

LAYAN VERDE



[Developer]



[Hospitality Partner]



[Architecture Firm]

A Landmark Luxury **Residential & Hospitality Complex** in Phuket's Elite Bang Tao Coast.

[VIEW EXCLUSIVE INVENTORY]

[DOWNLOAD FINANCIAL DOSSIER]

200,000+ m² Total Footprint — The Largest Luxury Micro-City in Bang Tao.



[THE MIDNIGHT BLUEPRINT]

THE SCARCITY OF SCALE IN BANG TAO.

[As Phuket's luxury coastline matures, the ability to engineer fully integrated, large-scale ecosystems has vanished. We are capturing the final frontier of premium development.]



[UNREPEATABLE FOOTPRINT]

A staggering 200,000+ m² total project area in a highly land-constrained premium market.



[DUAL-ENGINE YIELD]

True integration of high-end residential living with 5-star global hospitality to drive absolute occupancy.



[ARBITRAGE ENTRY]

Exclusive broker pricing allows for immediate, day-one equity capture far below developer retail baselines.

INFRASTRUCTURE AS A COMPETITIVE MOAT.



Where style, comfort and luxury become a way of life.

[40%+]

Territory dedicated exclusively to internal infrastructure.

[75,000 m²]

Total premium sellable area.

[5,000+ m²]

Curated high-end retail space.

THE ECOSYSTEM: 4 CORE PILLARS OF VALUE.

[01 RESIDENTIAL]

75,000 m² of prime residential real estate optimized for both end-user sanctuary and high-yield rental deployment.

[02 HOSPITALITY]

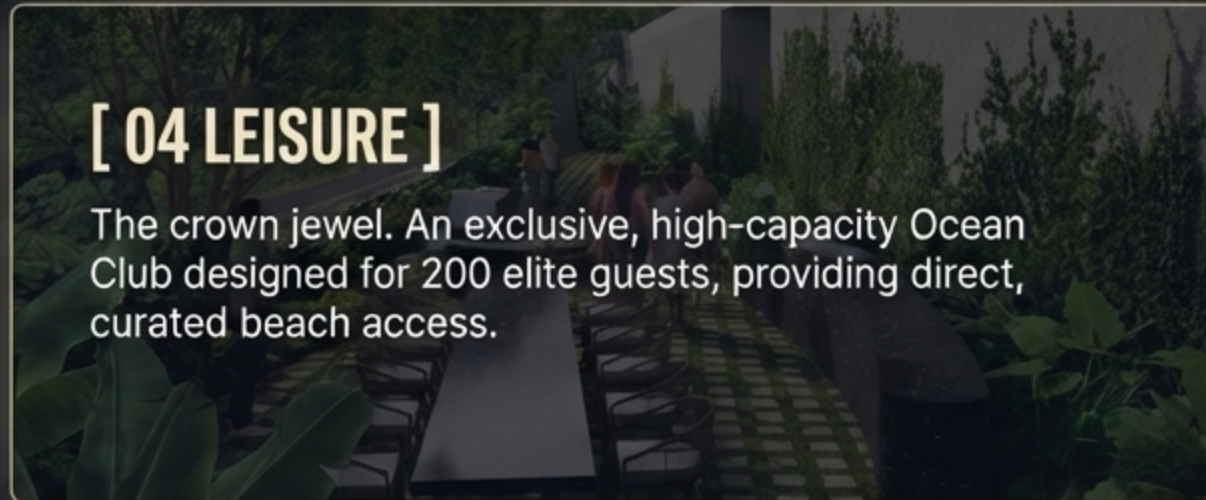
Two distinct 5-star hotel properties housing 169 elite rooms, bringing world-class operational standards to the entire complex.

[03 COMMERCIAL]

5,000+ m² of retail infrastructure featuring restaurants, cafes, and premium lifestyle services.

[04 LEISURE]

The crown jewel. An exclusive, high-capacity Ocean Club designed for 200 elite guests, providing direct, curated beach access.



Nature Engineered.

A masterclass in biophilic design, integrating private parks and sprawling water features into the structural DNA.

[] 24/7 Security Protocols

[] Private Parkland

[] Integrated Waterways

The Lifestyle Matrix.

[] Wellness & Form

Spa & Wellness
Sanctuary

Elite Fitness Gym

Rooftop Yoga Space

Resort-Style Pool

[] Social & Leisure

Ocean Club
(Beach Access)

Signature Restaurant

Curated Café

Rooftop Terrace &
BBQ Zone

[] Utility & Operations

Premium Concierge
Service

Co-working
Infrastructure

Event Space

Kids Play Zone

Interior Architecture.



The Standard

Deliver uncompromising 5-star living environments capable of commanding top-tier rental yields.

The Integration

- [] Smart Home Automation System
- [] Private Parking Integration
- [] Turnkey Premium Furnishings

The Yield

A fully optimized spatial asset that functions seamlessly as both a personal tropical sanctuary and a frictionless, high-performing financial instrument.

[INITIATE ACQUISITION]

01.

Secure Allocation

Access the exclusive OnlyBrokers private inventory, bypassing standard developer retail pricing.

02.

Asset Maturation

Hold position as the sprawling 40% infrastructure footprint is realized leading into December 2027.

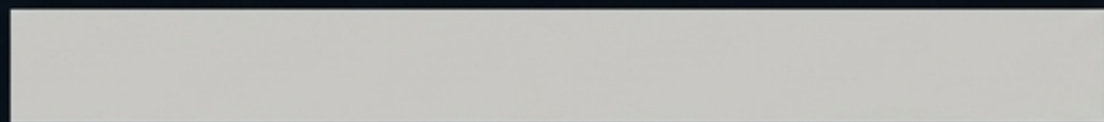
03.

Yield Activation

Deploy units into the high-demand Phuket rental market alongside the launch of the two internal 5-star hotel operations.

The Arbitrage Mechanic: Day-One Equity.

Developer Retail Baseline



**[15% - 20% INSTANT
EQUITY CAPTURE]**

Exclusive Broker Entry

By accessing closed-network inventory, investors bypass the retail premium, securing immediate, verifiable asset appreciation upon signing.

Unit Economics & Sourcing Spread

STUDIO (From 37 m²) [-15%]

Developer Price: \$257,979

OnlyBrokers Price: \$220,000

1-BEDROOM (From 58.9 m²) [-16%]

Developer Price: \$373,154

OnlyBrokers Price: \$313,858

2-BEDROOM (From 101.8 m²) [-20%]

Developer Price: \$573,494

OnlyBrokers Price: \$457,271

3-BEDROOM (From 167.8 m²) [-15%]

Developer Price: \$942,720

OnlyBrokers Price: \$798,785

Delivery Horizon.

01. Initial Capital Deployment

Current Phase. Lock in exclusive -15% to -20% baseline spread.

02. Main Project Delivery

[DECEMBER 2027]

Launch of primary infrastructure, 5-star hotels, Ocean Club, and main residential tiers.

03. Final Phase Integration

[DECEMBER 2028]

Delivery of final Building B4, completing the 200,000 m² ecosystem.

SECURE YOUR POSITION.

The Bang Tao Arbitrage is finite. Access to the exclusive Broker pricing tier requires immediate qualification.

[REQUEST PRIVATE FINANCIAL BRIEFING]

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