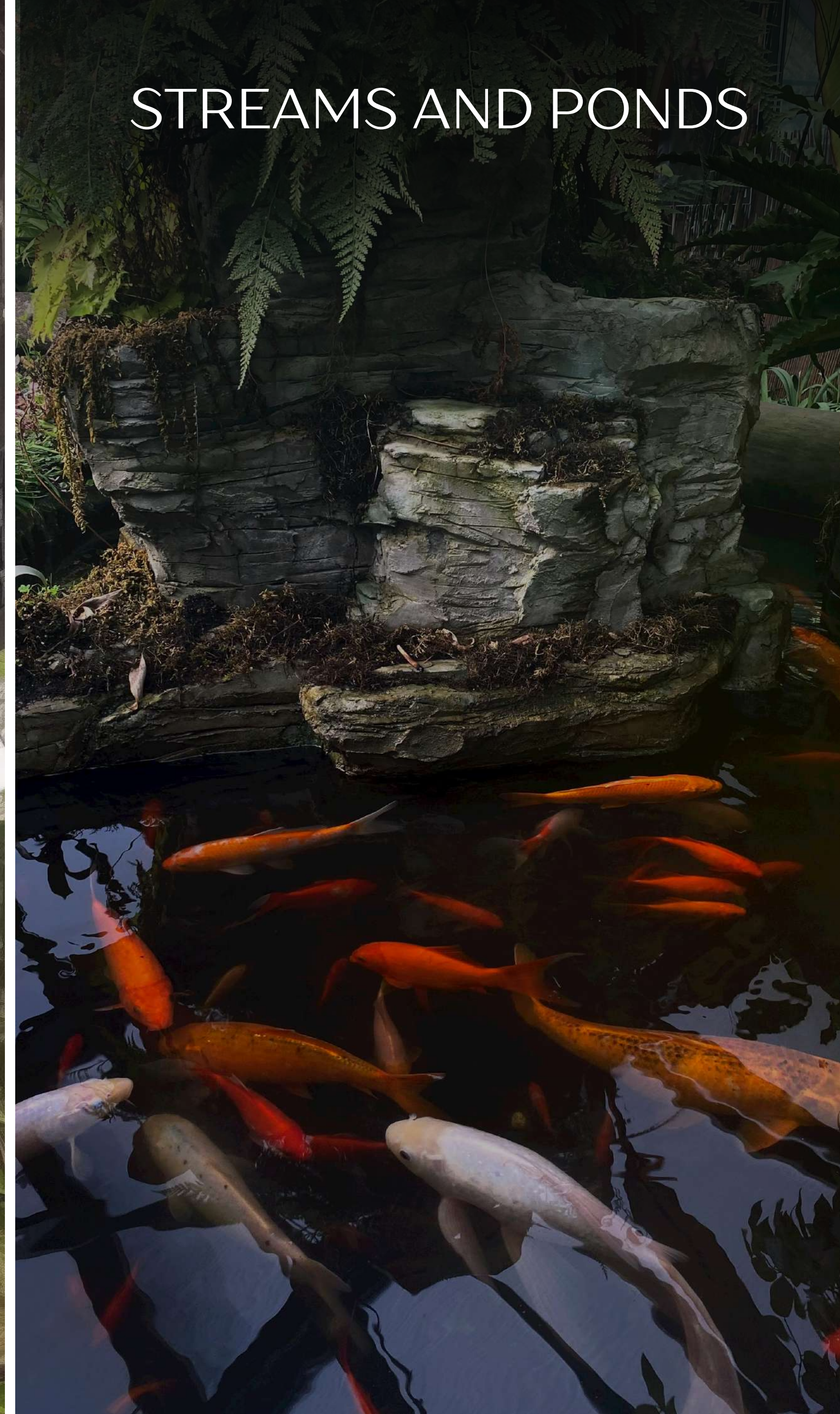
MEETING POINT



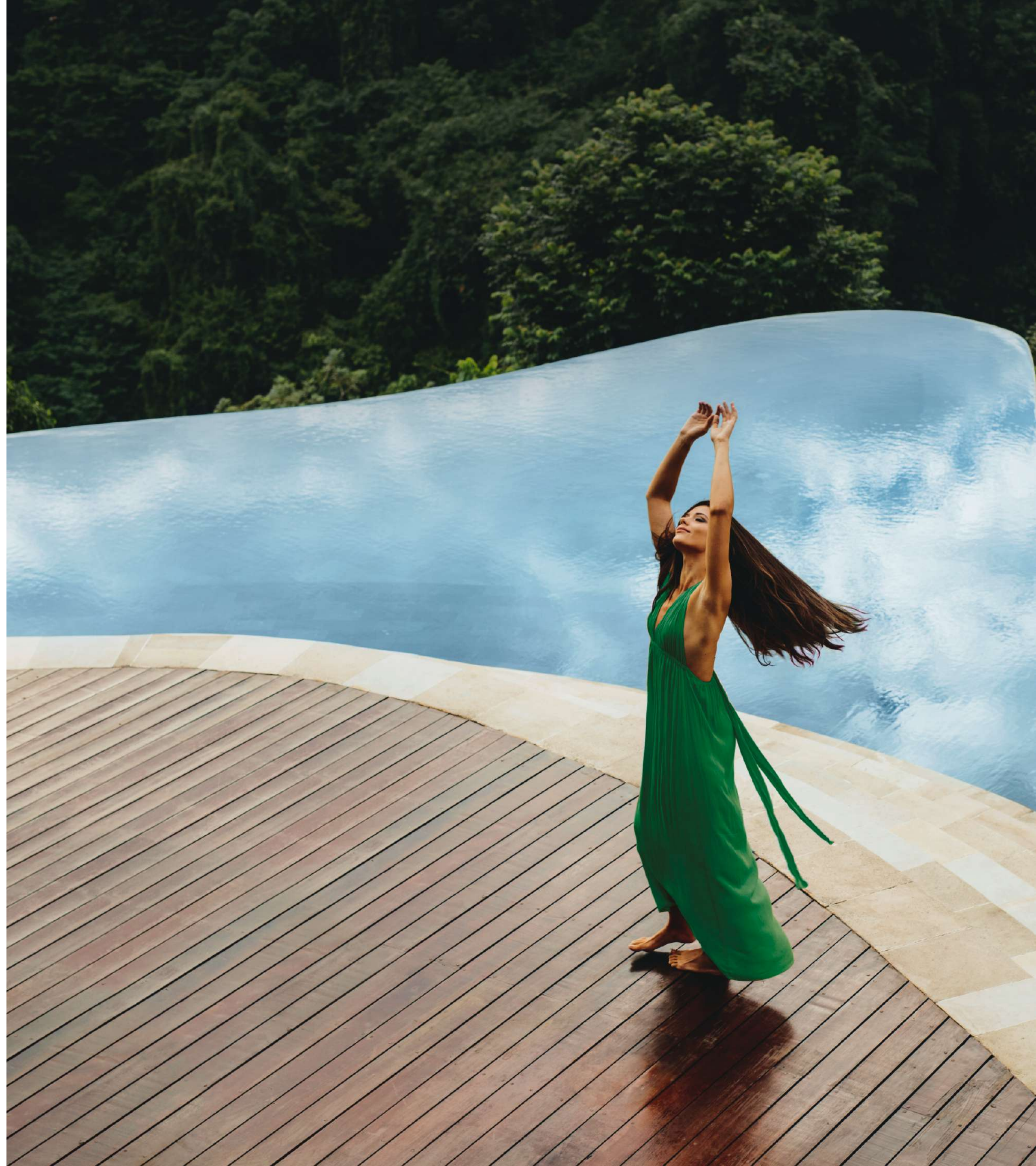
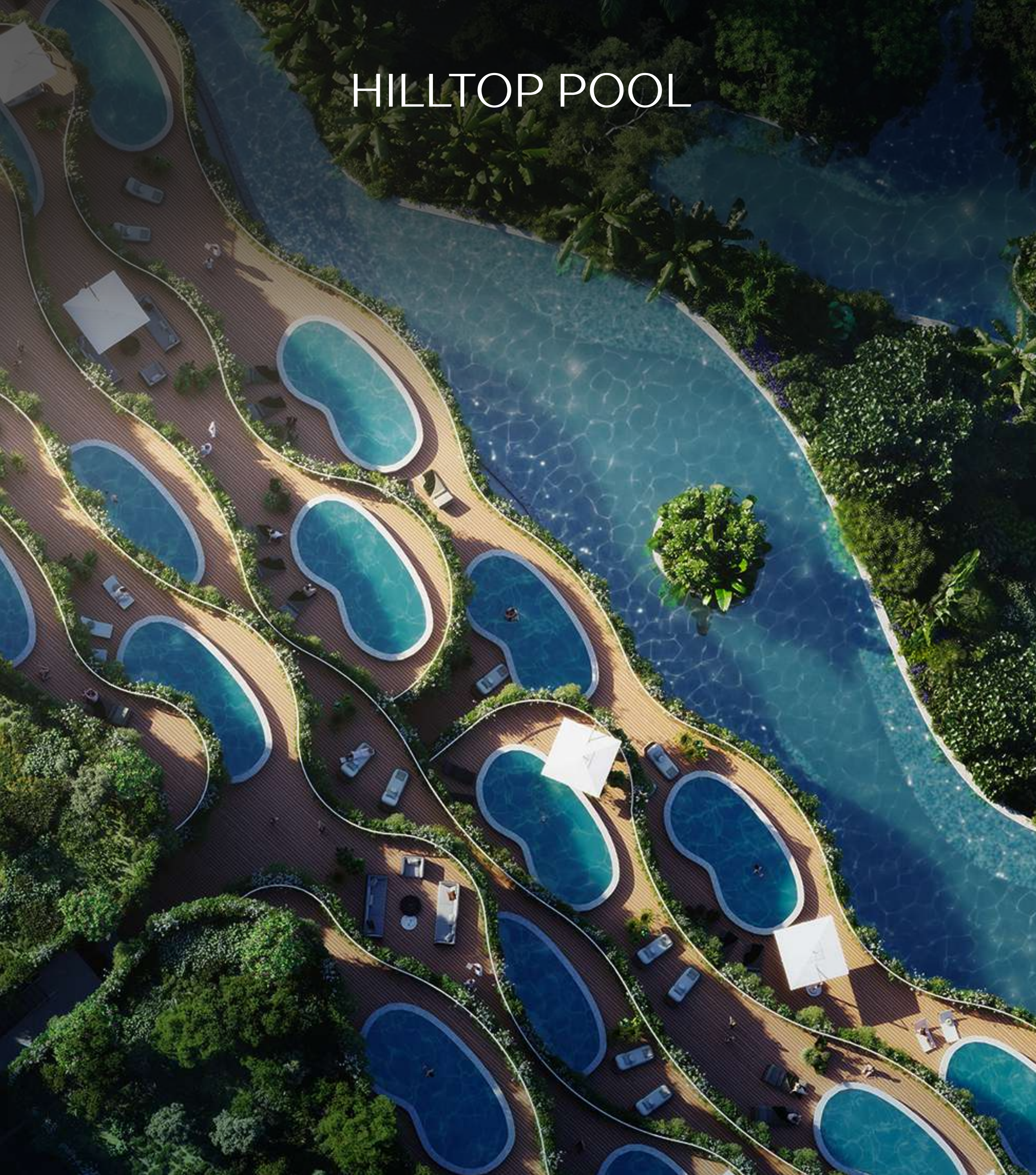
WATERFALLS



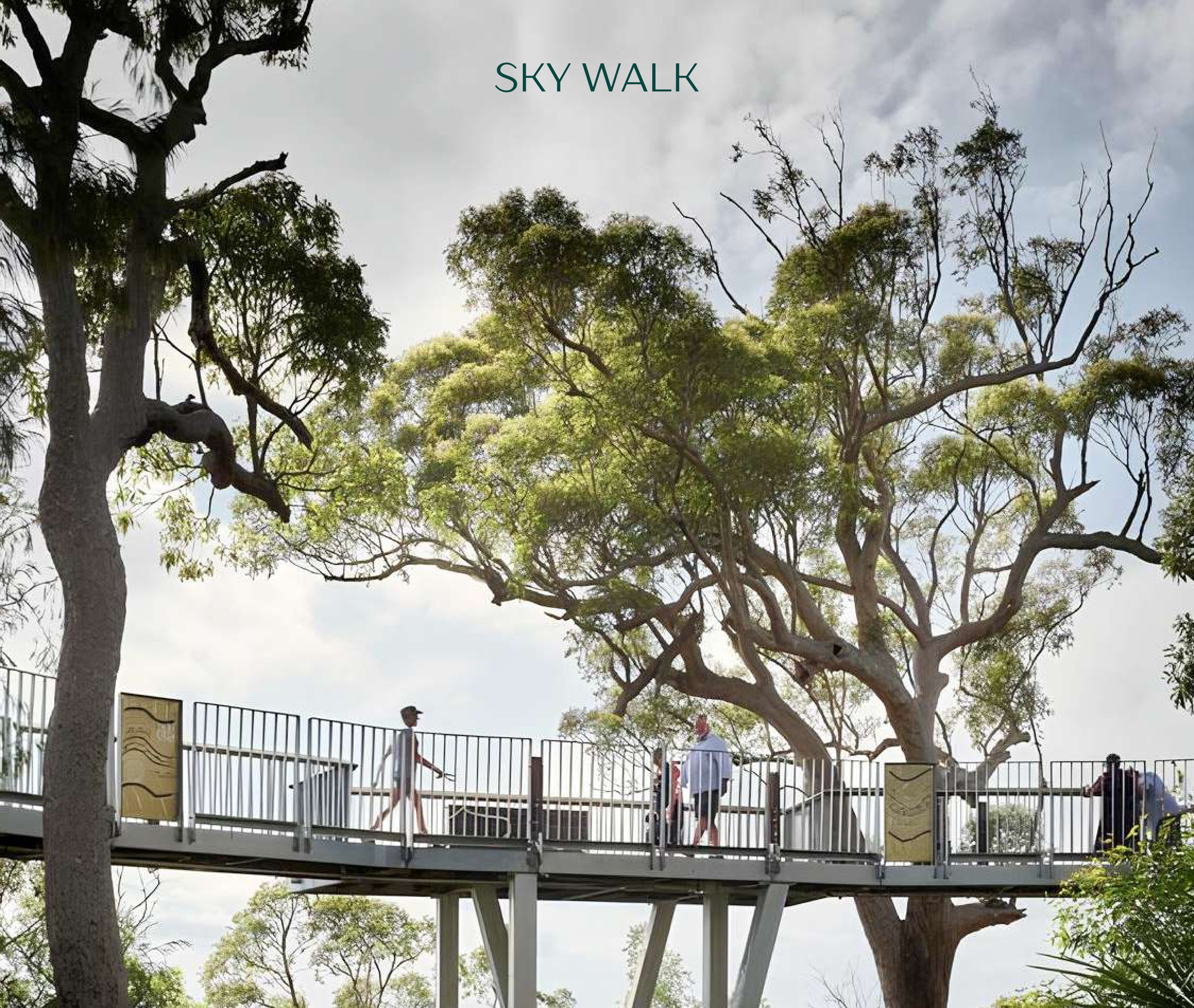
STREAMS AND PONDS



HILLTOP POOL



SKY WALK



JUNGLE POOL



RECREATION AREAS



WALKING PATHS



TROPICAL GARDEN



TERRACED CONSTRUCTION:

A BALANCE BETWEEN INTERIOR
AND EXTERIOR



PROJECT ADVANTAGES

A SELF-SUFFICIENT MINI-CITY

.03



OF THE PROJECT AREA IS DEDICATED
TO INTERNAL INFRASTRUCTURE



INFRASTRUCTURE

LAYAN VERDE INFRASTRUCTURE
IS DIVIDED INTO LUXURY
AND PREMIUM ZONES.

COMPLEX GUESTS CAN USE ALL
AREAS, REGARDLESS OF THEIR
APARTMENT CLASS.

OCEAN CLUB



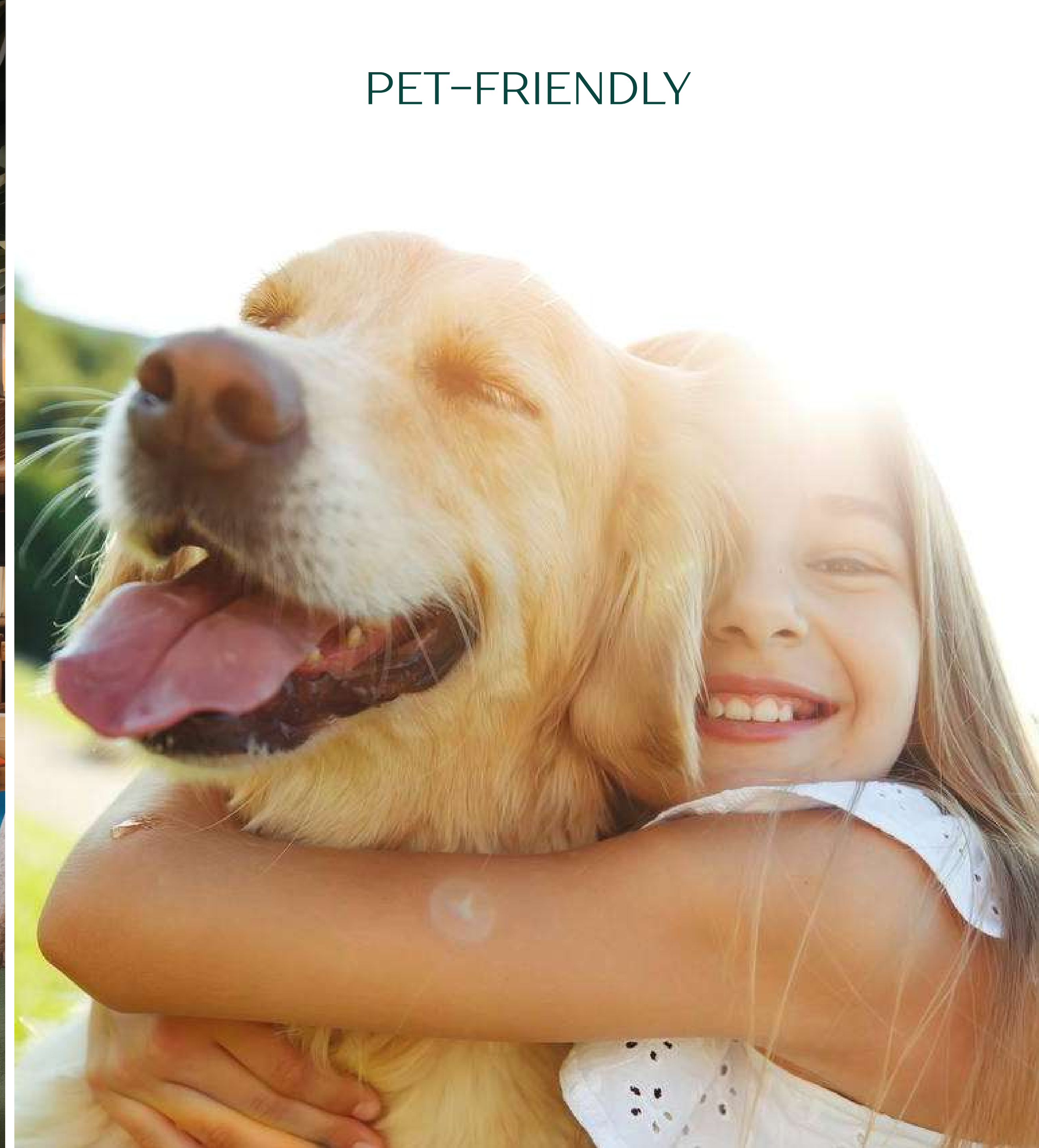
16+

RESTAURANTS, BARS, AND CAFES

KIDS CLUB



PET-FRIENDLY



SPA CENTERS



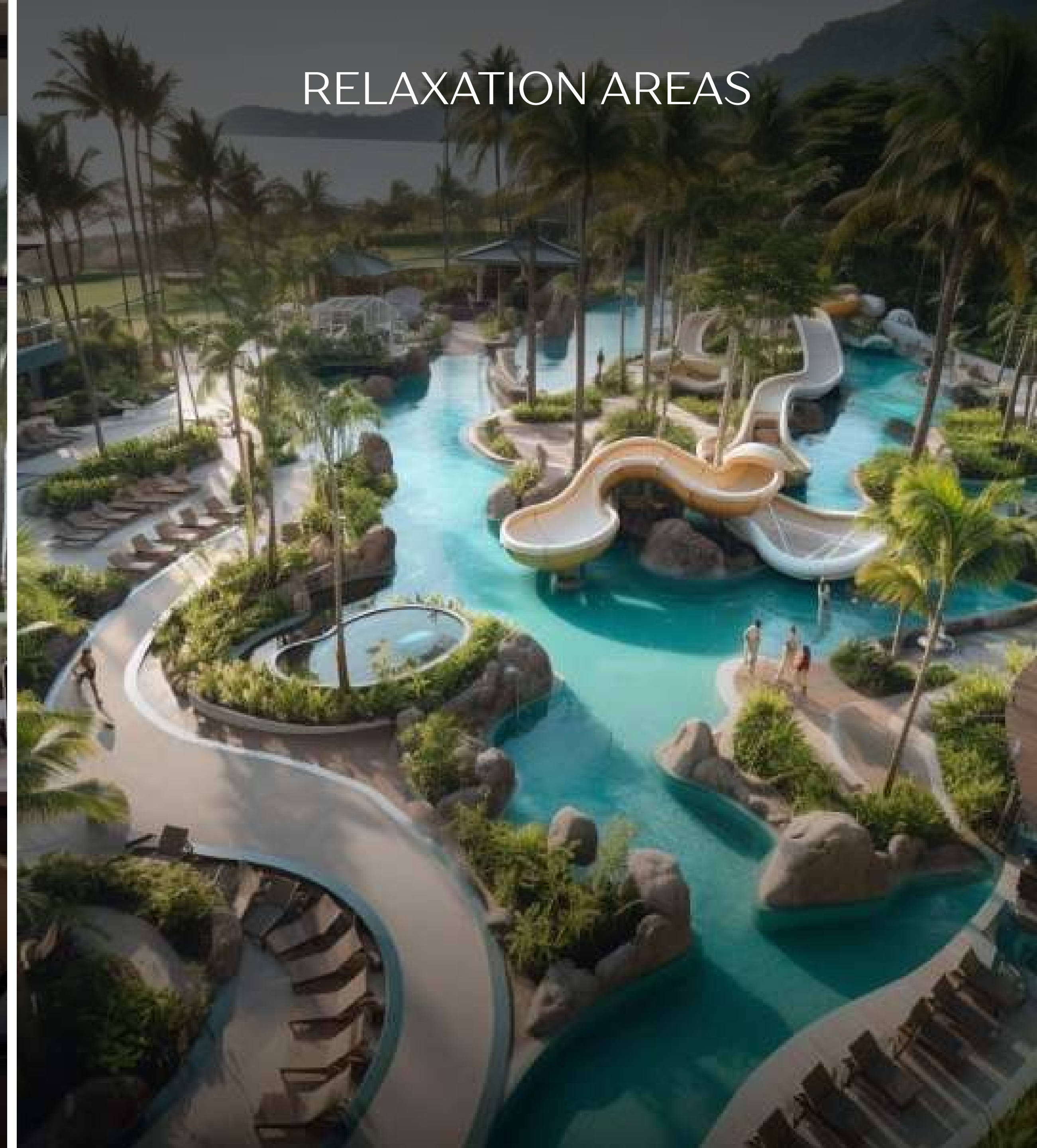
GYMS | SPORTS FIELDS



COWORKING SPACES



RELAXATION AREAS



5000 M²

SHOPPING CENTER



EVERYTHING YOU NEED
FOR LIVING IS WITHIN
**WALKING
DISTANCE**

The complex's infrastructure allows
for easy and convenient movement
for people with disabilities
and strollers



PROJECT ADVANTAGES

ECO-FRIENDLINESS AND TECHNOLOGICALLY ADVANCED

.04



HIGH-QUALITY AND
ENVIRONMENTALLY-
FRIENDLY MATERIALS
FROM ALL OVER
THE WORLD

LOW-E GLASS GLAZING
WITH UV PROTECTION



LANDSCAPING AND FACADE
BEAUTIFICATION



FINISHING MADE FROM
MOISTURE-RESISTANT
AND ENVIRONMENTALLY-
FRIENDLY MATERIALS



PREMIUM HIGH-QUALITY
FURNITURE

45%
SAVINGS
ON NATURAL
RESOURCES



Green building
certification



PROJECT ADVANTAGES

SCENIC APARTMENTS

.05

A SEA VIEW

FROM LUXURY APARTMENTS



PROJECT ADVANTAGES

A TEAM OF MARKET LEADERS

.06

DEWAN

Project architect:
Mohammed Adib

Dubai Harbour Residential (UAE)
Solforest Ecopark (Vietnam)
Dragon Tower (Vietnam)
Yas Island Hotels (UAE)

TOP
40

WORLD
ARCHITECTURAL
BUREAUS

TOP
3

AFRICA REGION
ARCHITECTURAL
BUREAUS





SHMA

Landscape design

Sky Forest Scape (Thailand)
Le Meridien (China)
The Ritz-Carlton (Thailand)
Shenzhen Baoan Zhongdian Vanke
Metropolis Sales Gallery (China)

Experience with international projects
of various sizes, including residential, hospitality,
commercial, urban spaces, public parks,
biodiversity, and master planning.

10+

AWARDS FROM THE THAI
ASSOCIATION OF LANDSCAPE
ARCHITECTS (TALA) IN 2021

PROJECT TEAM



C9 HOTELWORKS
Hotel business and real estate
consultant



DEWAN
Chief Project Architect:
Mohammed Adib



ARCHETYPE GROUP
Construction project
management



UNICORN HOSPITALITY
Consulting and hotel business
management



49GROUP
Group of local
design companies



ARDOR GREEN
Green building
certification



POOLNOLOGIES
Water treatment
contractor



SHMA
Landscape design



COLLIERS
Attracting and managing
real estate investments



WT
Budget control, tender,
and contract management

PROJECT ADVANTAGES

LAYOUT SOLUTIONS

FOR LIVING AND LEISURE

.07

Premium

PREMIUM CLASS
CONDOMINIUM MANAGED
BY A 4* HOTEL

Studio
37 - 42 M²

One-bedroom apartment
55 - 81 M²

Two-bedroom apartment
100 - 131 M²

Three-bedroom apartment
141 - 175 M²

-  For residence
-  For investment
-  4* hotel
-  Phase 2: Q1 2027
-  Phase 3

 B6

 B7

 B8

 B9

 B5

 B4

 B3

 B2

 B1

INFRASTRUCTURE

4* HOTEL AND PREMIUM CLASS RESIDENCES



B

C

D

E

 *Relaxation areas*
Pool + pool bar

 *Relaxation areas*
Ocean Club

 *Food*
Cafes and restaurants with sea views
24-hour cafes
Bakeries and coffee shops
Conceptual and casual restaurants
Bars

 *Sports, health, and beauty*
Spa and gym
Pharmacy

 *Relaxation areas*
Kids club (indoor and outdoor)
Water park
Pool

 *Relaxation areas*
Children playground
Pool

 *Food*
Cafe

 *Hairdresser / Beauty salon / Cosmetology clinic*
Sports ground for padel, badminton, etc.
Mini golf

 *Other*
Entertainment center
Coworking lounge / Serviced office
Lifestyle or convenience stores
Pet grooming salon
Outdoor event space with wedding chapel and wedding garden
Laundry

 *Food*
24-hour cafe (indoor and outdoor)
Concept restaurant (indoor and outdoor)

 *Sports, health, and beauty*
Gym + sauna

HIGH CEILINGS 2.7 M

Ceiling heights are higher than similar projects in Phuket

LIGHTING

Using designer lamps offers a range of lighting choices

PREMIUM FURNITURE

from manufacturers known for high-quality supplies for 5* hotels

SMART HOME

Allows you to remotely control your comfort and customize scenarios for various occasions



KITCHEN FINISHING FROM
MOISTURE-RESISTANT MATERIALS

ERGONOMIC BUILT-IN FURNITURE

Efficient space utilization and extended lifespan
due to custom manufacturing

INDUCTION COOKER

Rapid heating and precise temperature maintenance,
safe usage and energy efficiency

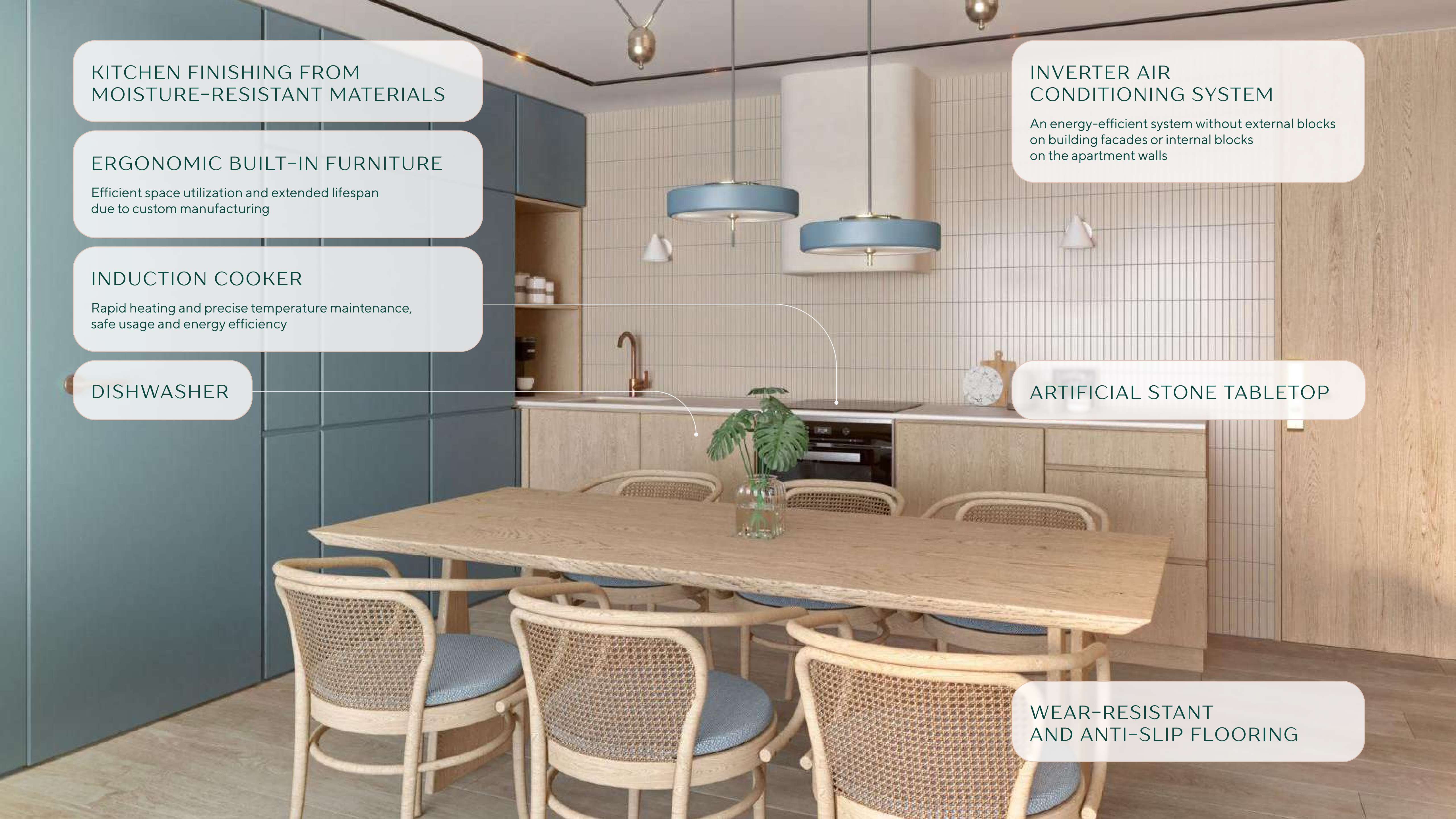
DISHWASHER

INVERTER AIR
CONDITIONING SYSTEM

An energy-efficient system without external blocks
on building facades or internal blocks
on the apartment walls

ARTIFICIAL STONE TABLETOP

WEAR-RESISTANT
AND ANTI-SLIP FLOORING



CENTRAL HOT WATER SUPPLY

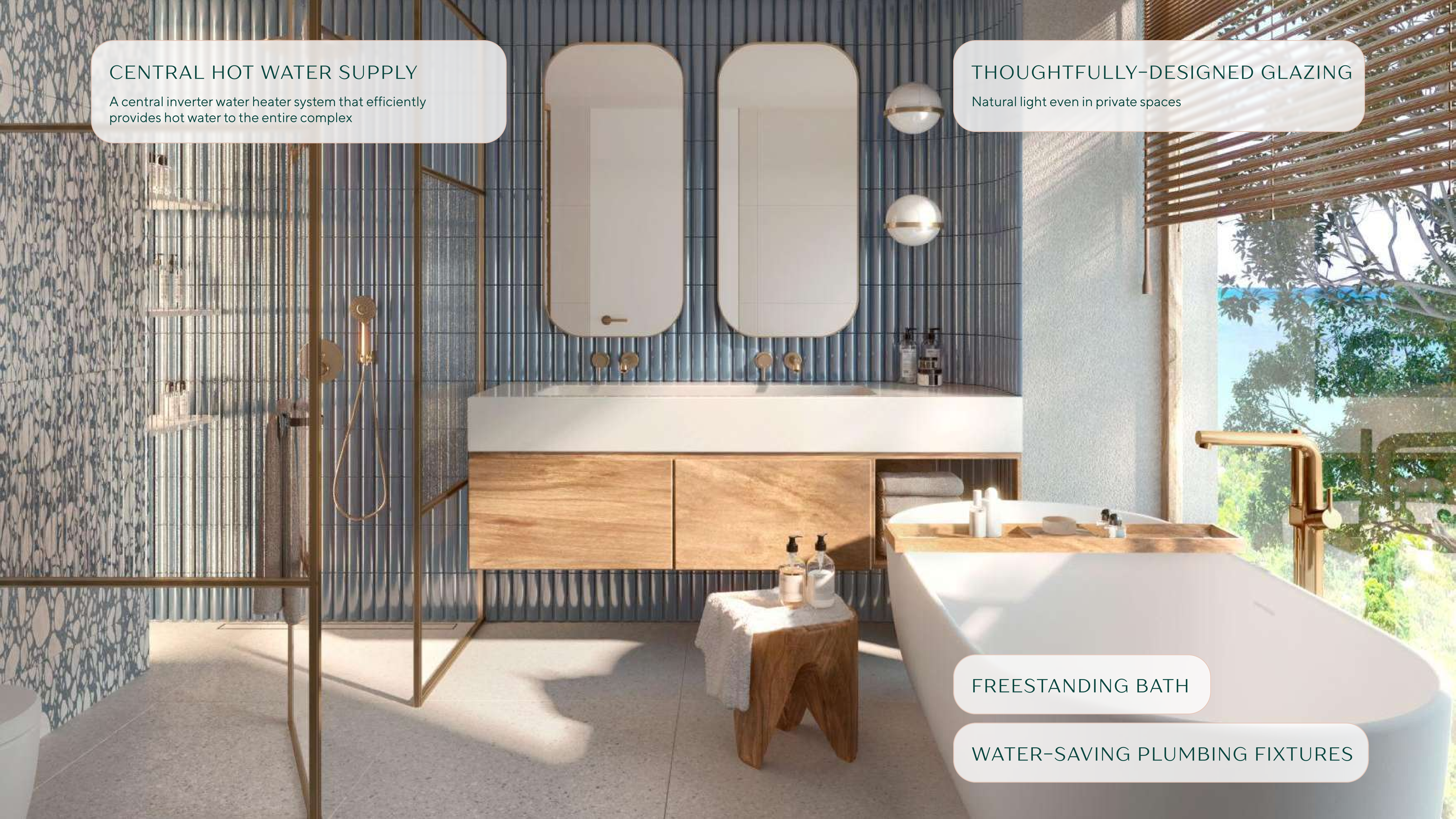
A central inverter water heater system that efficiently provides hot water to the entire complex

THOUGHTFULLY-DESIGNED GLAZING

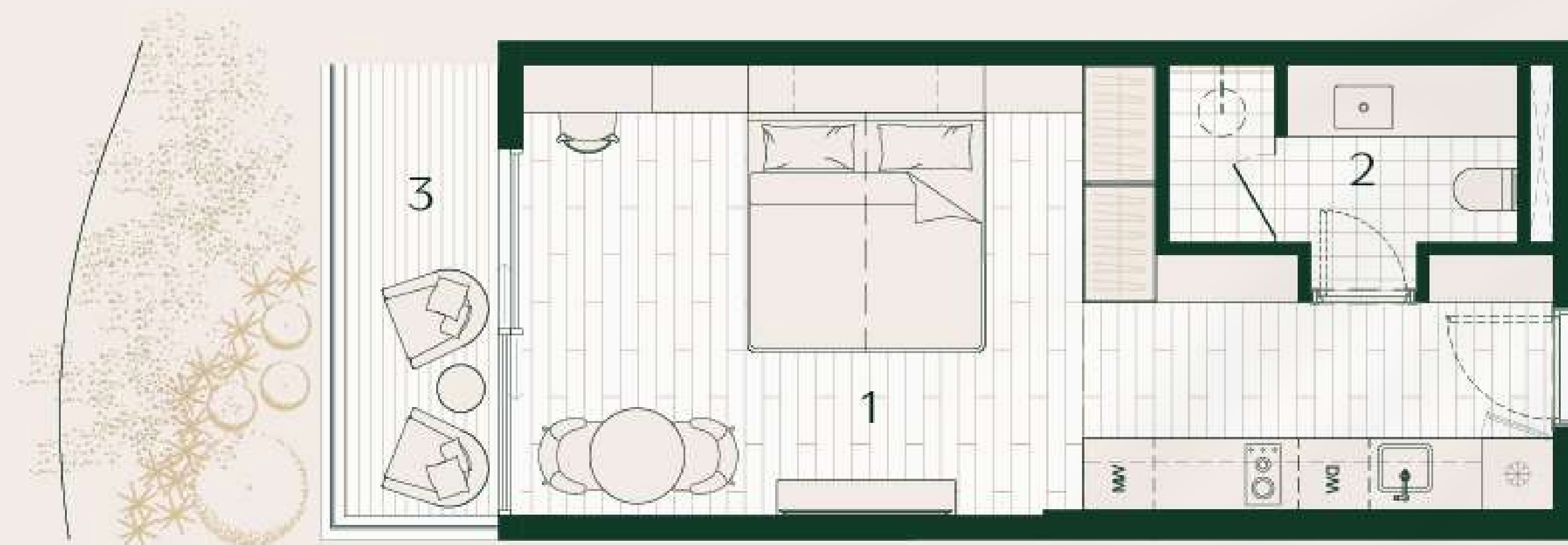
Natural light even in private spaces

FREESTANDING BATH

WATER-SAVING PLUMBING FIXTURES



STUDIO | PREMIUM | 37 – 42 M²



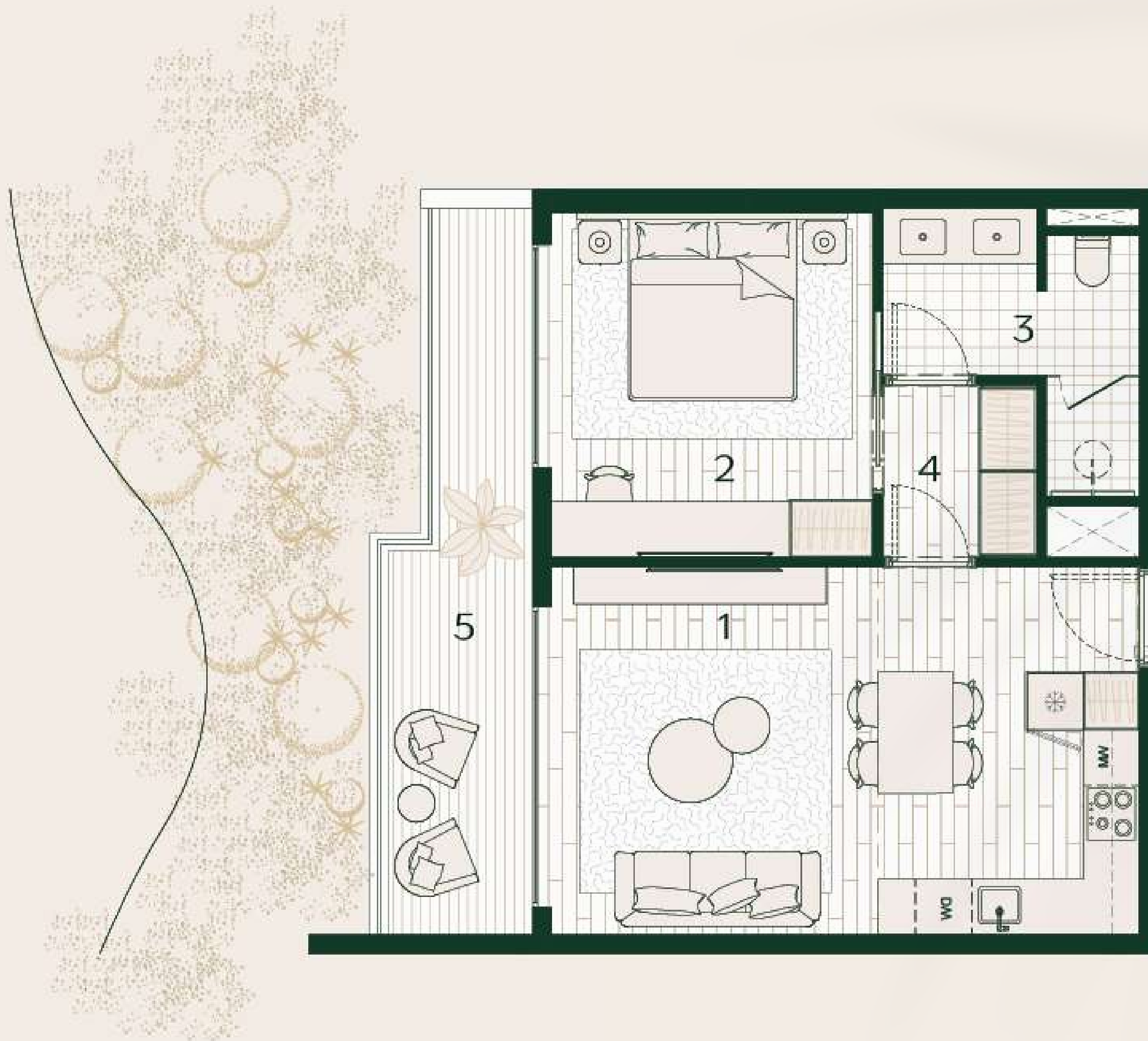
1. STUDIO

2. BATHROOM

3. TERRACE

TOTAL AREA – 40.3 M²

1-BEDROOM | PREMIUM | 55 – 81 M²



1. KITCHEN AND LIVING AREA

2. BEDROOM

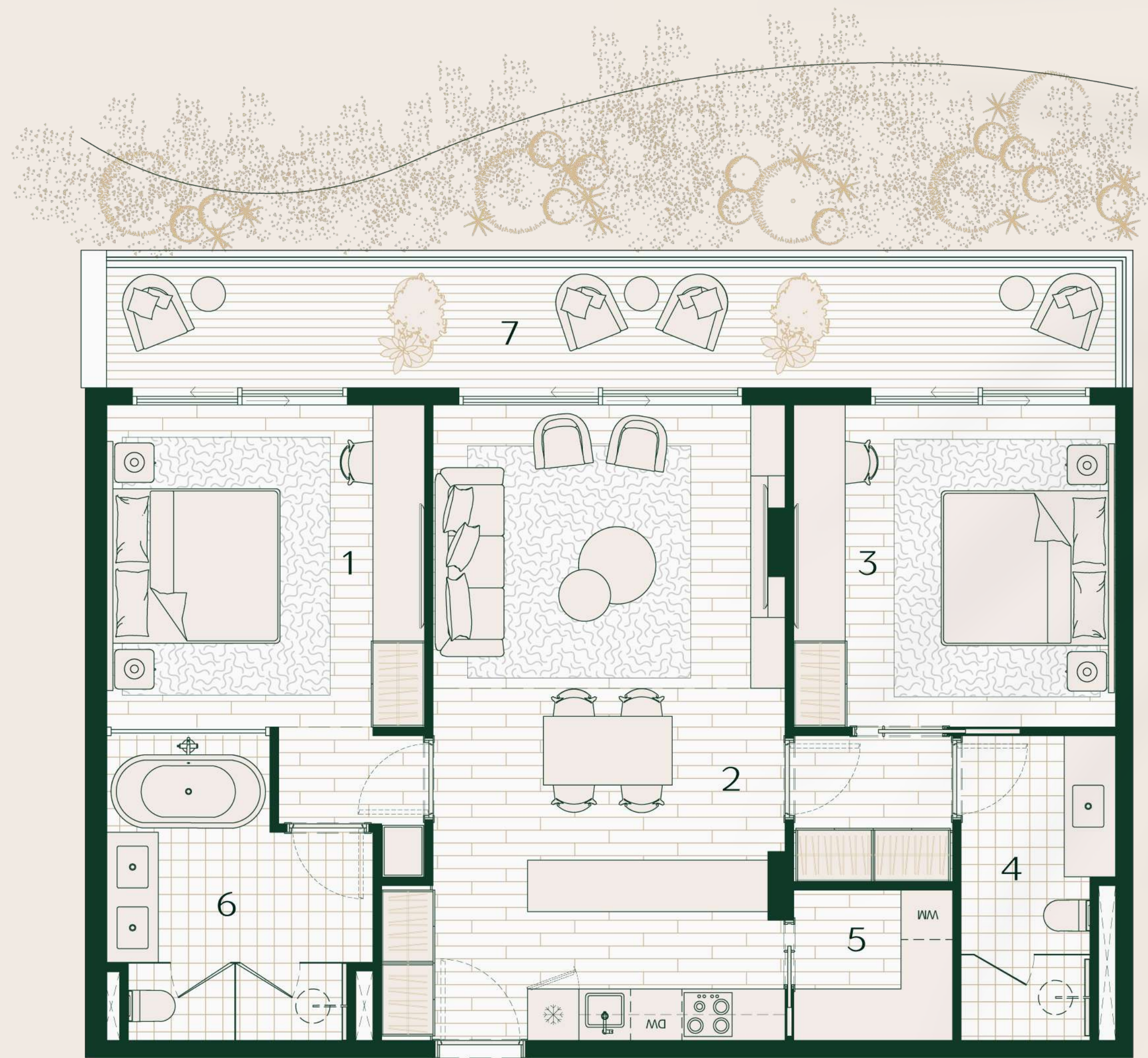
3. BATHROOM

4. WALK-IN CLOSET

5. TERRACE

TOTAL AREA – 60.6 M²

2-BEDROOM | PREMIUM | 100 – 131 M²



1. MASTER BEDROOM

2. KITCHEN AND LIVING AREA

3. BEDROOM

4. BATHROOM

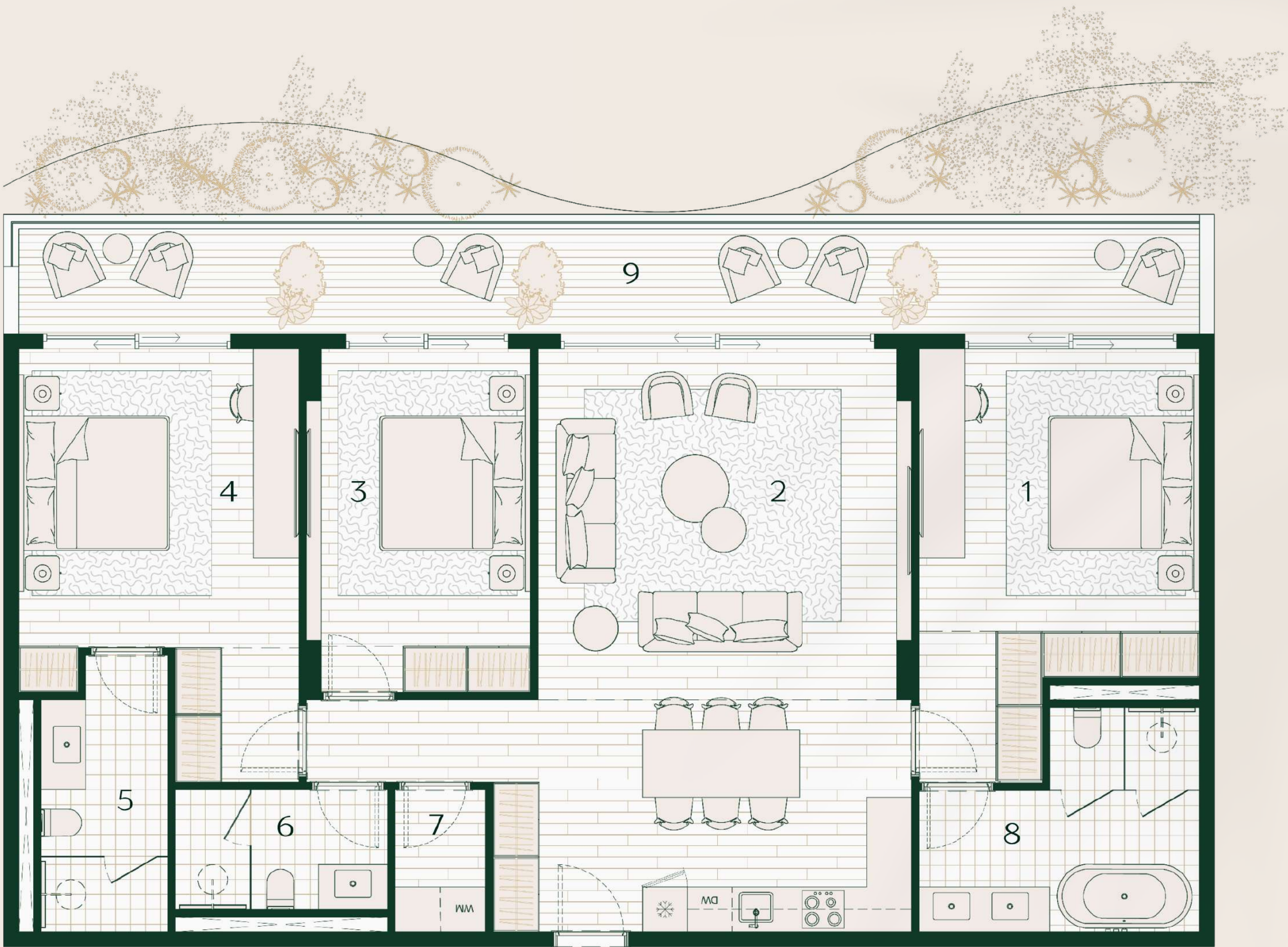
5. LAUNDRY ROOM

6. BATHROOM

7. TERRACE

TOTAL AREA – 104 M²

3-BEDROOM | PREMIUM | 141 – 175 M²



1. MASTER BEDROOM

2. KITCHEN AND LIVING AREA

3. BEDROOM

4. MASTER BEDROOM

5. BATHROOM

6. BATHROOM

7. LAUNDRY ROOM

8. BATHROOM

9. TERRACE

TOTAL AREA – 140.3 M²

Luxury

LUXURY CONDOMINIUM
MANAGED BY
A 5* HOTEL

One-bedroom apartment
97 - 99 M²

Two-bedroom apartment
159 - 210 M²

Three-bedroom apartment
264 - 332 M²

Four-bedroom apartment
394 - 396 M²

Five-bedroom apartment
548 - 557 M²

-  For residence
-  For investment
-  5* hotel
-  Phase 1: Q4 2026
-  Phase 3



INFRASTRUCTURE

5* HOTEL AND LUXURY RESIDENCES



A



Relaxation areas

Pool + pool bar



Food

24-hour cafe

(with edible garden)

Upscale restaurant + bar

Rooftop bar

Lobby bar

Casual restaurant

(indoor and outdoor)

Specialty dining

(indoor and outdoor)



Sports, health and beauty

Wellness spa center

Gym



Other

Conference and meeting rooms

HIGH CEILINGS 3.1–3.8 M

Ceiling heights are higher than similar projects in Phuket

LIGHTING

Using designer lamps offers a range of lighting choices

ERGONOMIC BUILT-IN FURNITURE

Efficient space utilization and extended lifespan
due to custom manufacturing

PREMIUM FURNITURE

from manufacturers known for high-quality supplies for 5* hotels



A modern bedroom with a large window, a bed, a desk, and a bench. The room features wood-paneled walls, a large window with a view of a tropical landscape, a bed with a patterned blanket, a desk with a chair, and a bench in the foreground.

ENERGY-SAVING SINGLE-CHAMBER GLASS UNITS

Low-E Glass with protection from IR and UV radiation

SMART HOME

Allows you to remotely control your comfort
and customize scenarios for various occasions

ENVIRONMENTALLY-FRIENDLY WEAR-RESISTANT FLOORING

A modern bathroom with a freestanding bath, a sink, and a shower. The room features a large window with a view of a tropical landscape, a freestanding bath, a sink with a mirror, and a shower with a glass door.

CENTRAL HOT WATER SUPPLY

A central inverter water heater system that efficiently
provides hot water to the entire complex

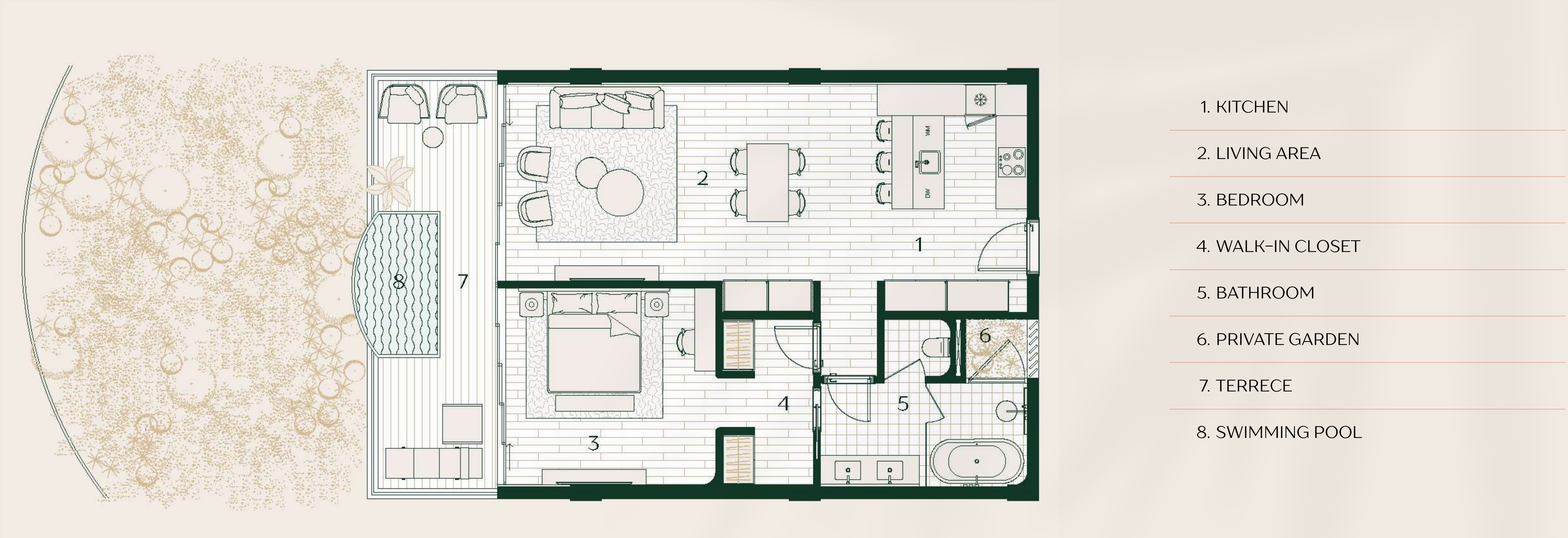
THOUGHTFULLY-DESIGNED GLAZING

Natural light even in private spaces

FREESTANDING BATH

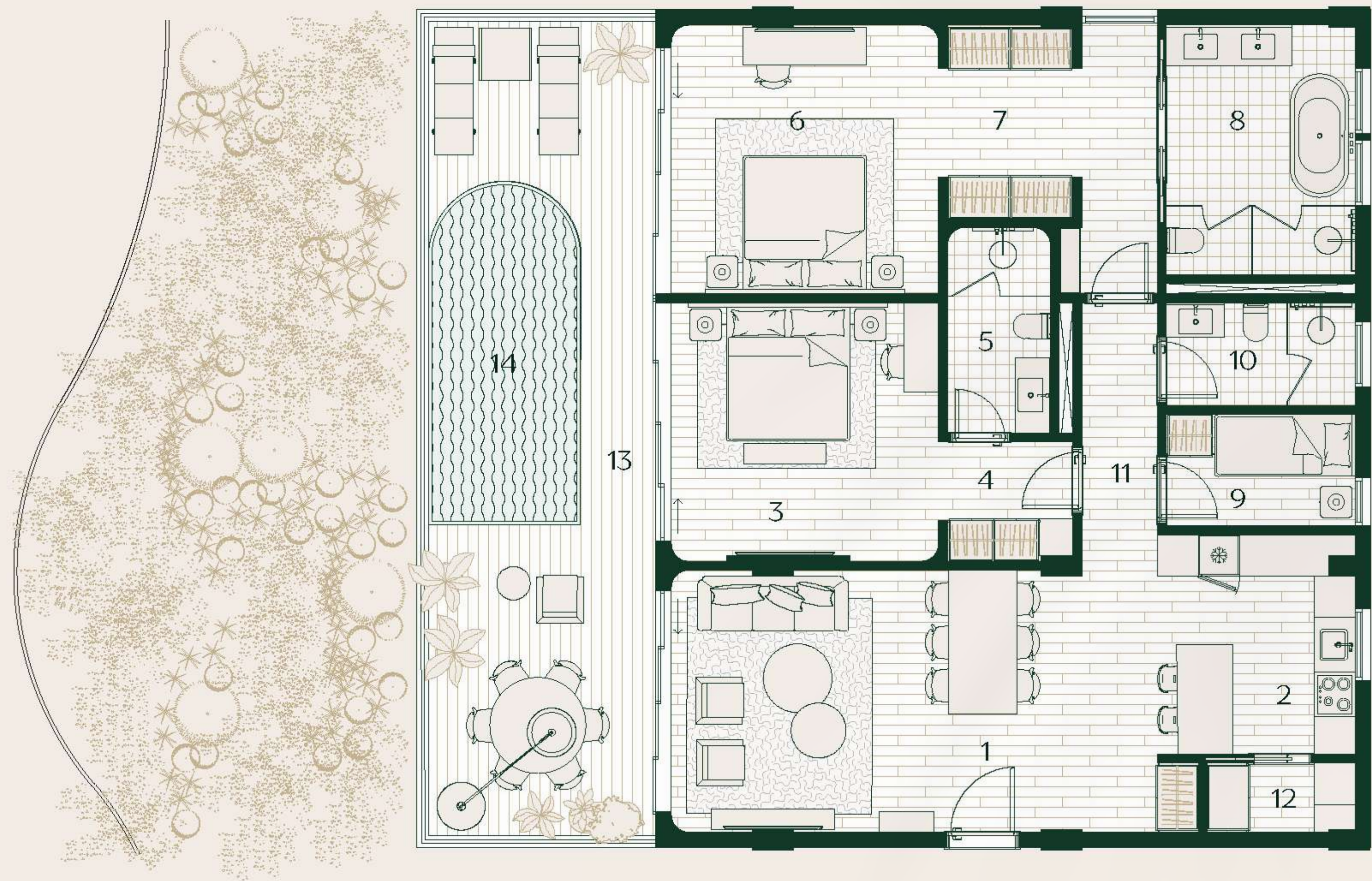
WATER-SAVING PLUMBING FIXTURES

1-BEDROOM | LUXURY | 97 – 99 M²



TOTAL AREA – 91.9 M²

2-BEDROOM | LUXURY | 159 – 210 M²



- 1. LIVING AREA
- 2. KITCHEN
- 3. BEDROOM
- 4. WALK-IN CLOSET
- 5. BATHROOM
- 6. MASTER BEDROOM
- 7. WALK-IN CLOSET
- 8. BATHROOM
- 9. MAID'S BEDROOM
- 10. BATHROOM
- 11. CORRIDOR
- 12. LAUNDRY ROOM
- 13. TERRACE
- 14. SWIMMING POOL

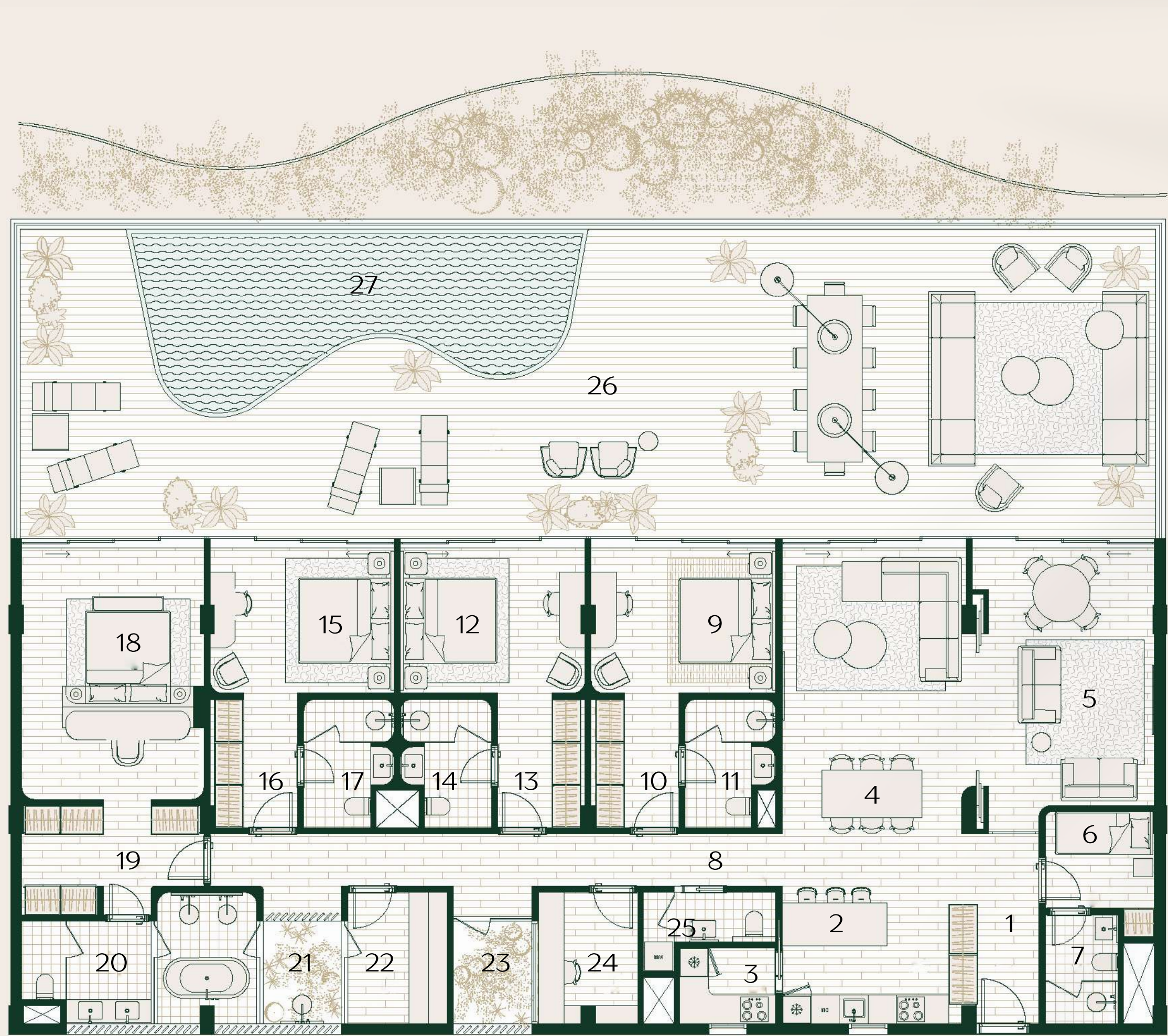
TOTAL AREA – 159 M²

3-BEDROOM | LUXURY | 264 – 332 M²



1. KITCHEN AND DINING AREA	12. WALK-IN CLOSET
2. DIRTY KITCHEN	13. BATHROOM
3. LIVING ROOM	14. PRIVATE GARDEN
4. SMALL LIVING ROOM	15. CORRIDOR
5. BEDROOM	16. LAUNDRY ROOM
6. WALK-IN CLOSET	17. MAID'S ROOM
7. BATHROOM	18. BATHROOM
8. BEDROOM	19. WC
9. WALK-IN CLOSET	20. TERRACE
10. BATHROOM	21. SWIMMING POOL
11. MASTER BEDROOM	
TOTAL AREA – 332 M ²	

4-BEDROOM | LUXURY | 394 – 396 M²



TOTAL AREA – 395 M²

1. HALL	15. BEDROOM
2. KITCHEN	16. WALK-IN CLOSET
3. DIRTY KITCHEN	17. BATHROOM
4. DINING AREA	18. MASTER BEDROOM
5. LIVING AREA	19. WALK-IN CLOSET
6. MAID'S BEDROOM	20. BATHROOM
7. BATHROOM	21. SAUNA GARDEN
8. CORRIDOR	22. SAUNA
9. BEDROOM	23. PRIVATE GARDEN
10. WALK-IN CLOSET	24. STUDY ROOM
11. BATHROOM	25. WC
12. BEDROOM	26. TERRACE
13. WALK-IN CLOSET	27. SWIMMING POOL
14. BATHROOM	

4-BEDROOM | LUXURY | 597 M²

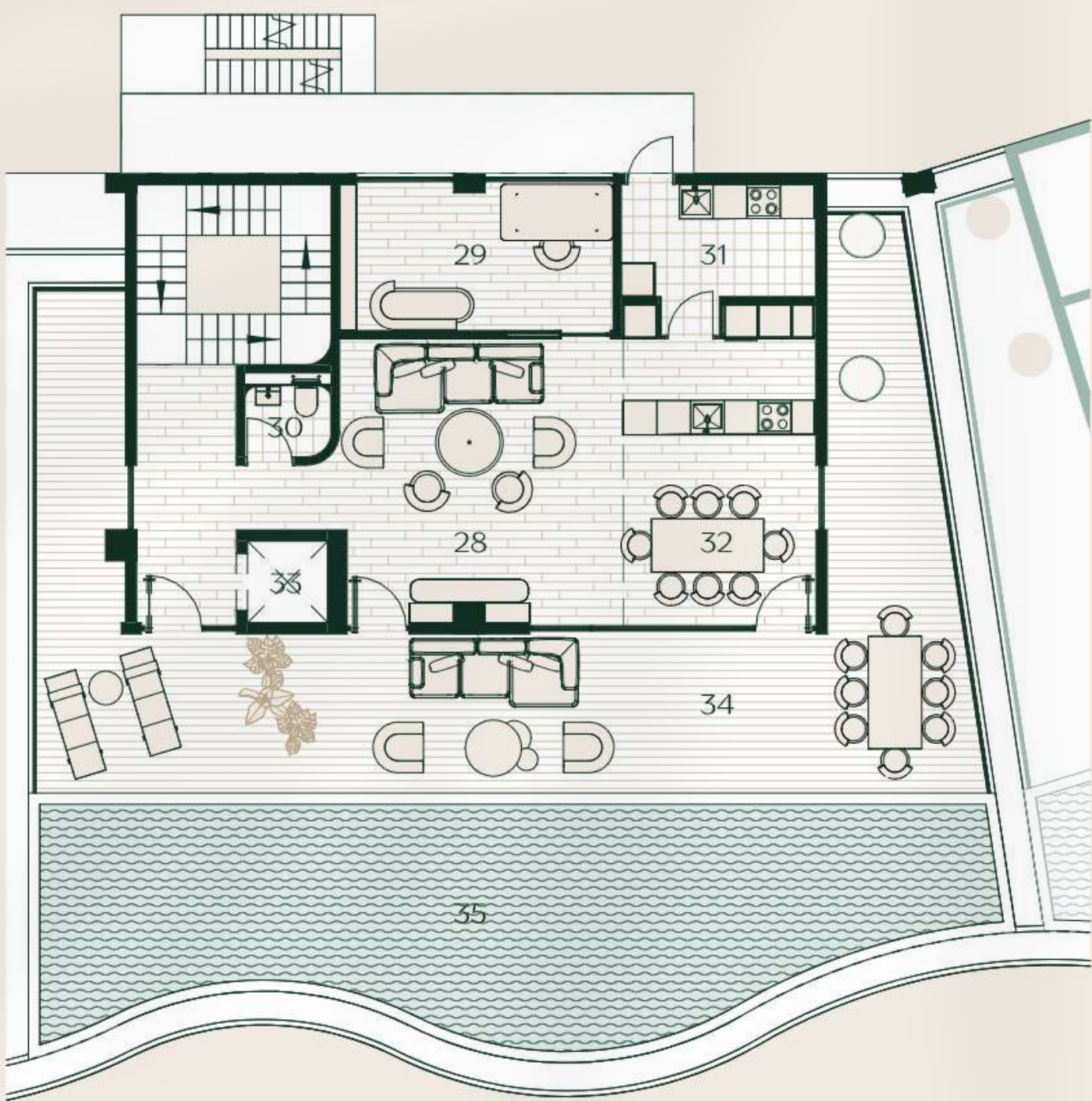
FIRST FLOOR



SECOND FLOOR

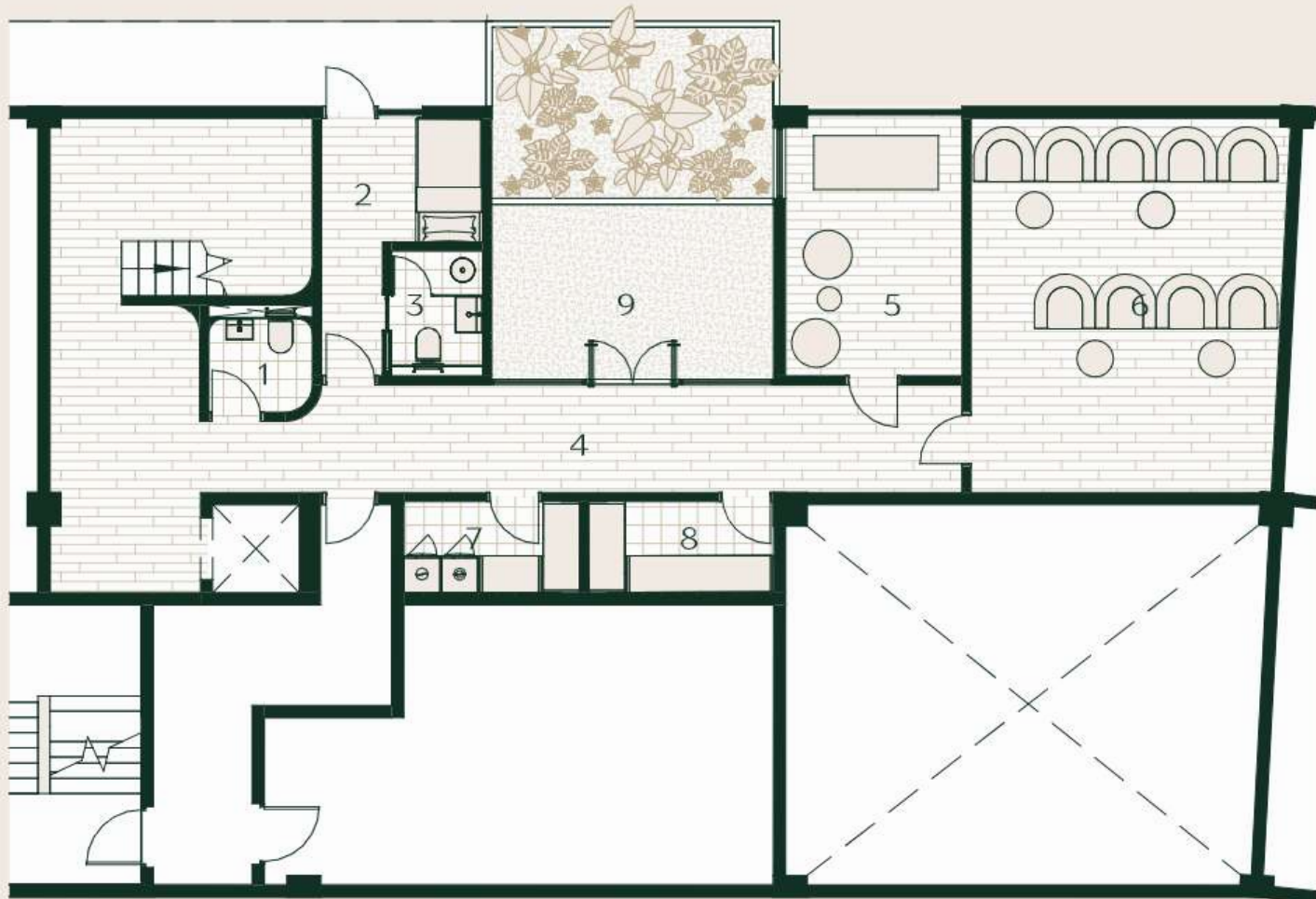


THIRD FLOOR

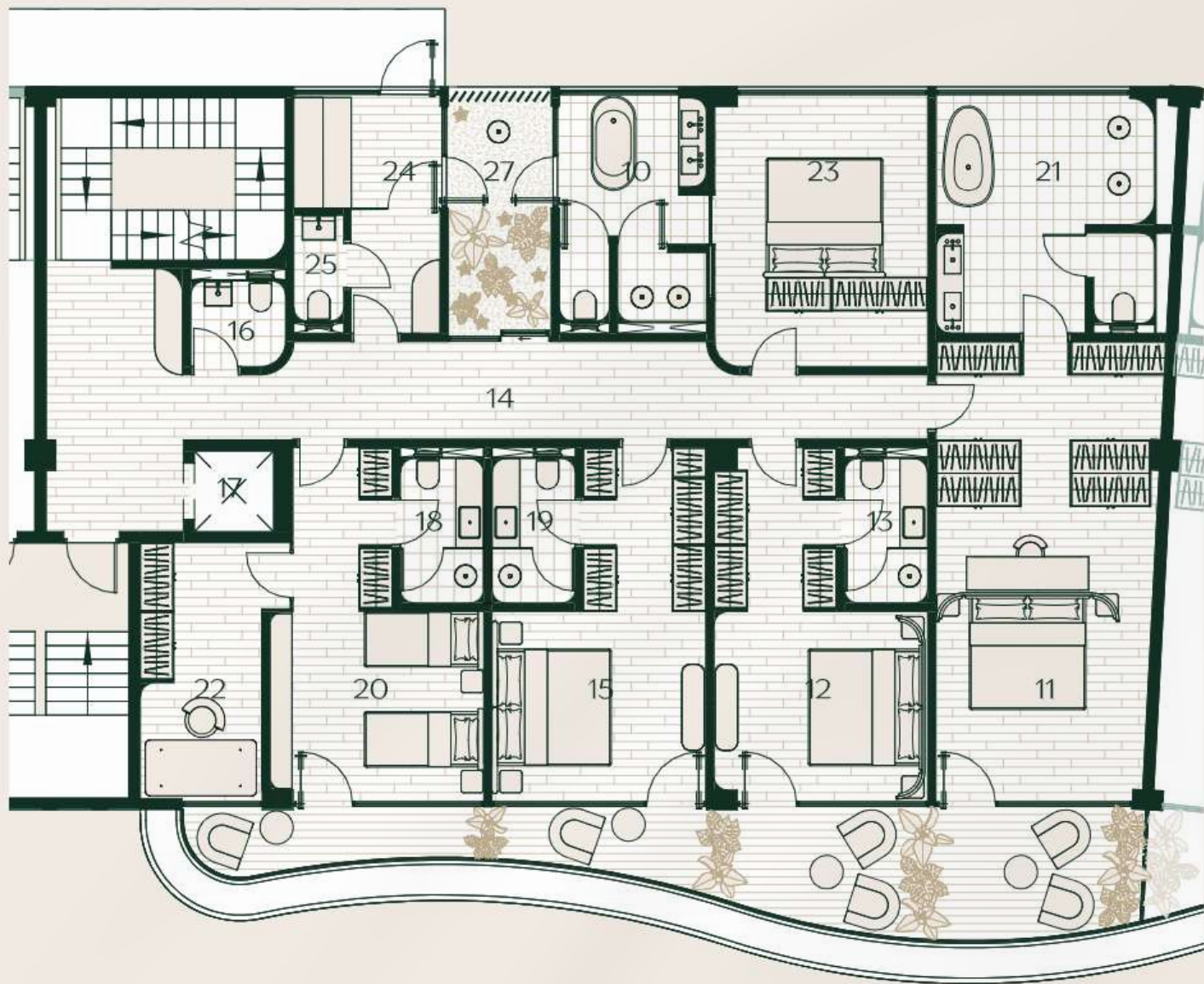


5-BEDROOM | LUXURY | 620 M²

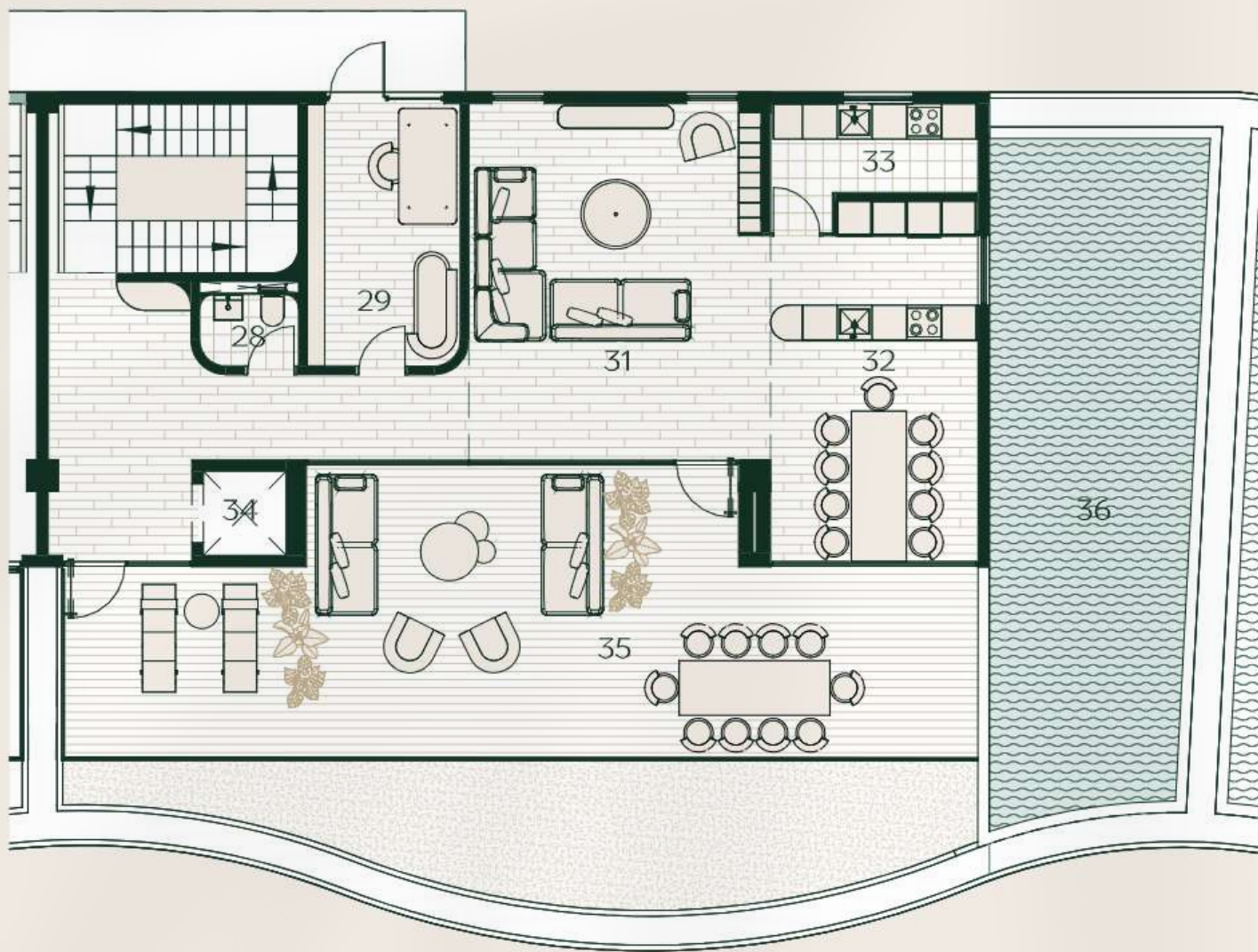
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



PROJECT ADVANTAGES

INVESTMENT ATTRACTIVENESS

.08

Camus is the fifth largest cognac producer in the world and the largest family owned cognac house, founded in 1863

The first headquarter in Asia

The largest penthouse in the project 576 m² with sea view

INTERNATIONAL BRAND
CAMUS
INVESTS IN LAYAN VERDE
PROJECT



HOTEL MANAGEMENT

01.

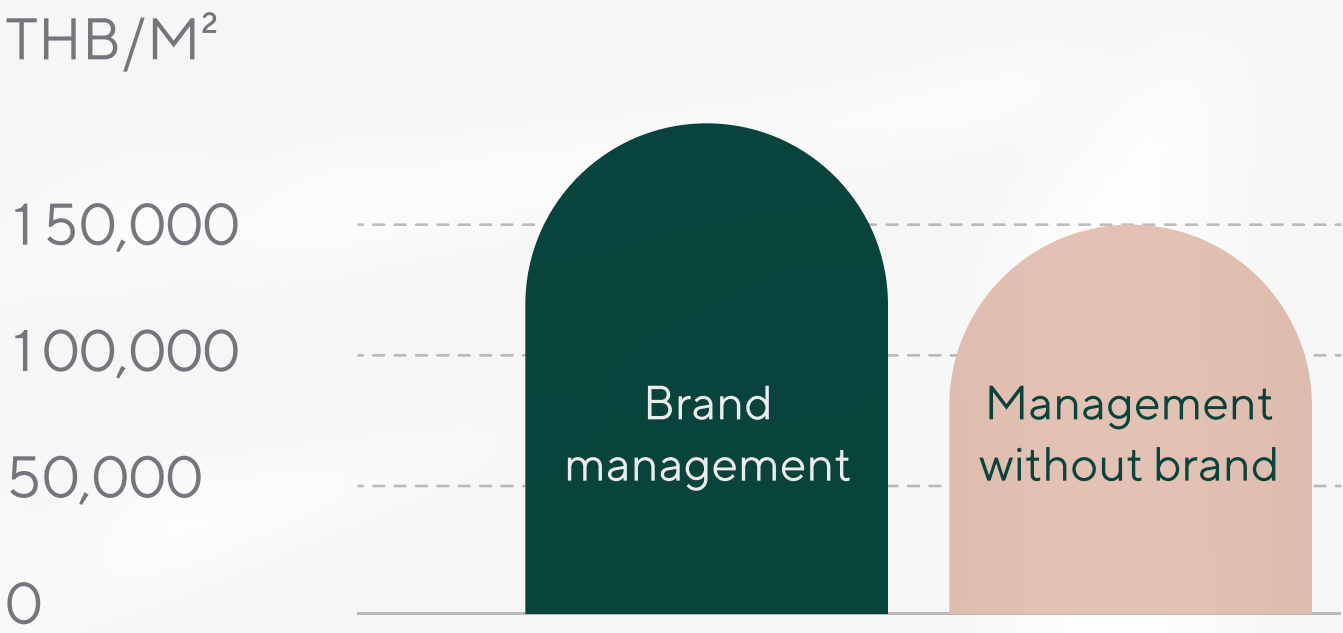
Being part of a hotel enables us to offer additional services, including property management and rental management services.

02.

Belonging to a hotel also generates interest from the international market, accelerates the pace of project sales and influences pricing.

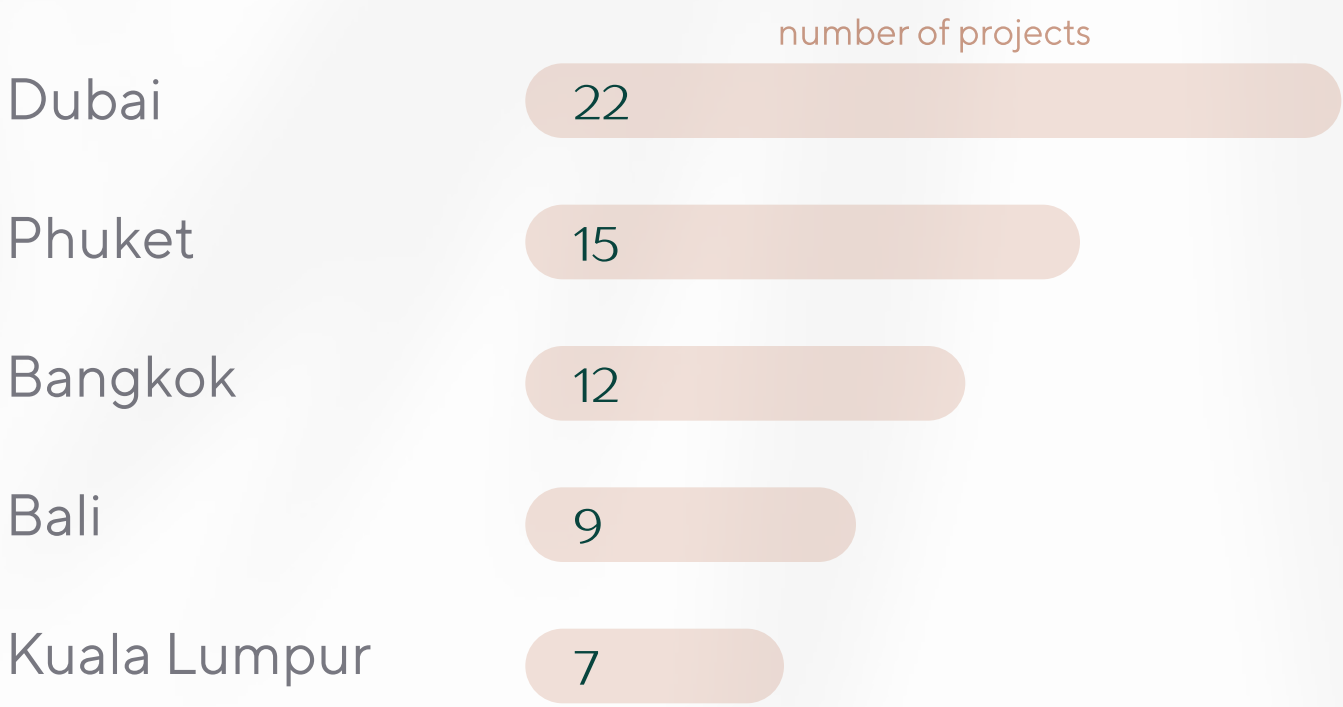
03.

The average price difference in development between properties managed by a branded hotel and those managed by an unbranded one **is 24% for condominiums.**



04.

Out of the 22 countries in South-East Asia, the Indian Ocean, and the Middle East, Phuket holds **the second position with 15 projects**, underscoring its attractiveness for branded residences.



*according to internal C9 Hotelworks database

Source: C9 Hotelworks

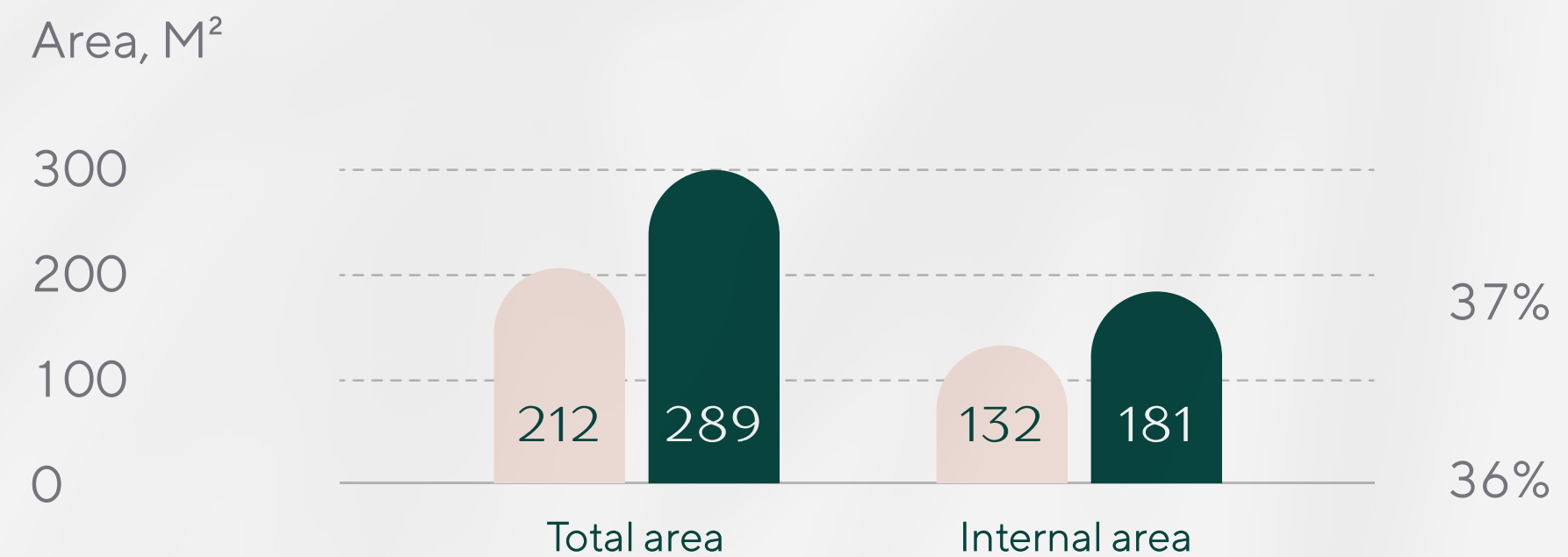
LARGE APARTMENT AREA

THE SIZE OF THE APARTMENT
DEPENDS ON THE BRAND
OF THE HOTEL OPERATOR.

HIGHER-END BRANDS TEND
TO OFFER MORE PREMIUM
PRODUCTS

BUYERS ARE INCREASINGLY
CONCERNED ABOUT
SOCIAL DISTANCING

and strive to have additional space, for example an extra bedroom,
which can be converted into a home office or workspace



EARN MONEY FROM RENT OR LIVE THERE YOURSELF

GUARANTEED INCOME

LUXURY 5% per annum for 3 years	PREMIUM 7% per annum for 5 years
------------------------------------	-------------------------------------

Complimentary 15 nights stay per year from May to October

PERSONAL UNIT USE

Live freely without restrictions or opt for long-term rentals through our management service

RENTAL POOL

60% NET PROFIT FROM RENTING OUT THE APARTMENT

Complimentary 30 nights stay per year from May to October

HOTELS 4+/5* Performance forecast	YEAR 1	YEAR 2	YEAR 3
Increase in average daily cost	12%	8%	3%
Occupancy growth		5%	3%

LOYALTY PROGRAM

ALL APARTMENT OWNERS
AUTOMATICALLY JOIN THE LAYAN
VERDE AND LAYAN GREEN PARK
LOYALTY PROGRAM AT THE GOLD
MEMBER LEVEL

Additional discounts from our partners.
A detailed description and list of partners
will be published before the opening of the complex

Priority check-in

Free early check-in and late check-out

25%

Discount with best available rate on all room categories
when booking your holiday in Layan Verde and Layan Green Park

25%

Discount on spa center services

20%

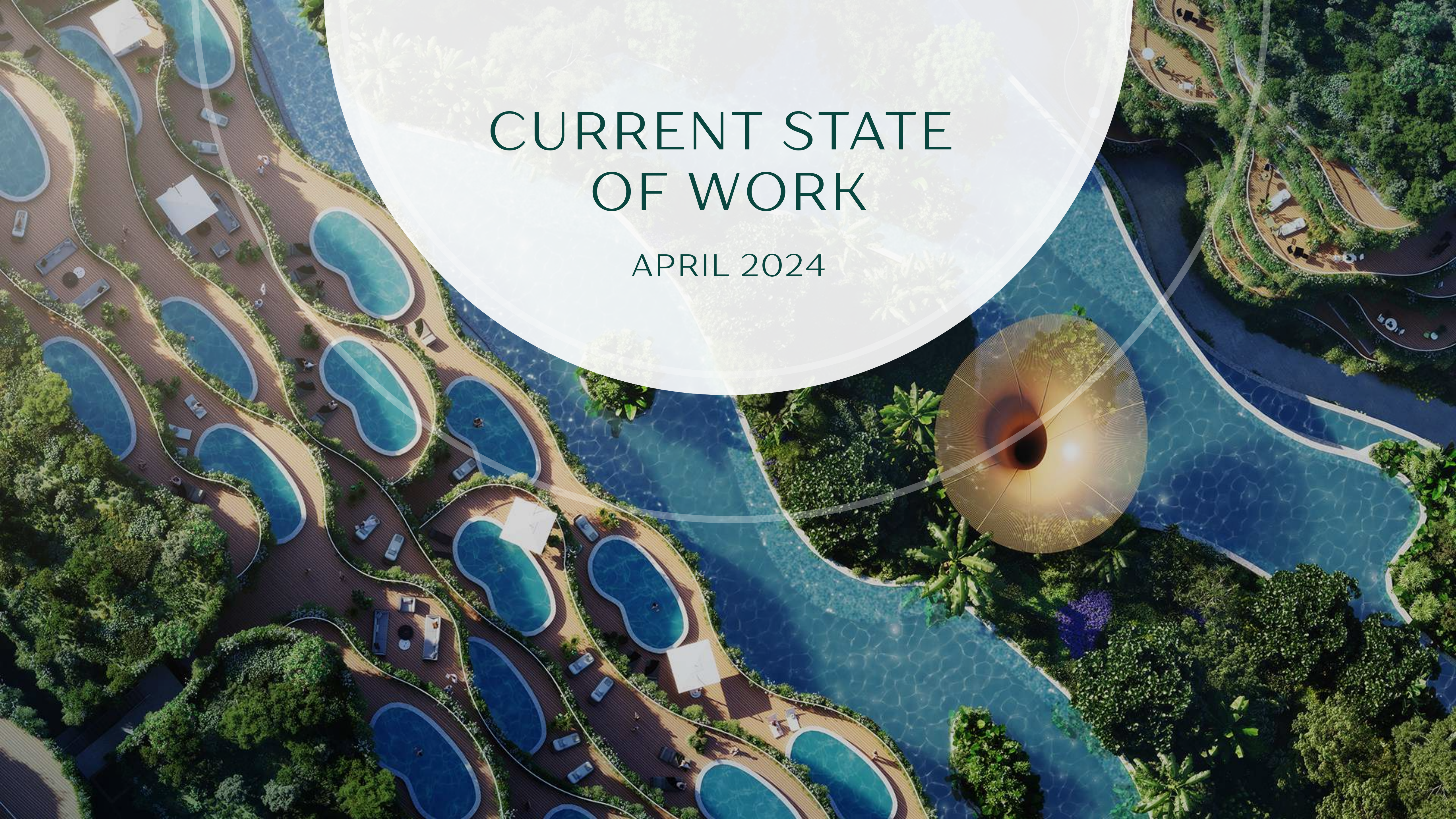
20% discount in all complex restaurants and bars
(10% discount on alcohol)

20%

Room Service discount

15%

Discount on transfer services

An aerial photograph of a resort complex. The resort features numerous swimming pools of various shapes, some with white lounge chairs and umbrellas. A large, prominent golden dome structure is situated near a larger pool. The entire resort is surrounded by lush green tropical vegetation. A semi-transparent white circular graphic is overlaid on the top left, containing the text.

CURRENT STATE OF WORK

APRIL 2024

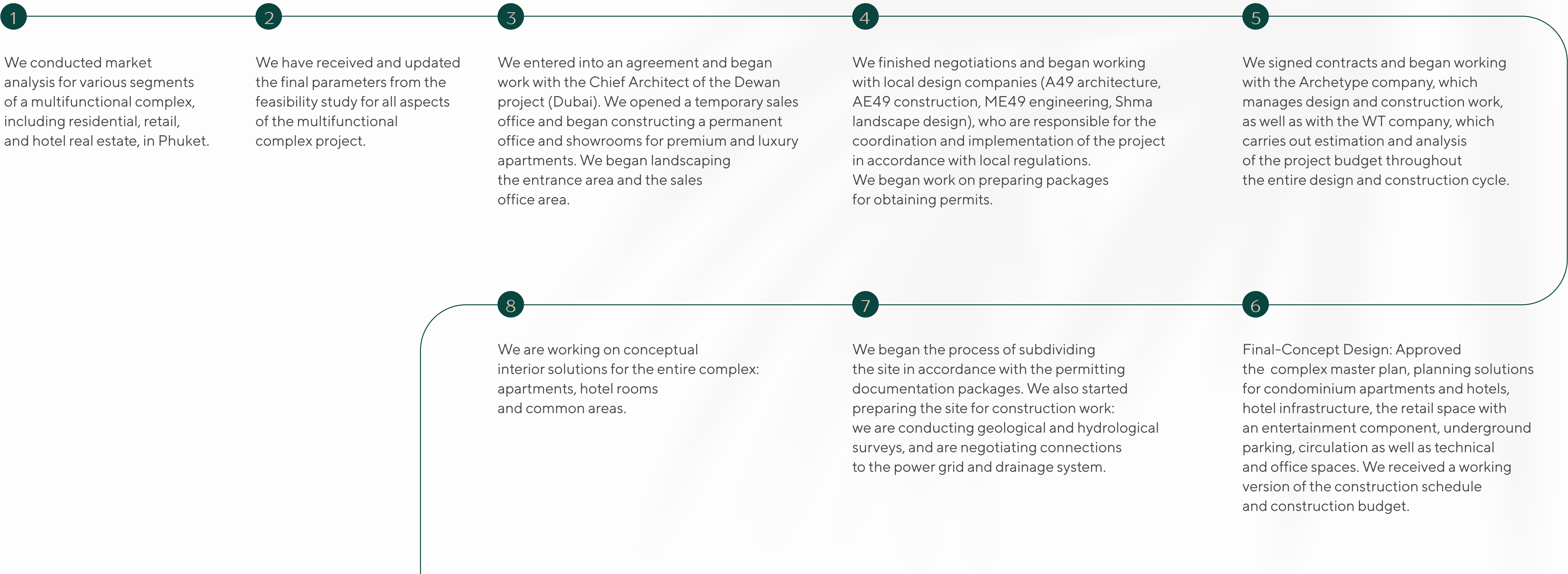
THE FIRST WORK STAGE IS 92% COMPLETE

May 2023

May 2024

Design stage and obtaining construction permits

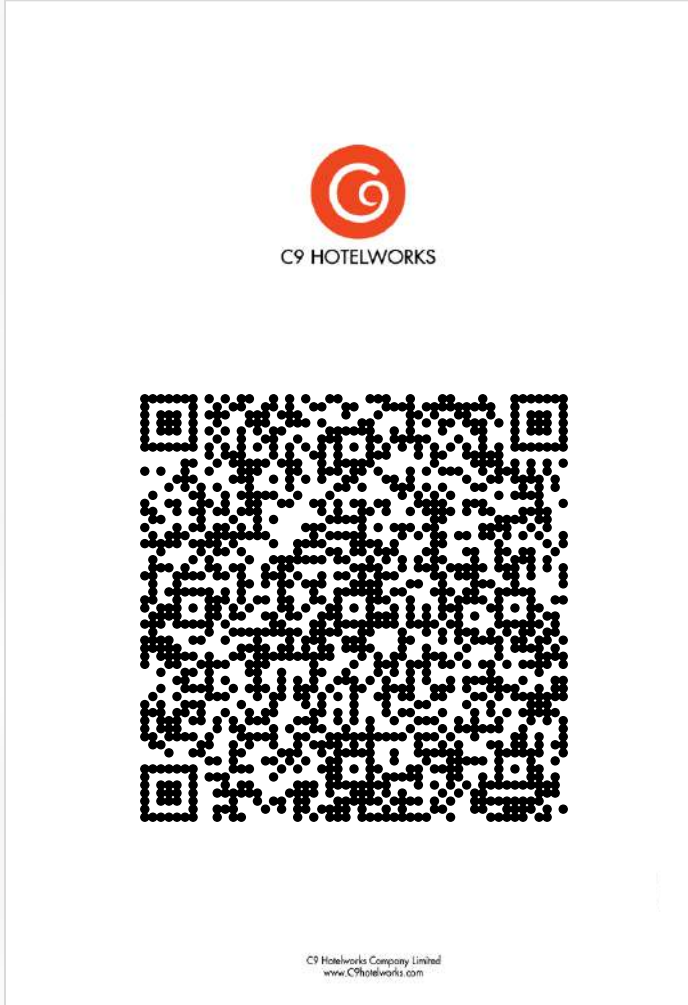
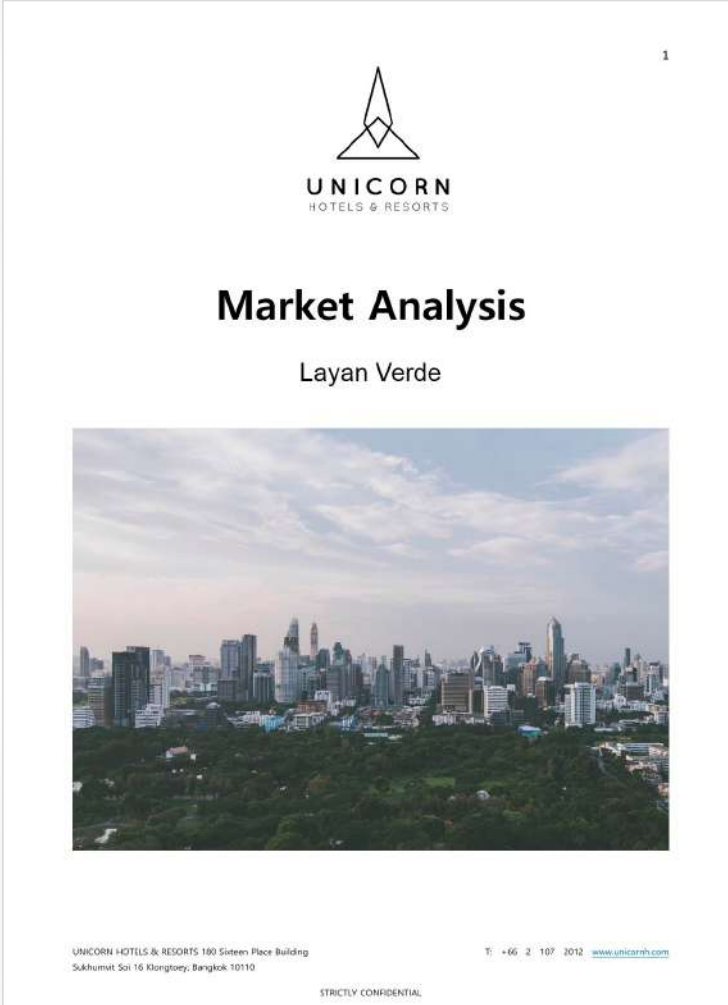
92%



WE ANALYZED THE RESIDENTIAL,
RETAIL AND HOTEL REAL ESTATE
MARKET IN PHUKET



RECEIVED AND UPDATED THE FEASIBILITY STUDY OF THE PROJECT ACCORDING TO THE FINAL PARAMETERS



Final Feasibility Study for Retail Development in Phuket

Layan View Ltd.

October 25, 2023
Prepared by: Colliers Thailand





C9 HOTELWORKS



THE PHUKET REPORT
ECONOMY IN TRANSITION



OPENED A TEMPORARY SALES
OFFICE, STARTED CONSTRUCTION
OF A PERMANENT OFFICE
AND SHOWROOM APARTMENTS

STARTED THE ENTRANCE
AREA AND THE SALES OFFICE
AREA LANDSCAPING



SIGNED WORK CONTRACTS
WITH LOCAL DESIGN COMPANIES

WE PREPARE DOCUMENTS
PACKAGES FOR OBTAINING PERMITS

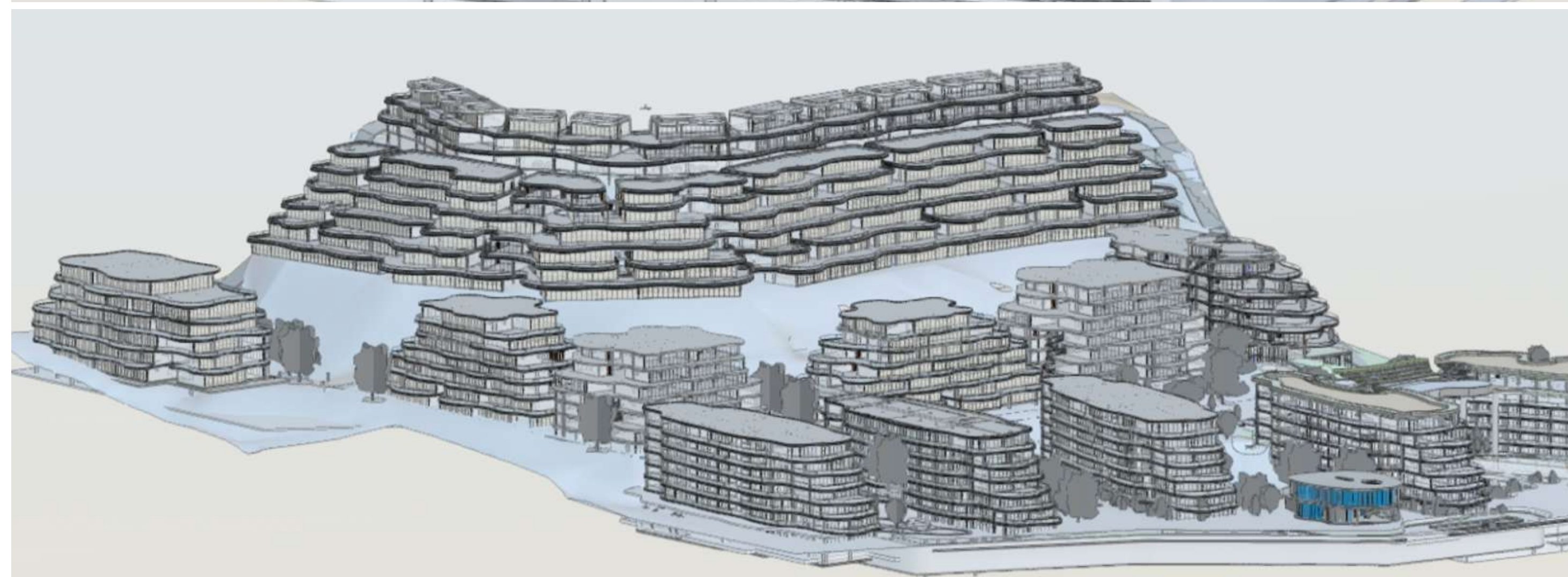


FINAL-CONCEPT DESIGN:

APPROVED THE MASTER
PLAN, PLANNING SOLUTIONS
FOR APARTMENTS, INFRASTRUCTURE,
UNDERGROUND PARKING LEVELS,
TECHNICAL AND OFFICE
PREMISES



RECEIVED A WORKING
VERSION OF THE
CONSTRUCTION SCHEDULE
AND CONSTRUCTION
BUDGET



STARTED THE SITE RESURVEY IN ACCORDANCE WITH THE PERMITTING
DOCUMENTATION PACKAGES AND PREPARATION
OF THE SITE FOR CONSTRUCTION WORK





CONTINUE WORKING
ON CONCEPTUAL INTERIOR
SOLUTIONS



A MAGICAL PLACE FOR THE REAL YOU