



INFORMATION BRIEFING

- Overview
- Location
- Building Plan
- Site Plan
- Floor Plans
- Schedule of Finishes
- Perspectives
- Owner Privileges
- FAQs



Luxury Car Concept

- Compact
- Mid-size
- Full-size



Layout & Size

- Consistent functional layouts
- Standard sizing / modular



Materials & Fixtures / Interior Design

- High specs throughout
- Points of difference



Furniture & Room Amenities

- Aligned with hotel standards

- ◆ Luxury focus – sizing □ pricing
- ◆ Differentiation from compset
- ◆ Consistency of standards
- ◆ Better design outcomes
- ◆ Increased buyer satisfaction



- A new concept in eco-friendly living, with minimalist-chic design in lush gardens, set within Laguna Phuket, Asia's finest integrated resort.
- At the gateway to Laguna Phuket and adjacent to boutique shopping / dining complex "Boat Avenue"
- A few minutes walk to the beach
- 1 to 3-bedroom condominium units
- 20 minutes drive from the recently expanded Phuket International Airport
- Close proximity to hotels, golf and nearby Boat Avenue / Central Porto de Phuket boutique retail/ dining precinct
- Shuttle bus transport to Laguna Phuket hotels, beach and golf







- Building 2: 60 units

No. of Bedrooms	No. of Units	Unit Mix %	Total Area (sqm)	Internal Area (sqm)	External Area (sqm)
1	28	47%	56 – 57	44 – 45	12
2	28	47%	84 – 85	68 – 69	16
3	4	7%	113 – 114	93 – 94	20
Total	60	100%			

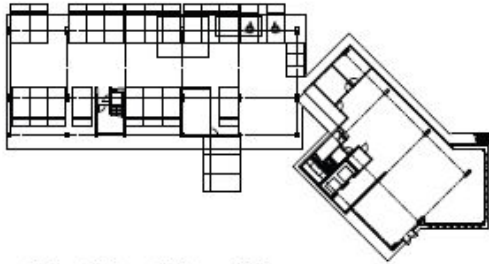
1A TYPE 1A
1-BEDROOM

2A TYPE 2A
2-BEDROOMS

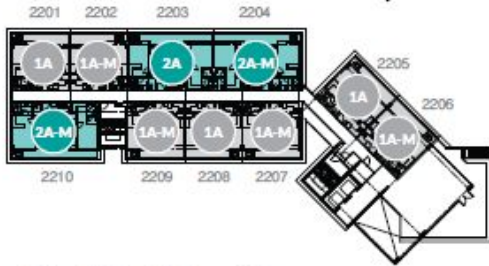
3A TYPE 3A
3-BEDROOMS



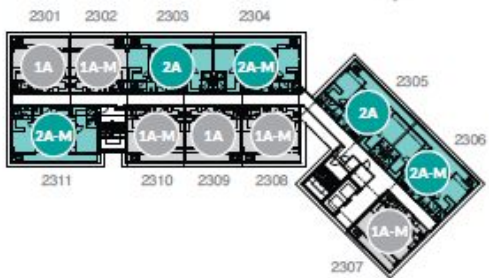
1ST FLOOR



2ND FLOOR



3RD FLOOR



4TH FLOOR



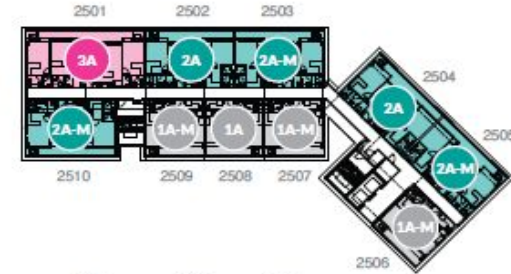
1A TYPE 1A
1-BEDROOM

2A TYPE 2A
2-BEDROOMS

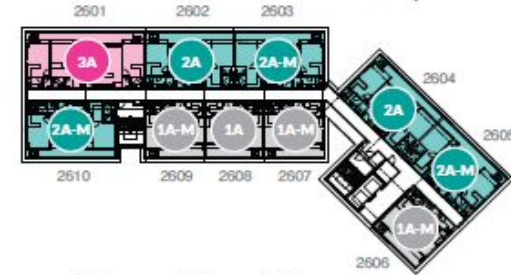
3A TYPE 3A
3-BEDROOMS



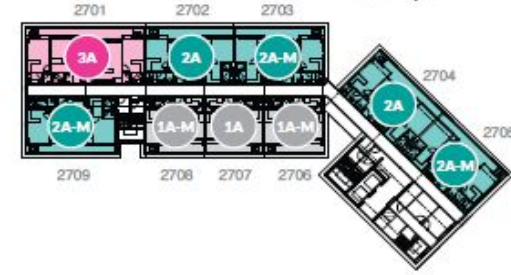
5TH FLOOR



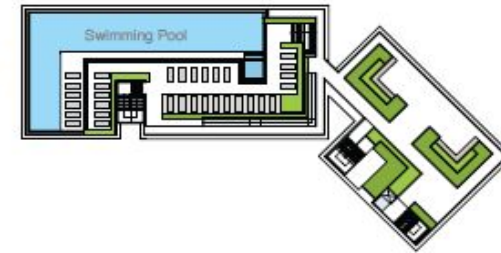
6TH FLOOR



7TH FLOOR



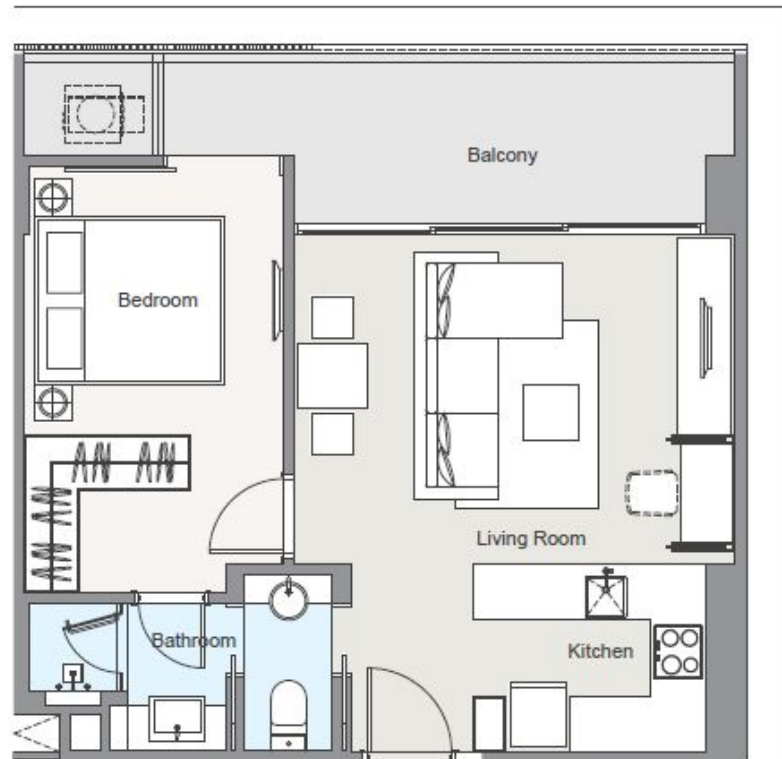
8TH FLOOR



TYPE 1A

Internal area : 44.13 - 45.44 m²
External area : 11.44 - 11.80 m²
Total area : 55.57 - 57.23 m²

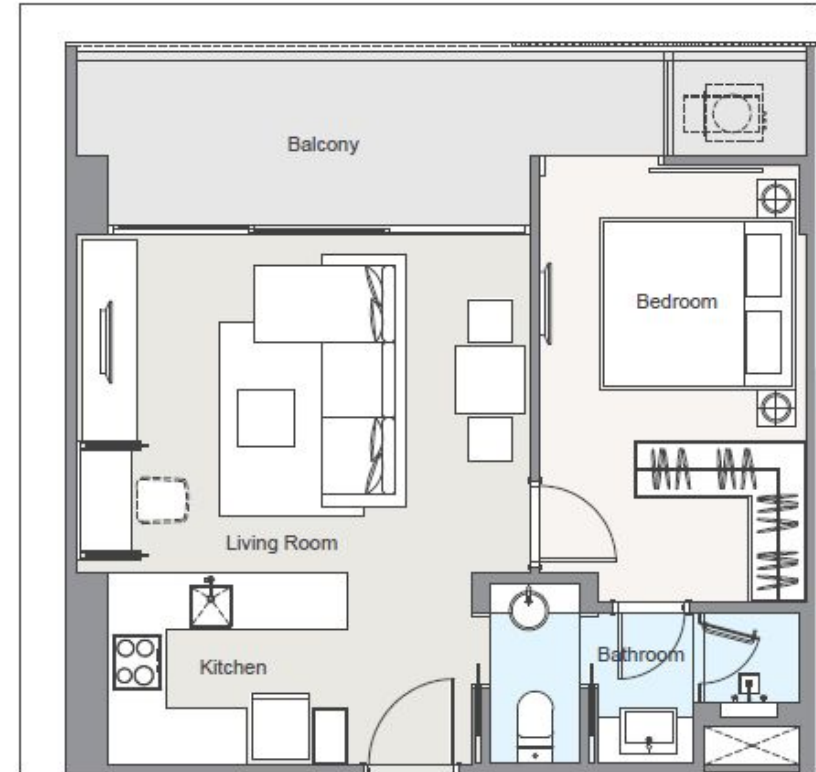
-  1-Bedroom
-  1-Bathroom
-  1-Living Room



TYPE 1A-M

Internal area : 44.13 - 45.44 m²
External area : 11.44 - 11.80 m²
Total area : 55.57 - 57.23 m²

-  1-Bedroom
-  1-Bathroom
-  1-Living Room

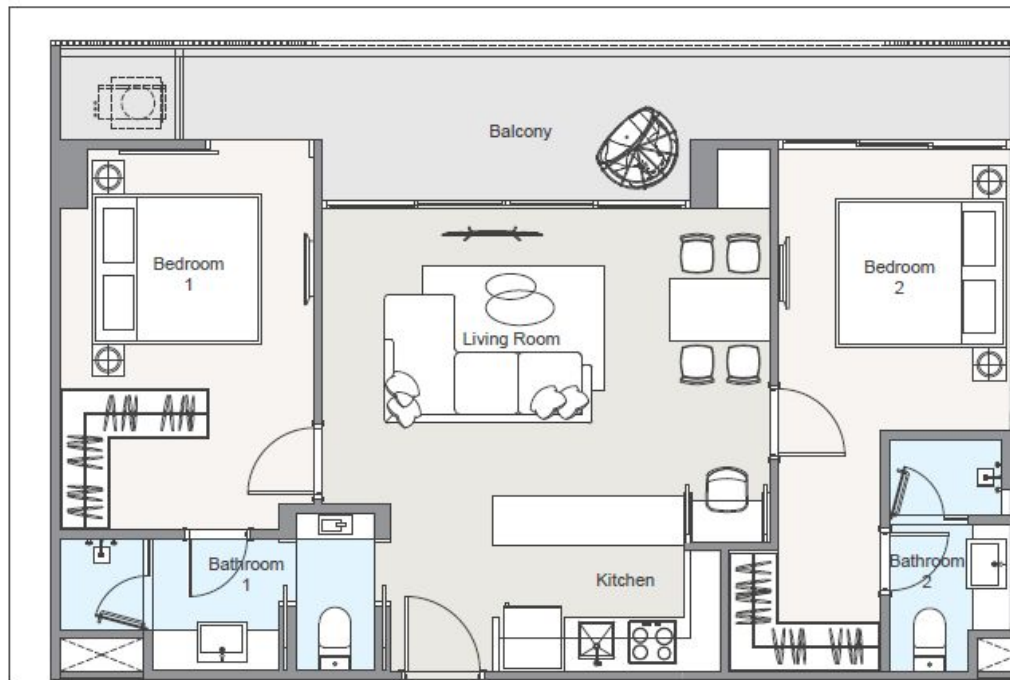


laGuna
Lakeside
RESIDENCES

TYPE 2A

Internal area : 67.82 - 69.19 m²
External area : 15.80 - 15.97 m²
Total area : 83.62 - 85.16 m²

-  2-Bedrooms
-  2-Bathrooms
-  1-Living Room

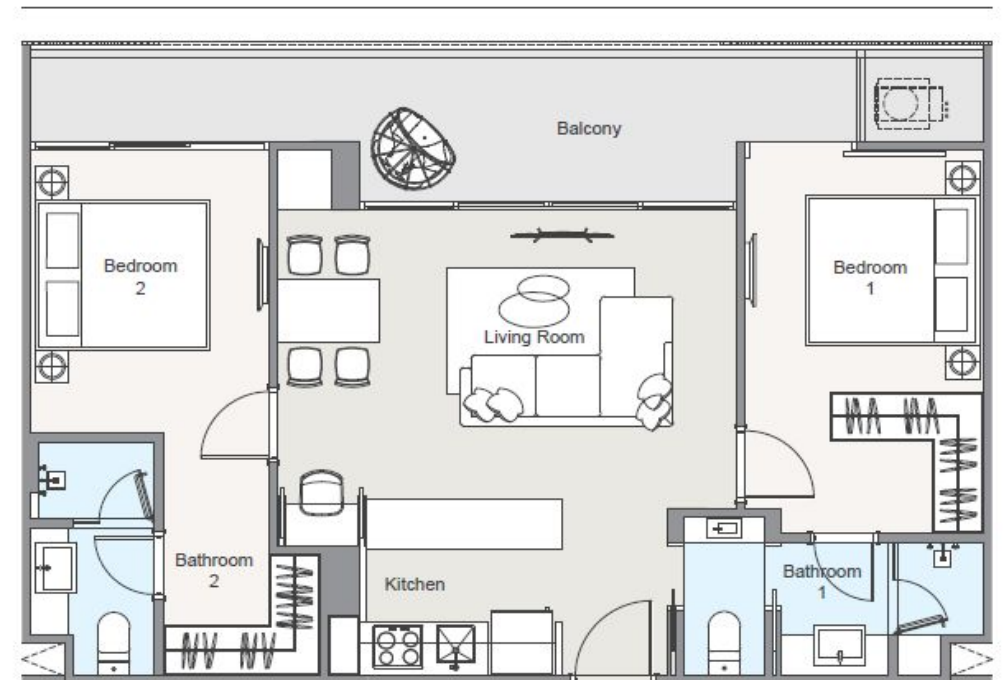


laGuna
Lakeside
RESIDENCES

TYPE 2A-M

Internal area : 67.82 - 69.19 m²
External area : 15.80 - 15.97 m²
Total area : 83.62 - 85.16 m²

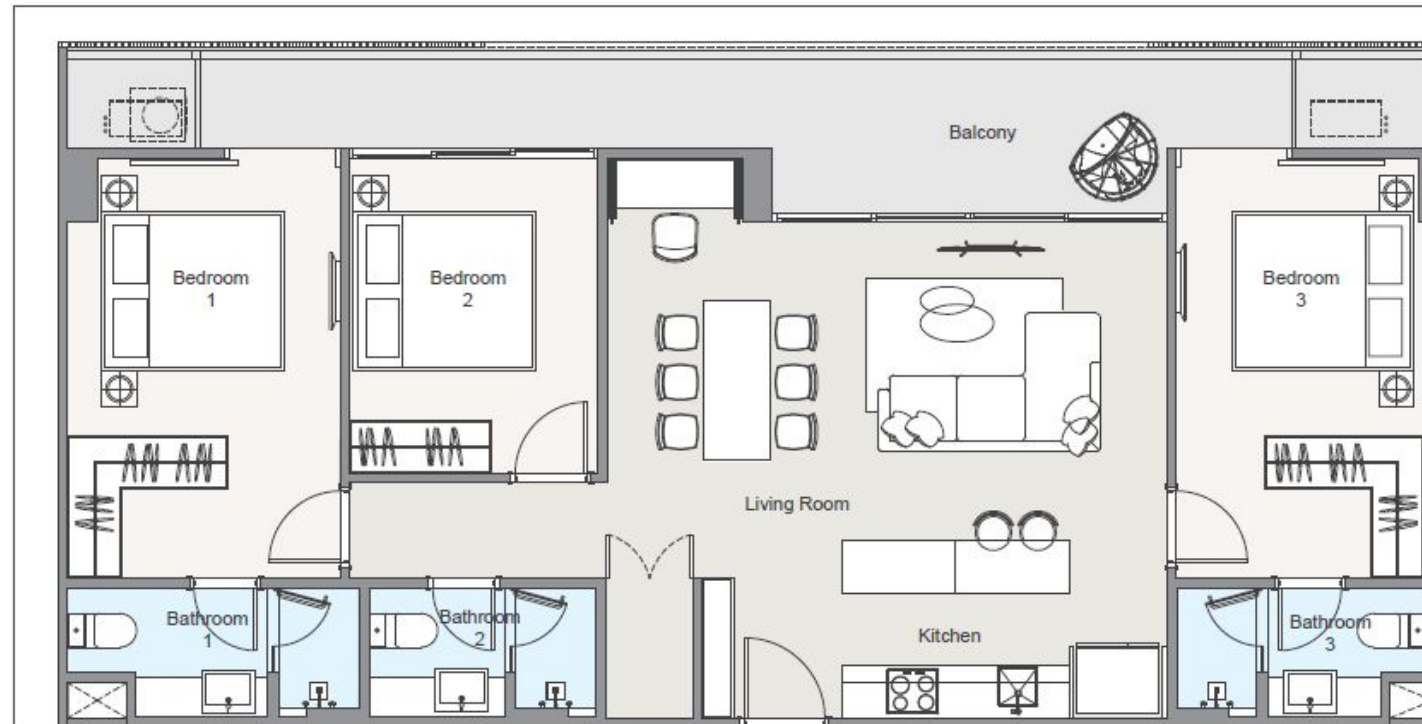
-  2-Bedrooms
-  2-Bathrooms
-  1-Living Room



TYPE 3A

Internal area : 92.76 - 93.59 m²
External area : 19.96 - 20.13 m²
Total area : 112.72 - 113.72 m²

3-Bedrooms
3-Bathrooms
1-Living Room



SCHEDULE OF FINISHES

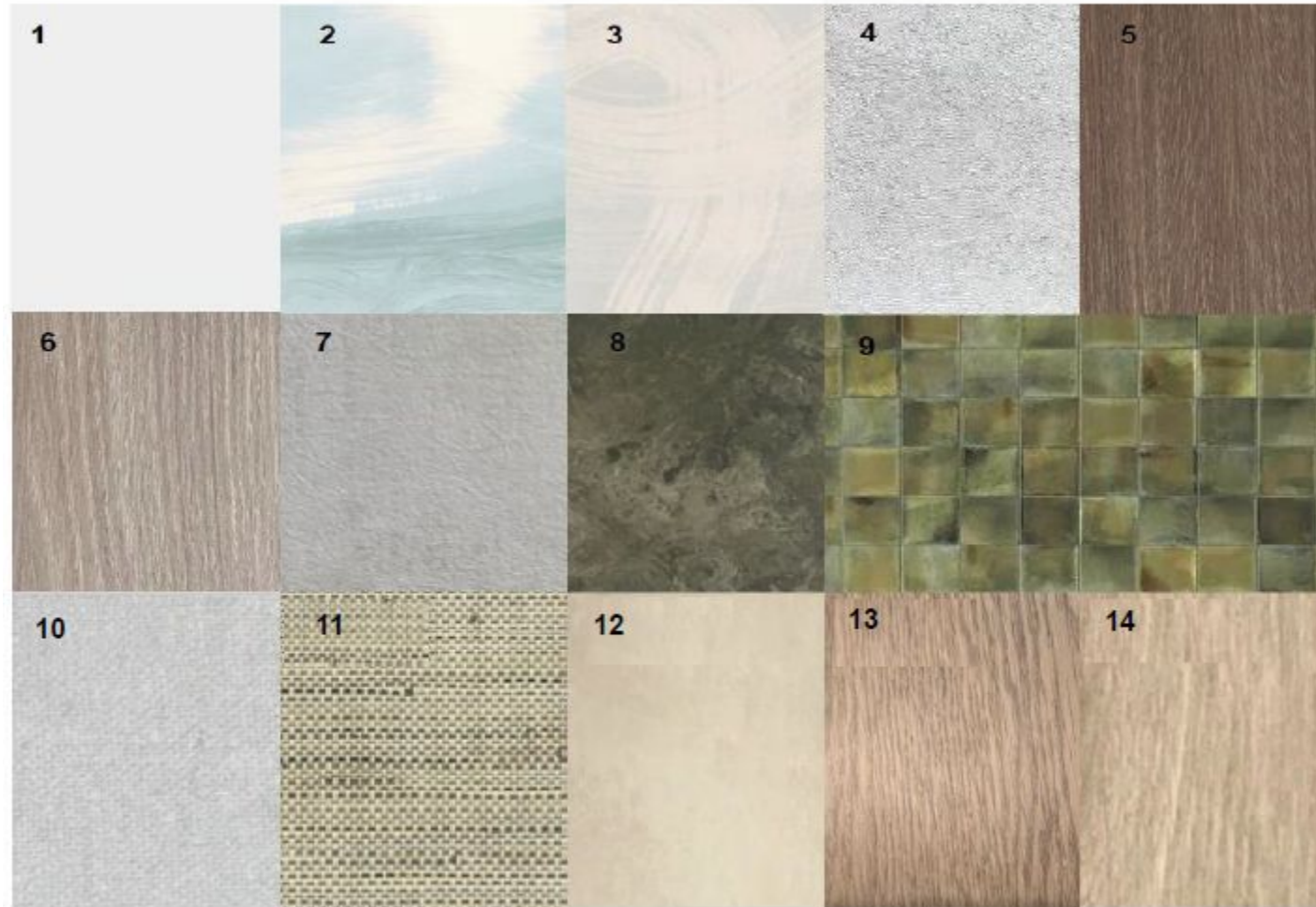
General	
Internal Walls	Plaster and paint finish / Laminate finish / Wall paper or Equivalent
Internal Ceilings	Gypsum board with paint finish
Entry Door	Solid core with paint finish or Equivalent
Internal Doors	Hollow core with paint finish or Equivalent
Flooring	Porcelain tiles or Equivalent
Lighting	Recessed or surface mounted LED downlights
Air Conditioning	Ceiling/Wall mounted split type
Communication	Data outlet
Television	Data outlet
Bedroom	
Flooring	Engineered wood or Equivalent
Built in Wardrobe	PB with Laminate/Melamine or Equivalent
Pantry	
Flooring	Porcelain tiles or Equivalent
Sink & Tapware	Stainless steel / Composite sink or Equivalent and Mixer
Counter Top	Solid surface or Equivalent
Joinery/Cabinet	PB with Laminate/Melamine or Equivalent
Hot water	Instantaneous
Backsplash	Porcelain tiles or Equivalent
Basic appliances	Hob / Extractor hood
Bathroom	
Floor/Wall	Porcelain tiles or Equivalent
Ceiling	Moisture resistant plasterboard with paint finish
Tapware	Shower & Basin mixers
Sanitary Ware	Ceramic wash basin / toilet
Accessories	Towel rail / Robe hooks / Tissue holder
Hot water	Instantaneous
Shower screen	Tempered glass
Balconies	
Floor	Porcelain tiles or Equivalent
Balustrade	Tempered glass with aluminium frame
Balcony Soffit	Plaster with paint finish
External	
Walls	Plaster and paint finish
Windows & Doors	Aluminium / uPVC or Equivalent

MATERIAL SELECTION UNIT TYPE 1 BEDROOM



- 1 CEILING PAINT**
Color paint
- 2 ACCENT DECORATIVE WALL**
Wallpaper decoration or equivalent
- 3 ACCENT DECORATIVE WALL**
Wallpaper decoration or equivalent
- 4 DECORATIVE WALL**
Wallpaper decoration or equivalent
- 5 WALL PANEL TV**
Laminate or equivalent
- 6 ENTRY DOOR**
Laminate or equivalent
- 7 KITCHEN BUILT-IN**
Laminate or equivalent
- 8 TOP COUNTER KITCHEN**
Solid surface or equivalent
- 9 TOP COUNTER TV**
Marble or equivalent
- 10 HEADBOARD**
Woven or equivalent
- 11 LIVING FLOOR**
Porcelain tiles or equivalent
- 12 BED HEAD**
Fabric PU or equivalent
- 13 WALL PANEL BEDROOM**
Laminate or equivalent
- 14 WOOD FLOOR**
Engineering wood or equivalent
- 15 BALCONY FLOOR**
Porcelain tiles or equivalent

MATERIAL SELECTION : UNIT TYPE 2 BEDROOM



- 1 CEILING PAINT**
Color paint
- 2 ACCENT DECORATIVE WALL**
Wallpaper decoration or equivalent
- 3 ACCENT DECORATIVE WALL**
Wallpaper decoration or equivalent
- 4 DECORATIVE WALL**
Wallpaper decoration or equivalent
- 5 KITCHEN BUILT-IN**
Laminate or equivalent
- 6 ENTRY DOOR & KITCHEN**
Laminate or equivalent
- 7 DECORATIVE WALL**
Wallpaper decoration or equivalent
- 8 TOP COUNTER KITCHEN**
Solid surface or equivalent or equivalent
- 9 KITCHEN WALL**
Ceramic mosaic tiles or equivalent
- 10 WARDROBE**
Laminate or equivalent
- 11 HEADBOARD**
Wallpaper or equivalent
- 12 LIVING FLOOR**
Laminate or equivalent
- 13 WOOD FLOOR**
Engineering wood or equivalent
- 14 BALCONY FLOOR**
Porcelain tiles or equivalent

MATERIAL SELECTION : UNIT TYPE 3 BEDROOM



- 1 CEILING PAINT**
Color paint
- 2 ACCENT DECORATIVE WALL**
Wallpaper decoration or equivalent
- 3 ACCENT DECORATIVE WALL**
Wallpaper decoration or equivalent
- 4 DECORATIVE WALL**
Wallpaper decoration or equivalent
- 5 HIGH CABINET**
Woven or equivalent
- 6 ENTRY DOOR**
Laminate or equivalent
- 7 DECORATIVE WALL**
Wallpaper decoration or equivalent
- 8 TOP COUNTER KITCHEN**
Solid surface or equivalent
- 9 KITCHEN WALL**
Ceramic mosaic tiles or equivalent
- 10 KITCHEN CABINET**
Artificial rattan or equivalent
- 11 LIVING FLOOR**
Porcelain tiles or equivalent
- 12 HEADBOARD**
Fabric PU or equivalent
- 13 WALL PANEL BEDROOM**
Laminate or equivalent
- 14 WOOD FLOOR**
Engineering wood or equivalent
- 15 BALCONY FLOOR**
Porcelain tiles or equivalent

















BEDROOM





BEDROOM



Ownership

- Condominiums are available on a freehold basis for both Thai and non-Thai buyers. However, according to current Thai law, non-Thais may only purchase up to 49% of the condominium's saleable area on a freehold basis. Otherwise, they may purchase any remaining units on a renewable leasehold basis (currently for a maximum period of 30 years as permitted by law).

Freehold

- Registration fees upon transfer of title at 2% of appraisal price payable by buyer
- Corporate income tax (1% of selling price) and Specific Business Tax (3.3% of selling price) payable by seller

Leasehold

- Lease registration and stamp duty costs at 1.1% of lease premium payable by lessee
- Cost of lease renewals will be borne by lessee according to the relevant agreements
- Leasehold may be transferred subject to terms and conditions
- Assignment fee payable to lessor
- New lessee to be bound by terms and conditions of original lease agreement
- Option to convert to freehold at 10% premium (subject to consent by Lessor and permitted by Thai law)

Registration

- Approximately 180 days after full payment has been received and construction of all buildings in the Project are completed and condominium license is obtained. We will notify the owner of any documents and fees required for registration.

Construction

- The development includes approximately less than 200 units. First building of 60 units will be release for sale. One, two and three bedroom configurations are available.
- Construction can only commence once the relevant government environmental and building approvals are obtained and is estimated to take approximately 18-24 months to complete from the commencement date.
- A five (5) year building structure warranty is offered from the date of completion of construction. Warranties on any other component parts of the building will be subject to a two (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 built in accordance with building code and permits as issued by the relevant authorities so no changes to the external areas or structural items are permitted.
- Permits timeline - expect to receive EIA within Q4 24 / building permit Q1 25

Estate management (by Laguna)

- Infrastructure and common facilities include:
 - Carpark
 - Roof top swimming pool/s
 - Utilities (eg water, electricity, communications, central TV system)
- Services include:
 - 24 hours on-site security
 - Garbage collection
 - Cleaning and maintenance of infrastructure and common facilities
 - Any other services required for benefit of owners (eg pest control)
- Common area fees estimated at THB 600 per square metre per year (or THB 50 per month)
 - 1 bed unit @ 56 sqm = THB 2,800 per month ~ THB 33,600 per year
 - 2 bed unit @ 85 sqm = THB 4,250 per month ~ THB 51,000 per year
 - 3 bed unit @ 113 sqm = THB 5,650 per month ~ THB 67,800 per year
- Special fund THB 100 per square metre per year
 - 1 bed unit @ 56 sqm = THB 5,600 per year
 - 2 bed unit @ 85 sqm = THB 8,500 per year
 - 3 bed unit @ 113 sqm = THB 11,300 per year
- CAM and special fund invoiced quarterly in advance
- Rates are subject to change
- Complimentary CAM fee for first 12 month

Property management (by Laguna)

- **Private Residences**

- Laguna property management service team also 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.
- Complimentary property services for first 12 months

Rentals by Banyan Living

- **Private Residences**

- S&P agreements will contain a sign-up contract to Banyan Living as rentals agent
- Rental conditions are as follows:

Rental term	Conditions
> 6 months	No restrictions
< 6 months	Exclusively through Banyan Living

- Owners are prohibited from advertising, marketing or renting their units for < 6 months other than through exclusive rental services through Banyan Living
- Banyan Living commission is 15-18% of rental income

Owner benefits

- Sanctuary Club*
 - Complimentary enrollment
 - Discounts and privileges worldwide in resorts, spas and galleries
 - Multi-lingual owner services team
 - Invitations to events including new hotel pre-openings
- Access to Laguna Phuket *
- Access to Laguna Phuket amenities such as shuttle bus, gym, restaurants, spa and resident dedicated beach area
- Owner services team who can arrange services upon request (eg housekeeping, maintenance, etc)

** Terms and conditions apply*

Payment terms

- Option 1 – 100% payable during construction

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

- Option 2 – 50% payable during construction with 50% deferred payment over 1, 3 or 5 years

Deferred Payment Plan	Of Selling Price
1 st Payment upon signing contract	20%
2 nd Payment when construction is 25% complete ¹	10%
3 rd Payment when construction is 50% complete ²	10%
4 th Payment when construction is 75% complete ³	10%
Post construction payments⁴	50%

¹ Concrete structure substantially completed

² Roof, brickwork and rendering substantially completed

³ Electrical conduits, pipe work and plastering substantially completed

⁴ Subject to interest

THANK YOU