

LaGuna
BEACH RESIDENCES
Bayside

Information Briefing

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Banyan Group Repositioning Product Portfolio

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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

Brochure

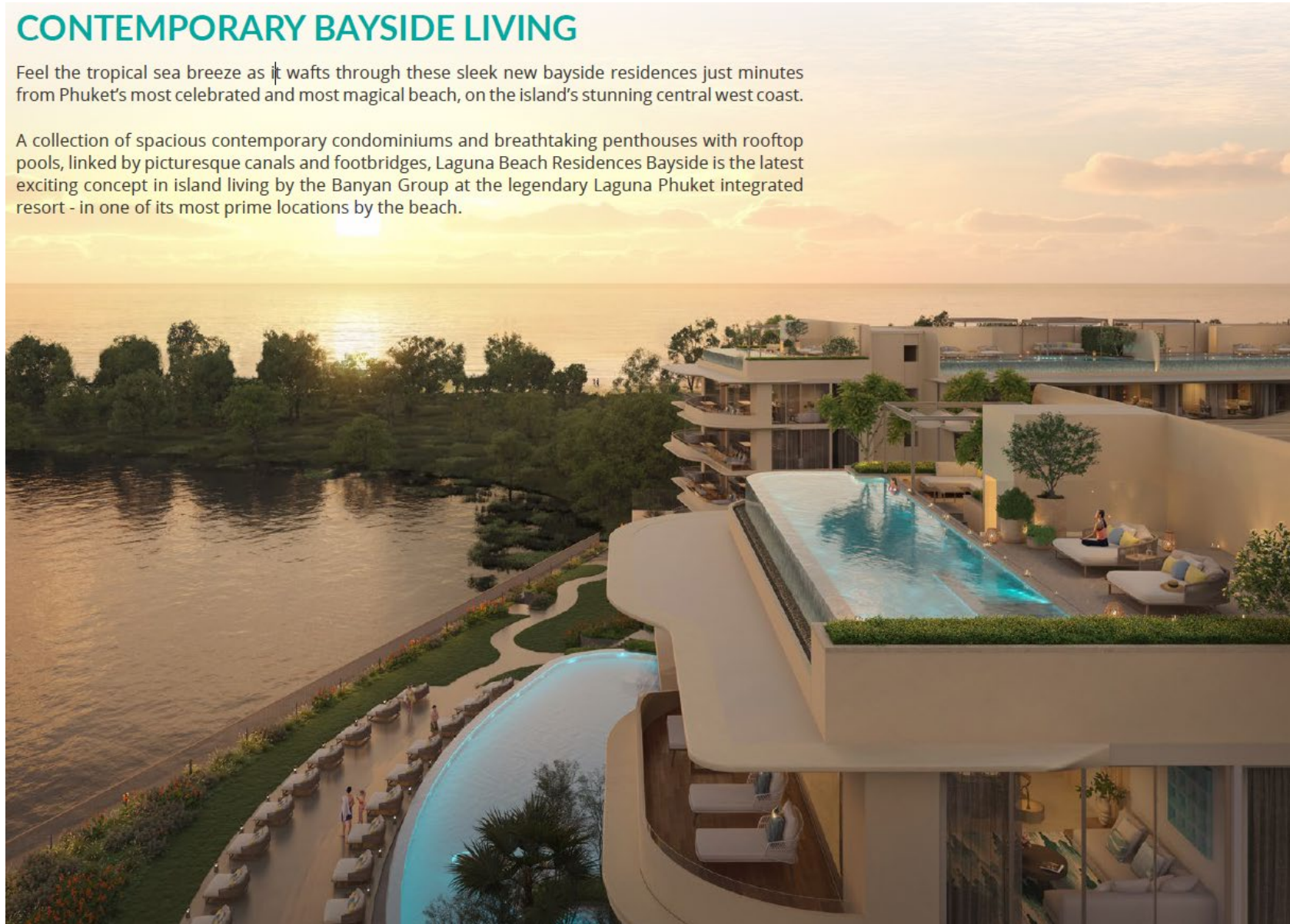
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CONTEMPORARY BAYSIDE LIVING

Feel the tropical sea breeze as it wafts through these sleek new bayside residences just minutes from Phuket's most celebrated and most magical beach, on the island's stunning central west coast.

A collection of spacious contemporary condominiums and breathtaking penthouses with rooftop pools, linked by picturesque canals and footbridges, Laguna Beach Residences Bayside is the latest exciting concept in island living by the Banyan Group at the legendary Laguna Phuket integrated resort - in one of its most prime locations by the beach.



Brochure

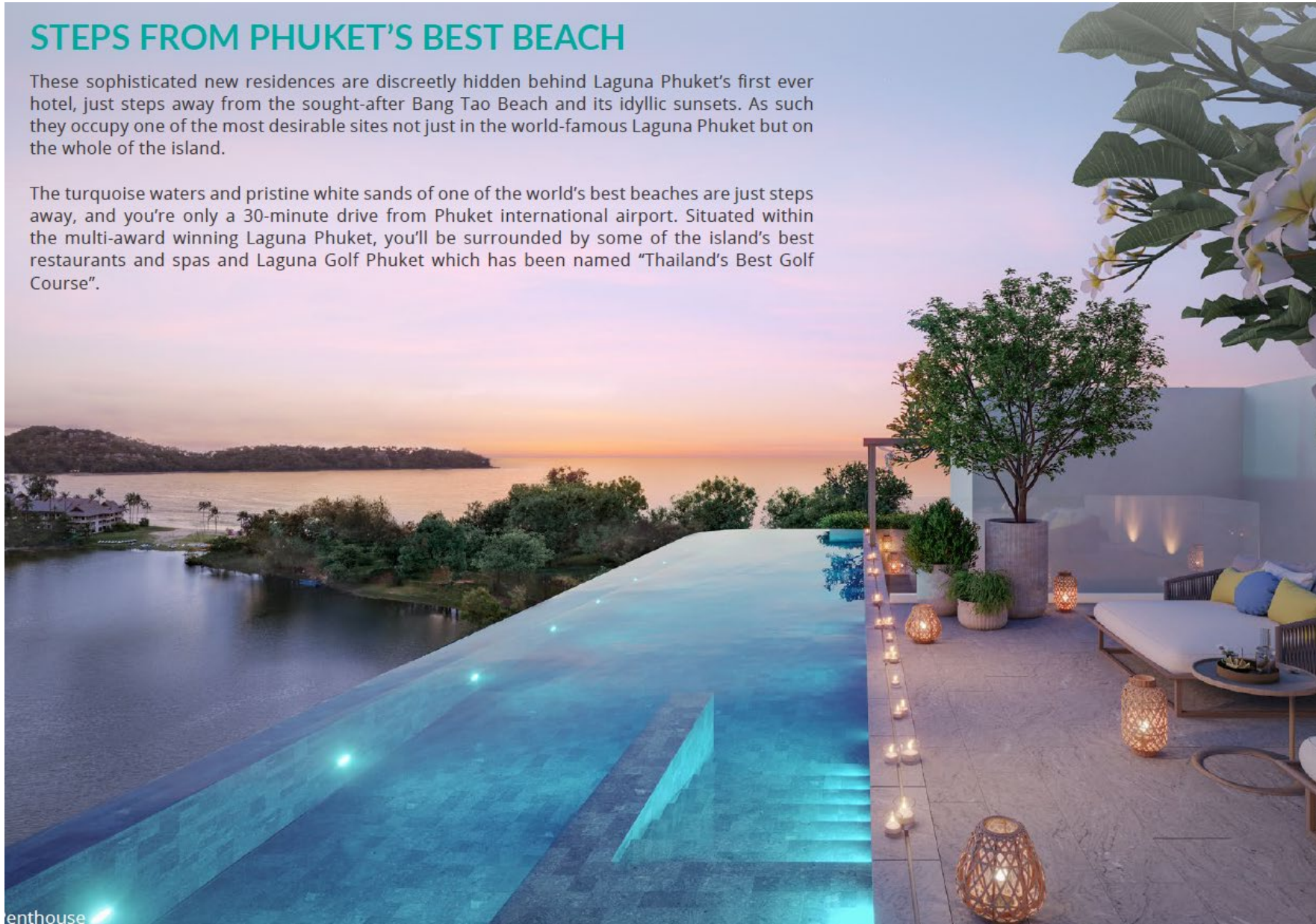
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STEPS FROM PHUKET'S BEST BEACH

These sophisticated new residences are discreetly hidden behind Laguna Phuket's first ever hotel, just steps away from the sought-after Bang Tao Beach and its idyllic sunsets. As such they occupy one of the most desirable sites not just in the world-famous Laguna Phuket but on the whole of the island.

The turquoise waters and pristine white sands of one of the world's best beaches are just steps away, and you're only a 30-minute drive from Phuket international airport. Situated within the multi-award winning Laguna Phuket, you'll be surrounded by some of the island's best restaurants and spas and Laguna Golf Phuket which has been named "Thailand's Best Golf Course".



Brochure

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FEEL THE TROPICAL SEA BREEZE

These stunning new low-rise one, two and three-bedroom condominiums and penthouses with their own private rooftop pools are located in two adjacent blocks separated by a picturesque canal and connected by footbridges. Light, contemporary interiors in a gentle colour palette feature accents of turquoise that mirror the shimmering lake and azure sea.

Each unit has a private terrace, enriching the architecture and seamlessly blending with the natural surroundings. The terraces and surroundings have been designed in undulating forms that mimic the shape of a canyon, giving the feeling of living in a mysterious lost world in the jungle – yet just minutes from the beach. Residents get to enjoy a large freeform swimming pool with a central pool bar that loops around the condominiums and can be accessed directly from them.



Factsheet

Name: Laguna Beach Residences Bayside

Project Type: Luxury residential condominium

Estimated completion date: Q4 2028 (tentative)

Property Feature:

- No. of units: 237 (Building 1: 87 units / Building 2: 150 units)
- Unit size:
 - 1 bed: 75 sqm
 - 2 bed: 113 – 121 sqm
 - 2 bed penthouse: 209 sqm
 - 3 bed: 158 – 171 sqm
 - 3 bed penthouse: 285 – 358 sqm

Amenities

- Reception
- Gym
- Lap pool / Kid's pool (total 1,800+ sqm)
- Pool bar / Pool terrace
- Parking: 185 lots
- Shuttle bus services in Laguna Phuket

Maintenance fee:

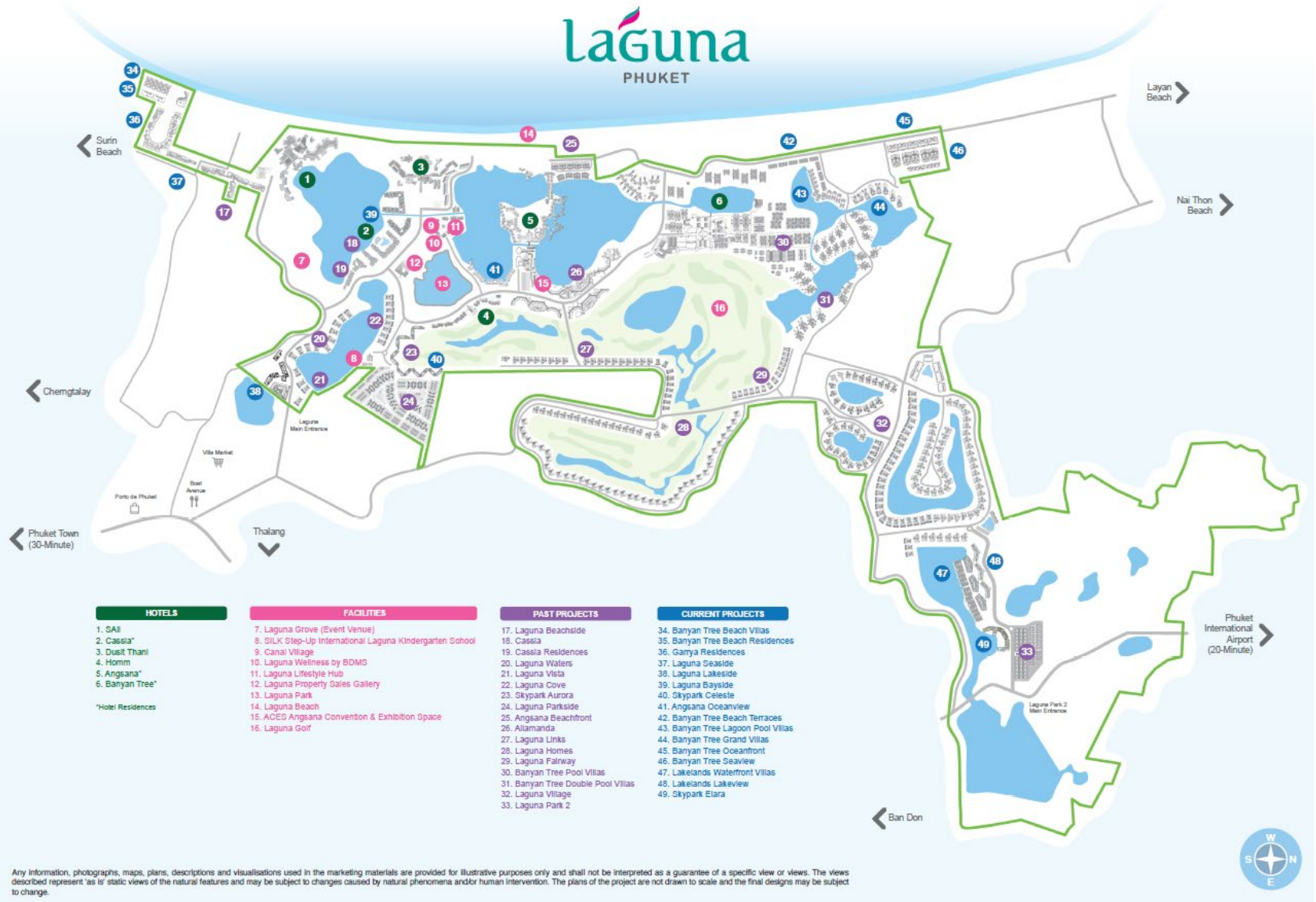
- Common area fee: THB 60 / sqm / month
- Sinking fund: THB 100 / sqm / year

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 membership (selected units – 3 bed)
- Banyan Living: worldwide rentals distribution with brand standard assurance

Location

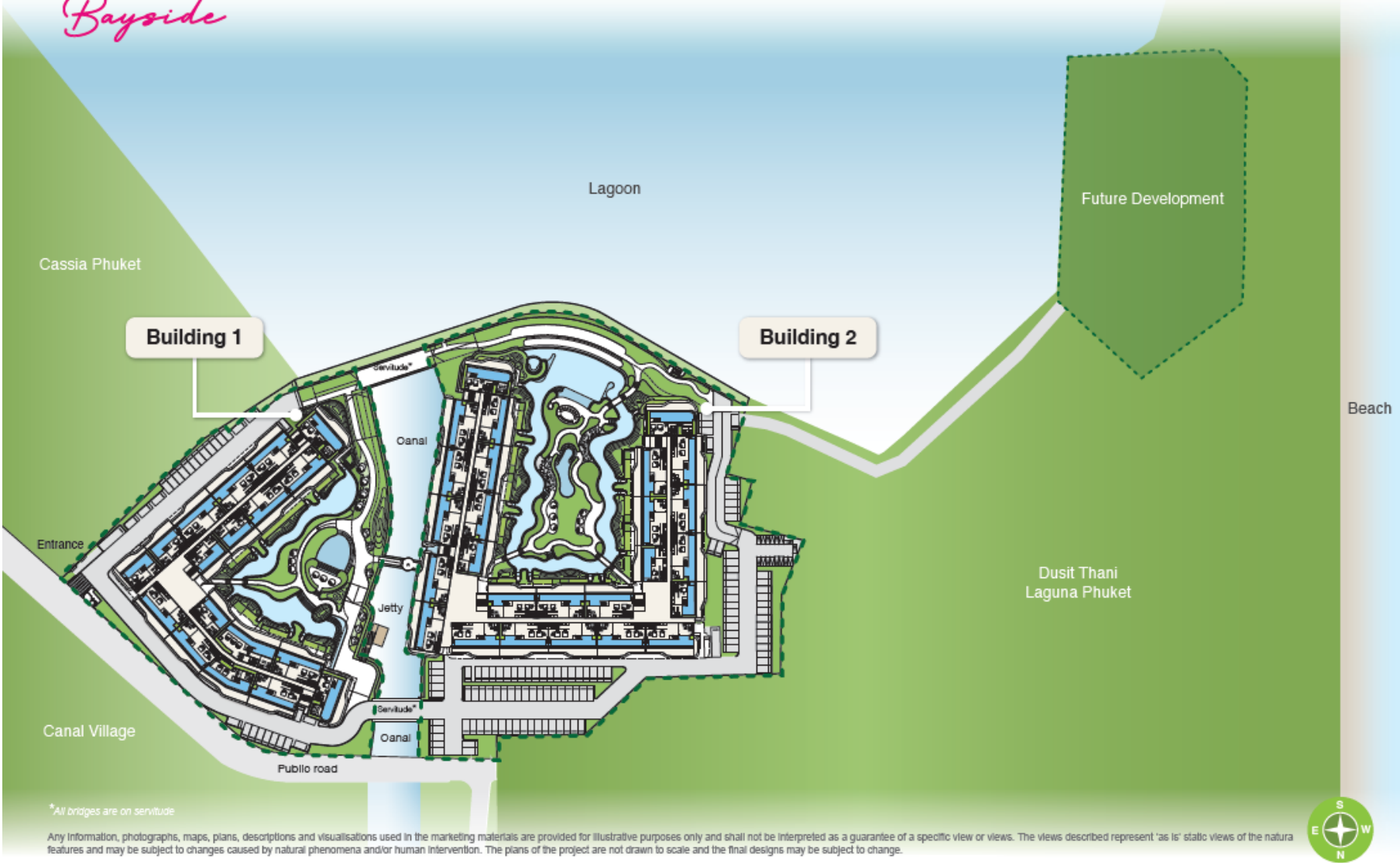
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Site Plan

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Bayside

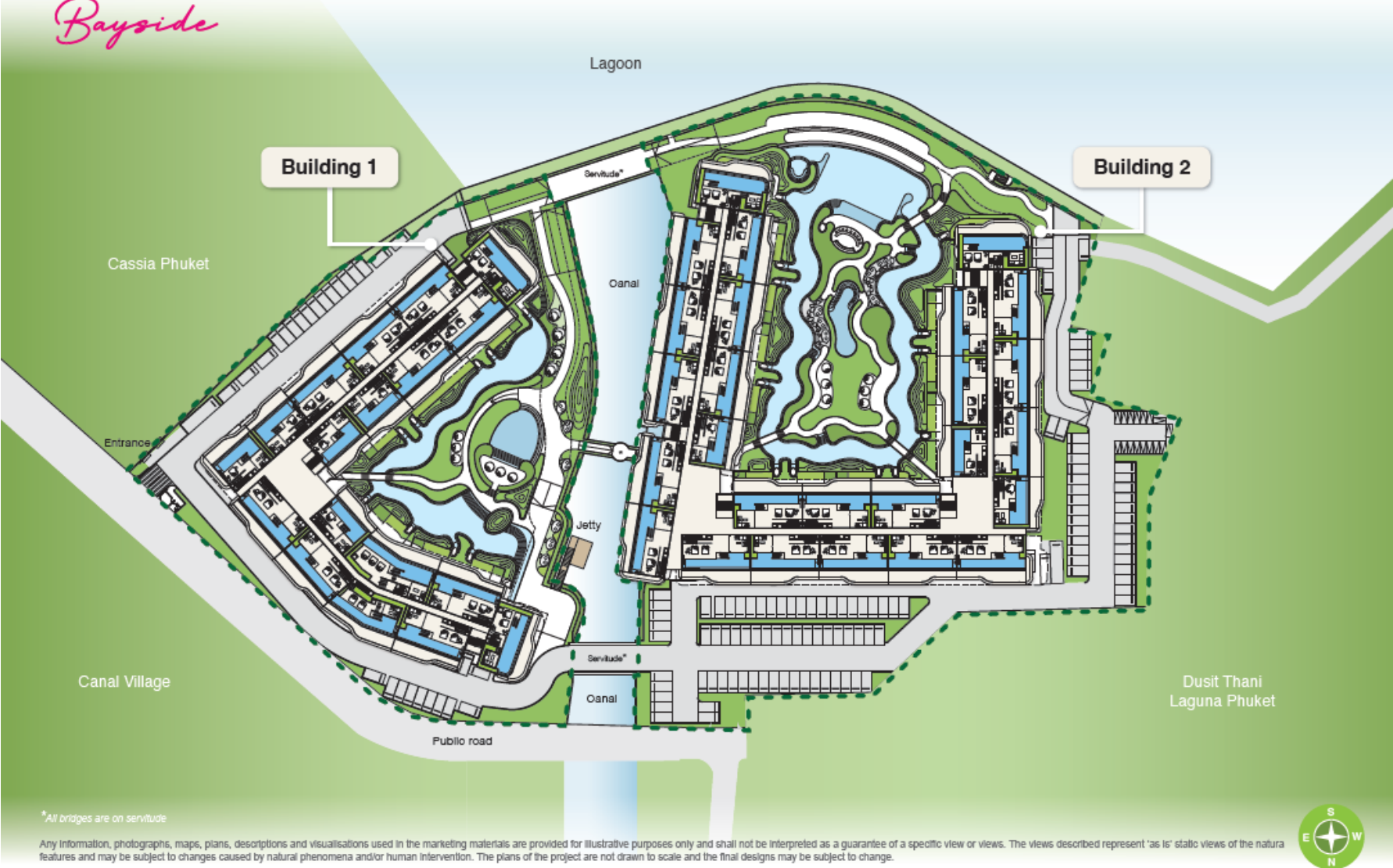
OVERALL SITE PLAN



Site Plan

LaGuna
BEACH RESIDENCES
Bayside

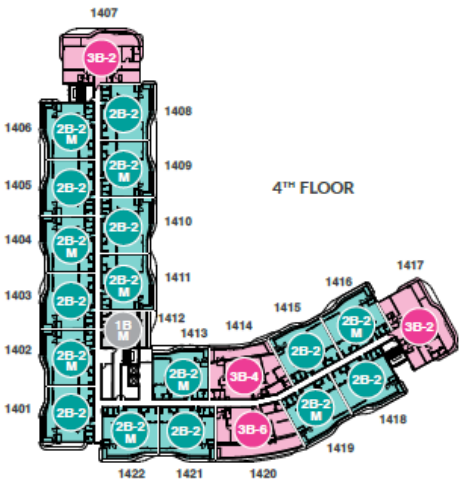
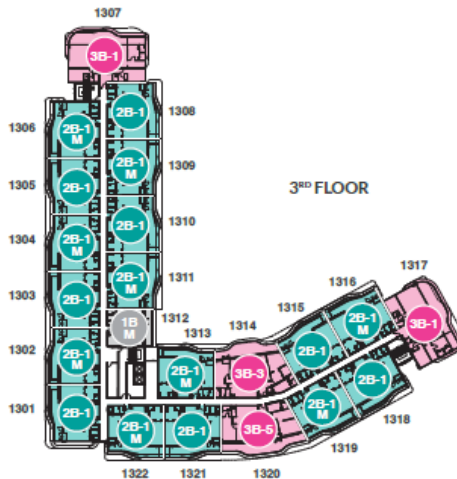
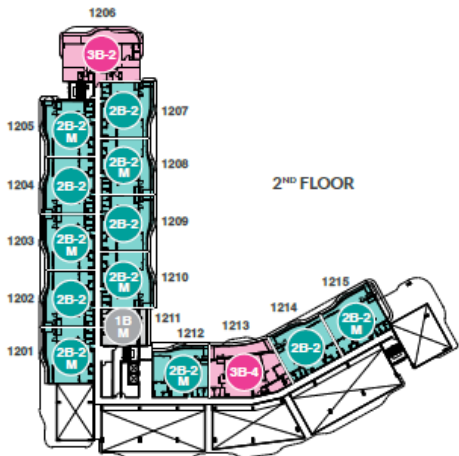
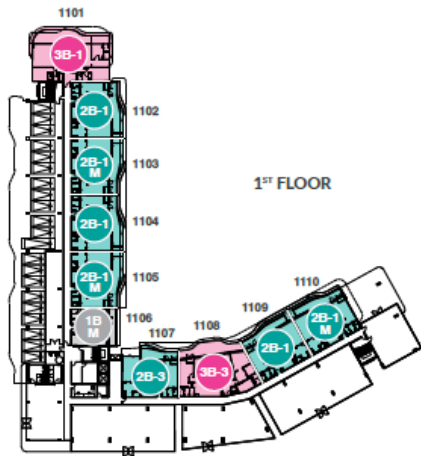
BAYSIDE SITE PLAN



Building Plan

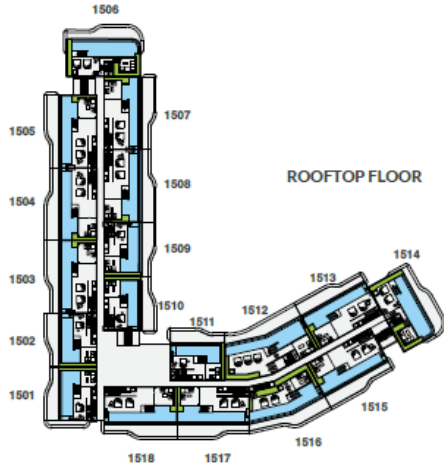
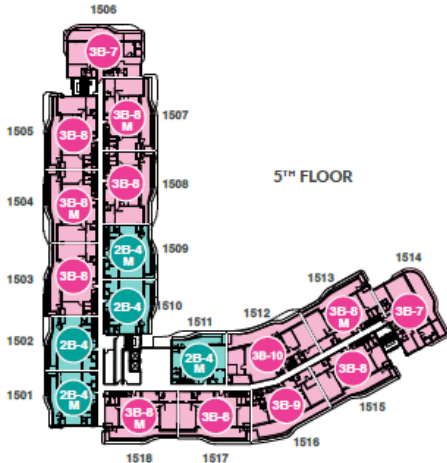
BUILDING PLAN BUILDING 1

1-BEDROOM 2-BEDROOMS 3-BEDROOMS



BUILDING PLAN BUILDING 1

1-BEDROOM 2-BEDROOMS 3-BEDROOMS



Floor Plan

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1B

Internal area : 62 m²
External area : 13 m²
Total area : 75 m²



1-Bedroom



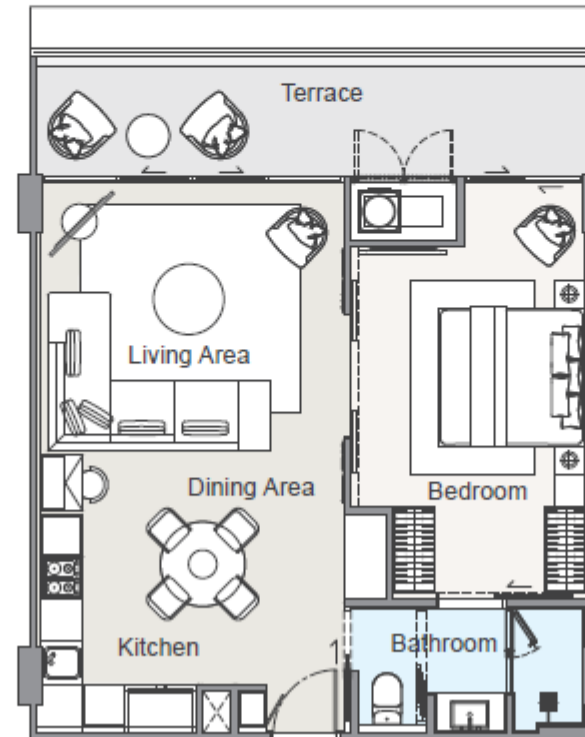
1-Bathroom



1-Living & dining area



1-Private terrace



Floor Plan

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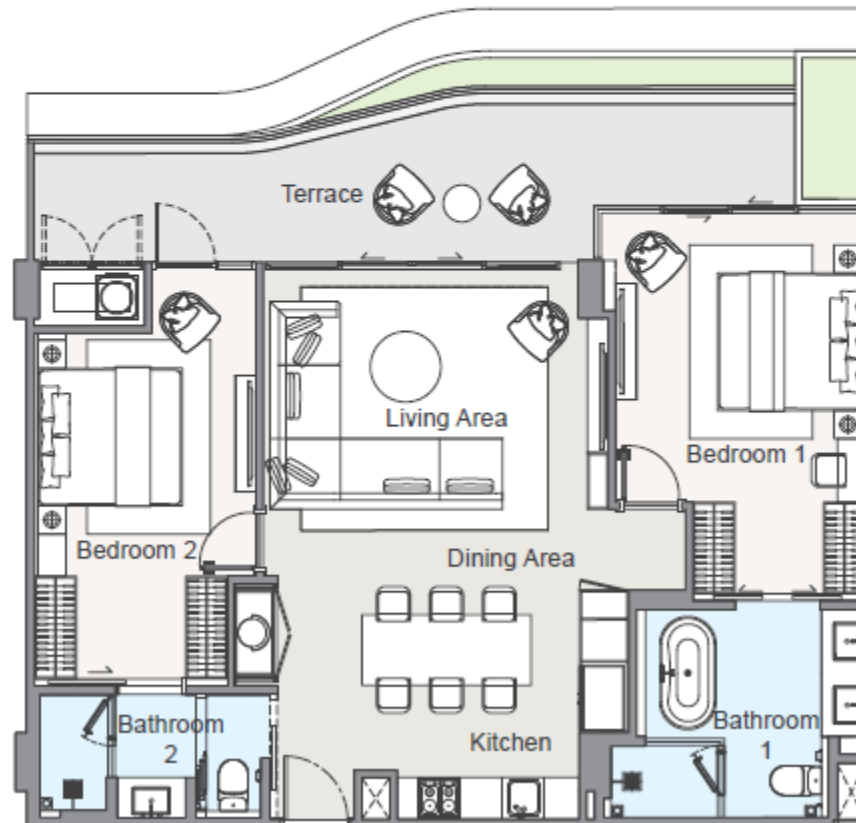


2B-1

Internal area : 96 m²
External area : 25 m²
Total area : 121 m²

 2-Bedrooms
 2-Bathrooms

 1-Living & dining area
 1-Private terrace



Floor Plan

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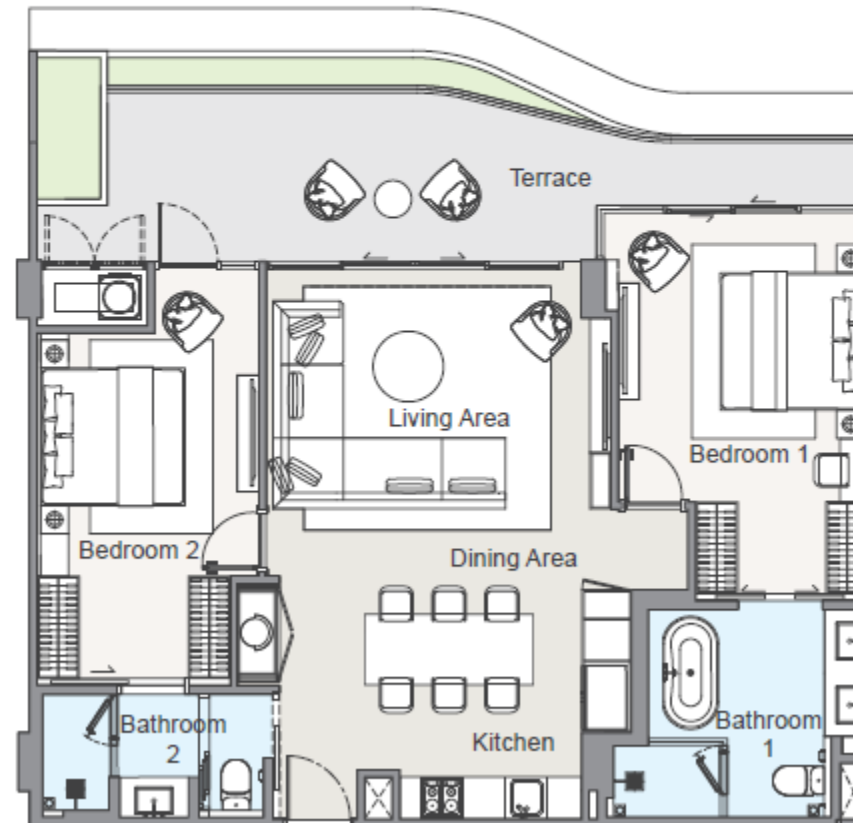


2B-2

Internal area : 96 m²
External area : 25 m²
Total area : 121 m²

-  2-Bedrooms
-  2-Bathrooms

-  1-Living & dining area
-  1-Private terrace



Floor Plan

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2B-3

Internal area : 96 m²
External area : 17 m²
Total area : 113 m²



2-Bedrooms



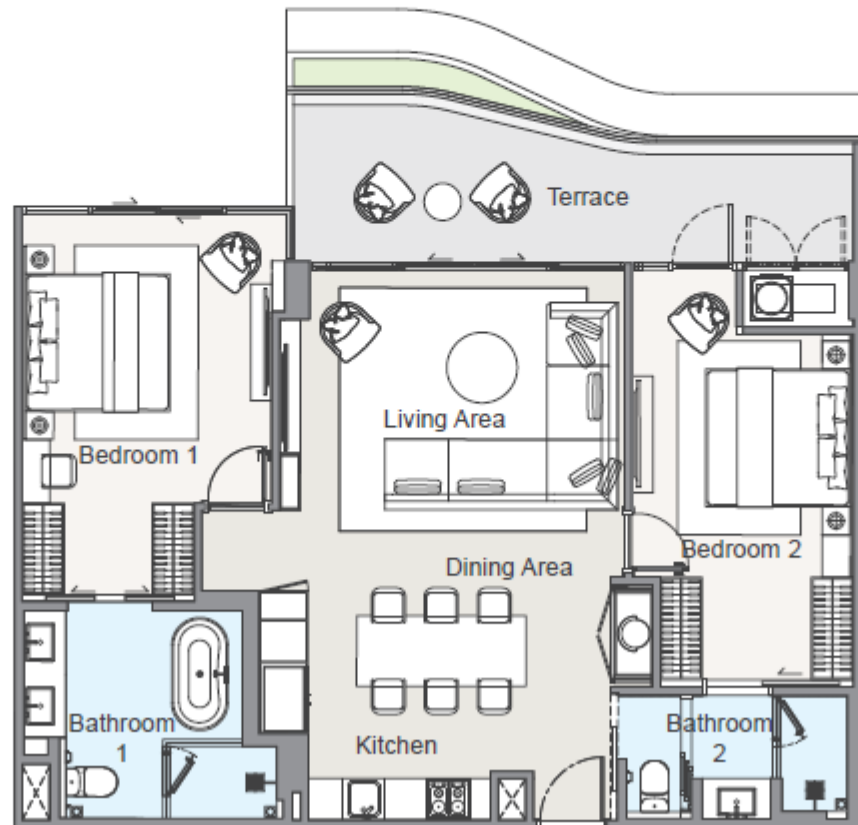
2-Bathrooms



1-Living & dining area



1-Private terrace



Floor Plan

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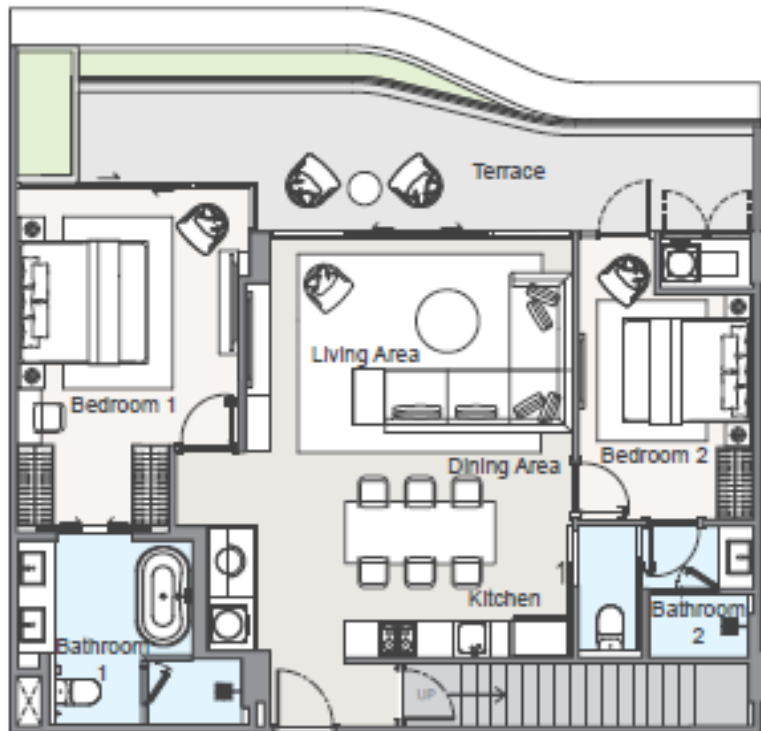


2B-4 PENTHOUSE

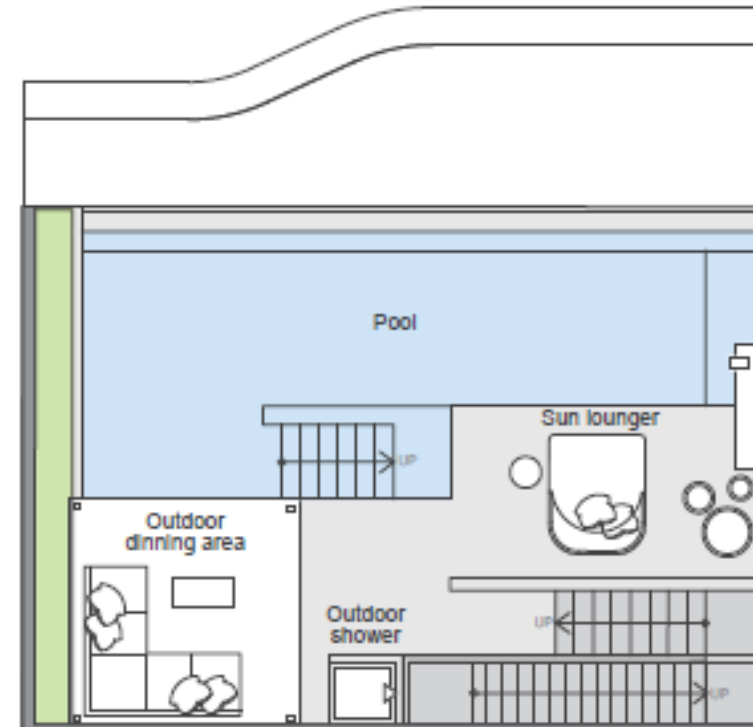
Internal area	:	96 m ²
External area (Lower floor)	:	25 m ²
External area (Rooftop floor)	:	58 m ²
Pool	:	30 m ²
Total area	:	209 m ²

- 2-Bedrooms
- 2-Bathrooms
- 1-Living & dining area

- 2-Private terraces
- 1-Private pool



LOWER FLOOR



ROOFTOP FLOOR

Floor Plan

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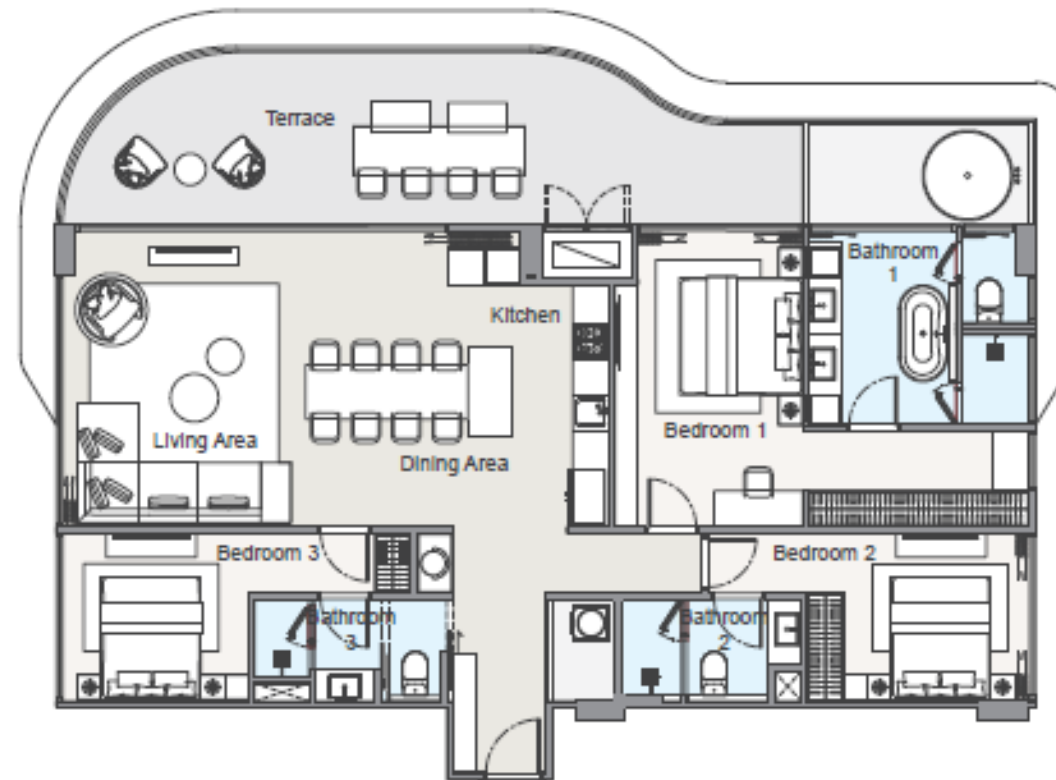


3B-1

Internal area : 127 m²
External area : 36 m²
Total area : 163 m²

3-Bedrooms
3-Bathrooms

1-Living & dining area
1-Private terrace



Floor Plan

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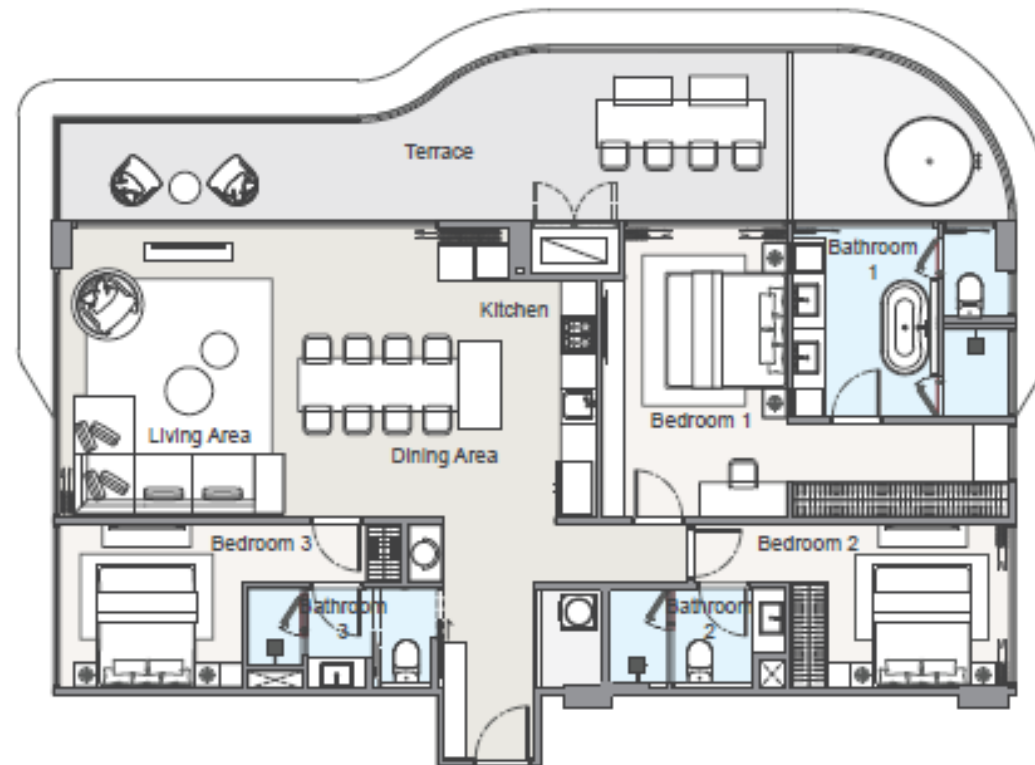


3B-2

Internal area : 127 m²
External area : 36 m²
Total area : 163 m²

3-Bedrooms
3-Bathrooms

1-Living & dining area
1-Private terrace



Floor Plan

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3B-3

Internal area : 136 m²
External area : 29 m²
Total area : 165 m²

3-Bedrooms
3-Bathrooms

1-Living & dining area
1-Private terrace



Floor Plan

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3B-4

Internal area : 136 m²
External area : 31 m²
Total area : 167 m²

3-Bedrooms
3-Bathrooms

1-Living & dining area
1-Private terrace



Floor Plan

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3B-5

Internal area : 121 m²
External area : 37 m²
Total area : 158 m²



3-Bedrooms



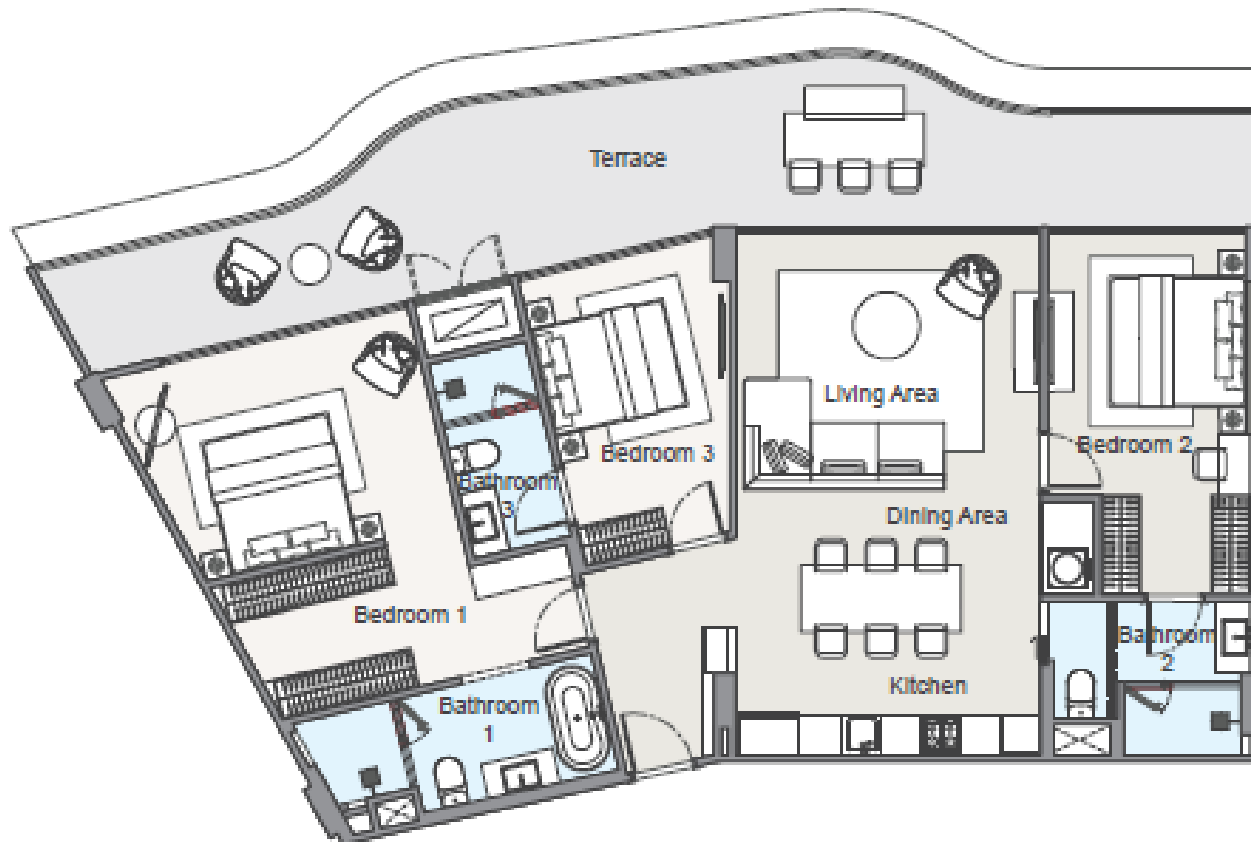
3-Bathrooms



1-Living & dining area



1-Private terrace



Floor Plan

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3B-6

Internal area : 121 m²
External area : 50 m²
Total area : 171 m²

3-Bedrooms
3-Bathrooms

1-Living & dining area
1-Private terrace



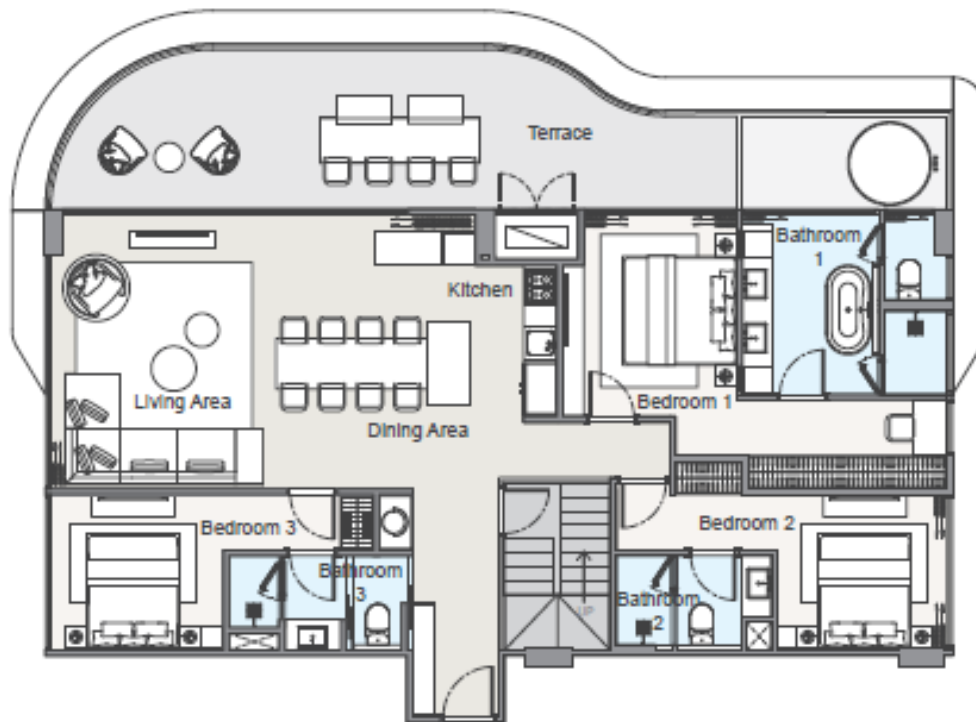
Floor Plan

3B-7 PENTHOUSE

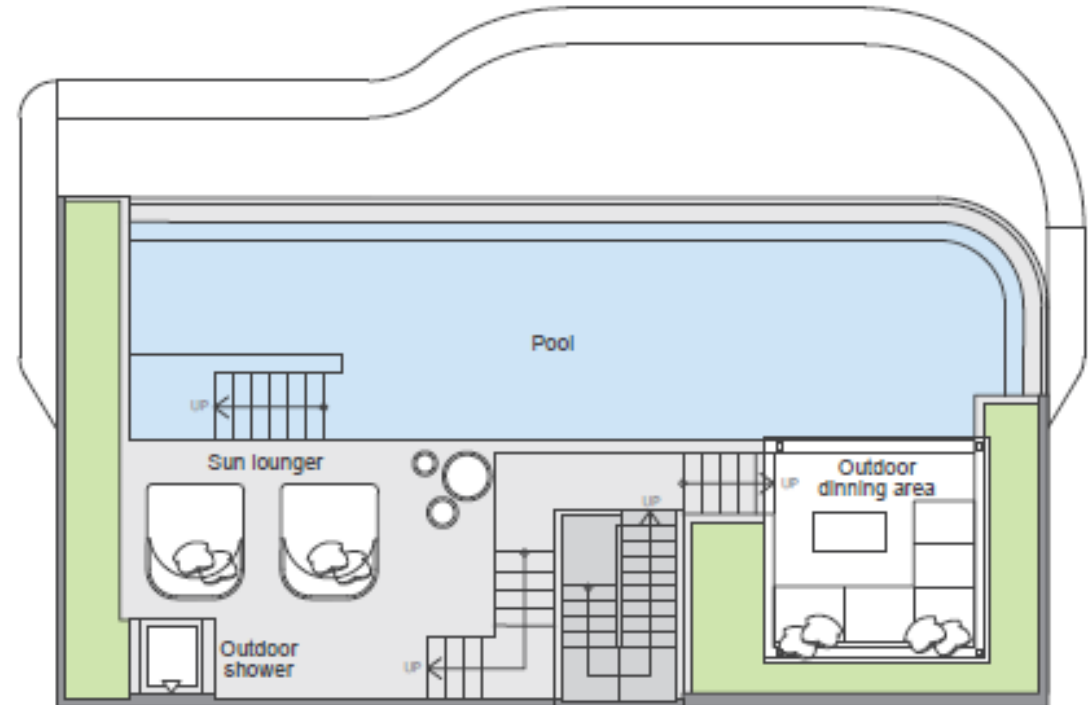
Internal area	: 127 m ²
External area (Lower floor)	: 36 m ²
External area (Rooftop floor)	: 76 m ²
Pool	: 47 m ²
Total area	: 286 m ²

- 3-Bedrooms
- 3-Bathrooms
- 1-Living & dining area

- 2-Private terraces
- 1-Private pool



LOWER FLOOR



ROOFTOP FLOOR

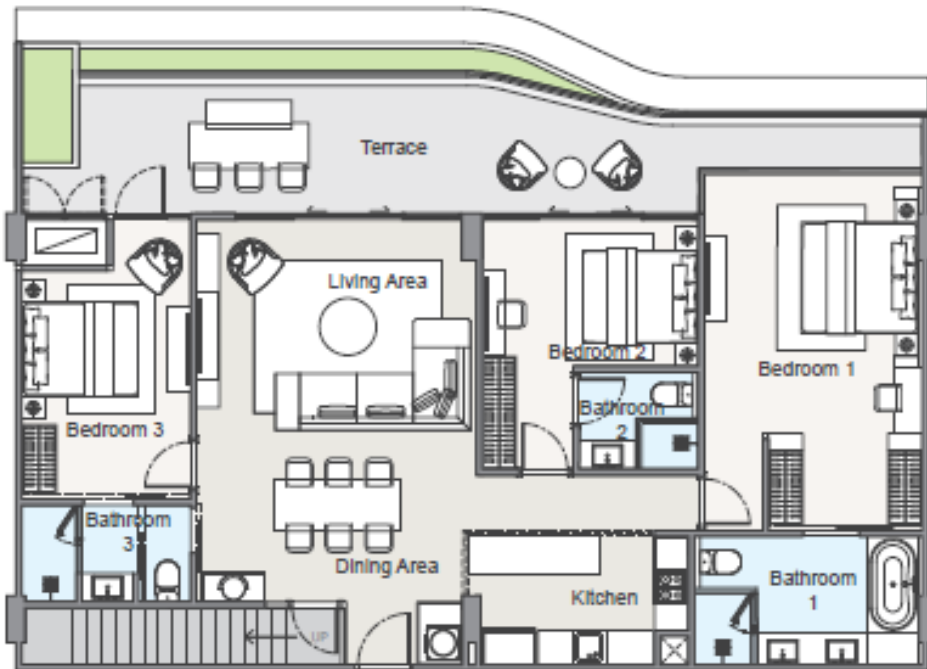
Floor Plan

3B-8 PENTHOUSE

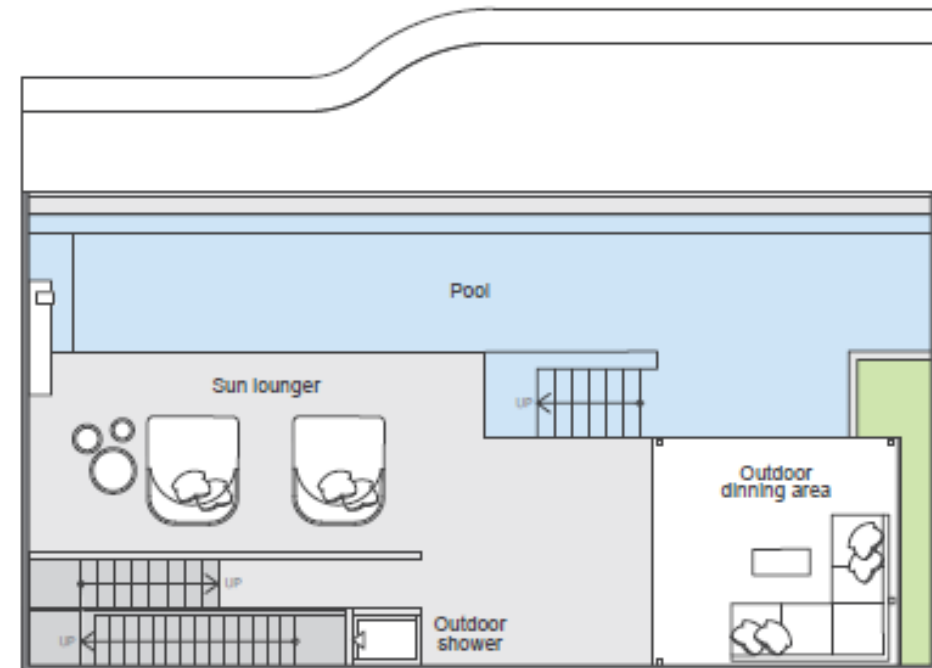
Internal area	: 127 m ²
External area (Lower floor)	: 35 m ²
External area (Rooftop floor)	: 87 m ²
Pool	: 36 m ²
Total area	: 285 m ²

- 3-Bedrooms
- 3-Bathrooms
- 1-Living & dining area

- 2-Private terraces
- 1-Private pool



LOWER FLOOR



ROOFTOP FLOOR

Floor Plan

3B-9 PENTHOUSE

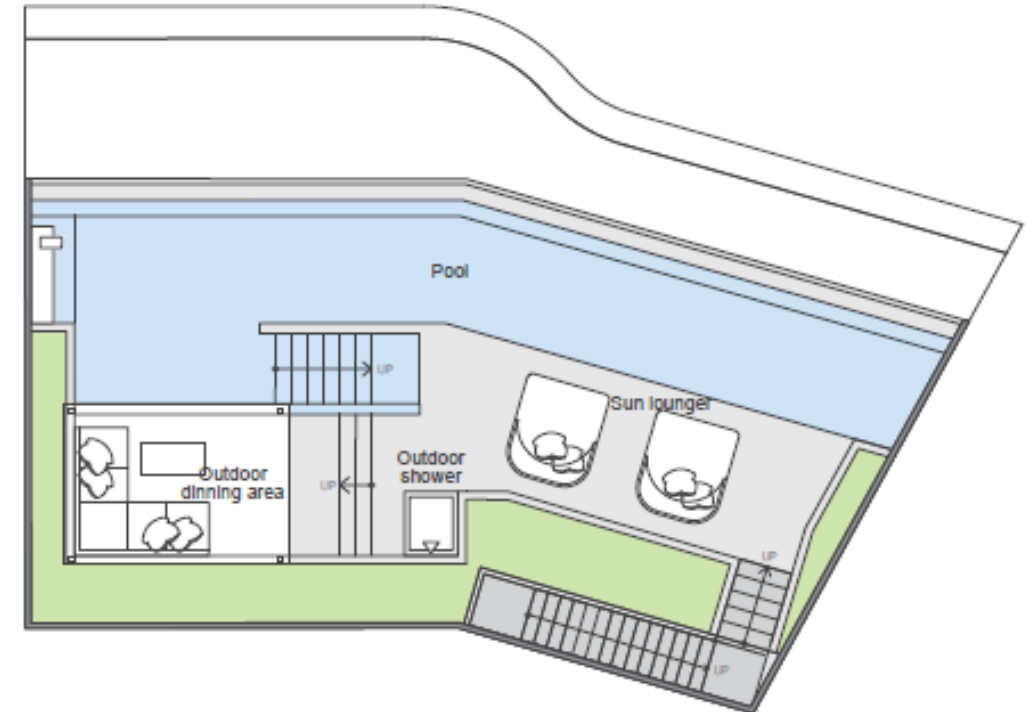
Internal area	: 121 m ²
External area (Lower floor)	: 43 m ²
External area (Rooftop floor)	: 66 m ²
Pool	: 52 m ²
Total area	: 282 m ²

- 3-Bedrooms
- 3-Bathrooms
- 1-Living & dining area

- 2-Private terraces
- 1-Private pool



LOWER FLOOR



ROOFTOP FLOOR

Floor Plan

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3B-10 PENTHOUSE

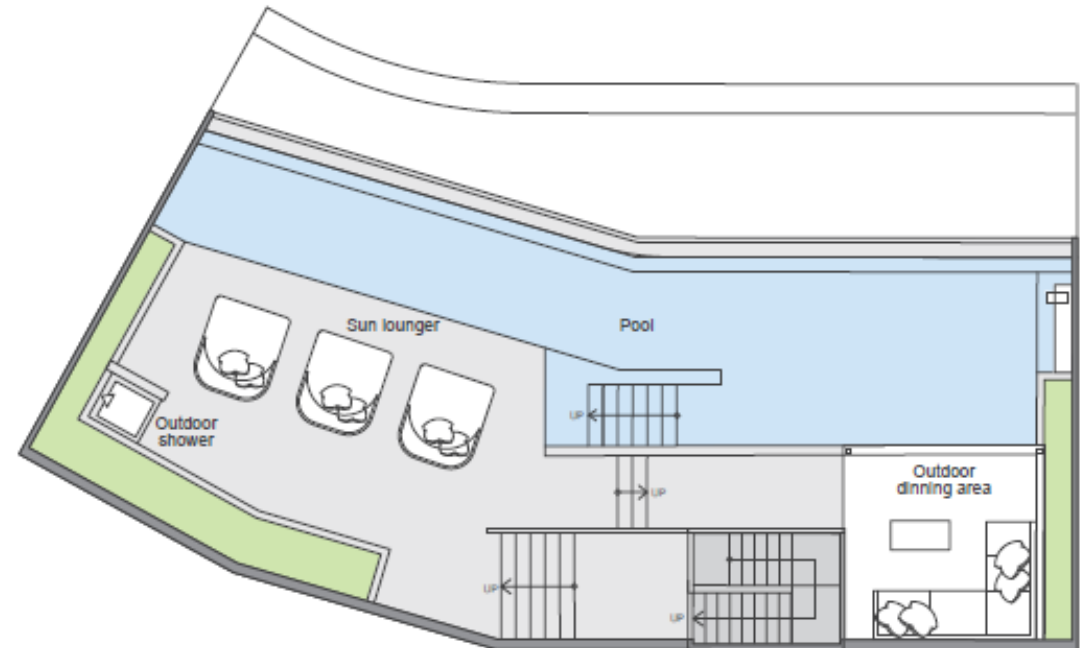
Internal area	: 160 m ²
External area (Lower floor)	: 41 m ²
External area (Rooftop floor)	: 100 m ²
Pool	: 57 m ²
Total area	: 358 m ²

- 3-Bedrooms
- 3-Bathrooms
- 1-Living & dining area

- 2-Private terraces
- 1-Private pool



LOWER FLOOR



ROOFTOP FLOOR

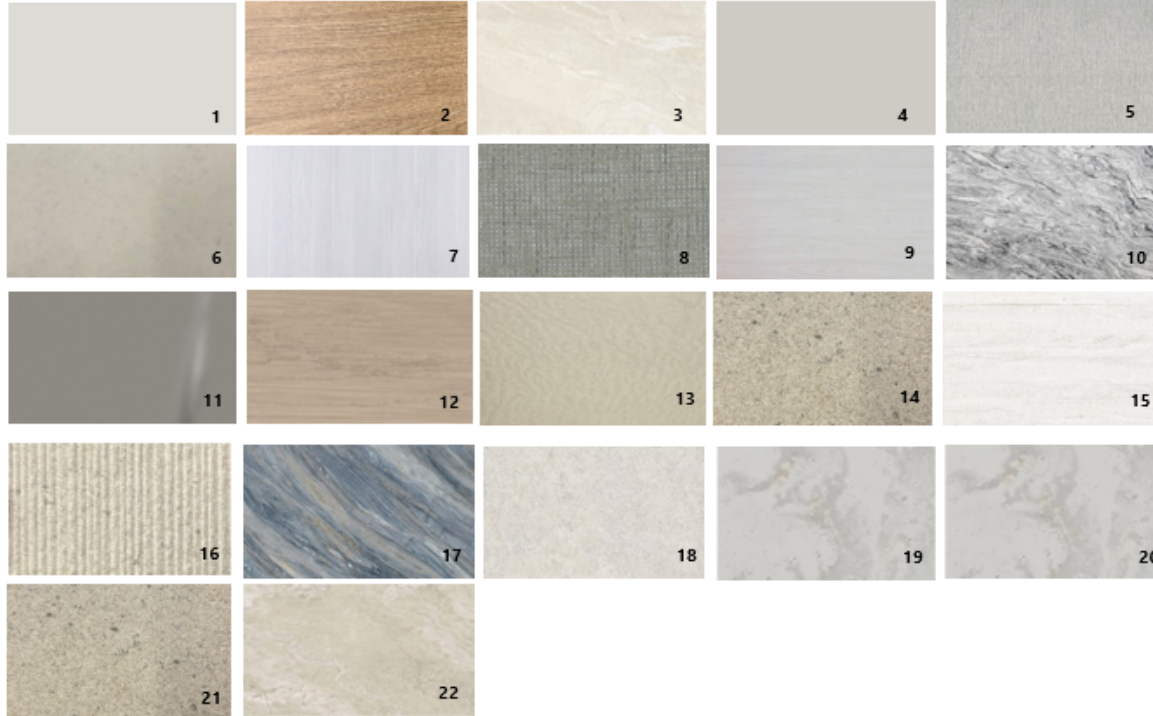
Schedule of finishes

General	
Internal Walls	Block wall with plaster and paint finish
Internal Walls	Plaster and paint finish / Laminate finish wall 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
Floor	Porcelain tiles
Lighting	Recessed or surface mounted LED downlights
Air Conditioning	One-way cassette type
Communication	Data outlet
Television	Data outlet
Bedrooms & Wardrobes	
Floor	Engineered wood
Internal Ceiling	Gypsum board with paint finish / Ceiling fan
Built-in Wadrobe	PB / Melamine or equivalent
Bathrooms	
Walls	Porcelain tiles
Ceiling	Moisture resistant plasterboard with paint finish
Tapware	Shower & basin mixers
Sanitary Ware	Ceramic toilet / Ceramic washbasin / Bathtub
Accessories	Towel rails & robe hooks
Hot Water	Instantaneous water heater
Shower Screen	Tempered glass
Living Area	
Internal Ceiling	Gypsum board with paint finish / Ceiling fan
Cabinet	PB / Melamine or equivalent / Aluminium frame with glass filler
Countertop	Granite or equivalent
Kitchen & Pantry	
Sink & Tapware	Sink, mixer and garbage disposer
Countertop	Granite or equivalent
Joinery / Cabinet	High moisture resistance board / Melamine finishes or equivalent
Hot Water	Instantaneous water heater
Backsplash	Homogeneous tile or equivalent
Appliances	Induction Hob / Extractor hood / Combi-microwave / Dishwasher
Outdoor Terrace	
Floor	Wood porcelain tiles (non-slip)
Appliances	Ceiling fan
External	
External Walls	Plaster and paint finish
Windows & Doors	uPVC / Aluminium
Railing	Tempered glass on steel frame

Schedule of finishes

LAGUNA BAYSIDE - MATERIALS SELECTION :

1 – 3 BEDROOM CONDOMINIUMS & PENTHOUSE



1. CEILING – GENERAL AREA
Painted

2. TERRACE – FLOOR
Wood porcelain tiles (non-slip)

3. LIVING – FLOOR
Porcelain tiles

4. LIVING / BEDROOMS – WALL
Paint

5. LIVING / BEDROOMS – GENERAL WALL
Wallpaper

6. LIVING / BEDROOMS - SKIRT
Plastered cement skirting

7. LIVING – WORK FROM HOME CABINET
Laminate

8. LIVING – WORK FROM HOME CABINET (INSIDE)
Wallpaper

9. KITCHEN – FURNITURE
Laminate

10. TOP KITCHEN
Granite

11. SKIRT KITCHEN
Aluminum extrusion

12. BEDROOMS – FLOOR
Engineered wood

13. BEDROOMS – CLOSET
Laminate

14. BATHROOMS - FLOOR
Porcelain tiles

15. BATHROOMS – WALL
Porcelain tiles

16. BATHROOMS – ACCENT WALL
Porcelain tiles

17. BATHROOMS – ACCENT WALL
Synthetic stone

18. BATHROOMS – COUNTER
Synthetic stone - quartz

19. BATHROOMS – BATHTUB
Solid surface

**20. BATHROOMS – OUTDOOR BATHTUB
(FOR 3B-1 & 3B-2 ONLY)**
Solid surface

**21. STAIRS TO ROOFTOP – FLOOR
(FOR PENTHOUSE ONLY)**
Solid surface

**22. ROOFTOP – FLOOR
(FOR PENTHOUSE ONLY)**
Homogeneous tiles (non-slip)

Aerial

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Exterior

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Exterior

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Exterior

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Exterior

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Exterior

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Interior

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Interior – 2 bed

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Interior – 3 bed

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Interior – 3 bed

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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 18-24 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 supplied to the unit (“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 of exceeding 6 months may be done directly or through external agents.
 - Short-term basis: Rentals of 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 st Payment upon signing contract	20%
2 nd Payment when construction is 25% complete ³	20%
3 rd Payment when construction is 50% complete ⁴	20%
4 th Payment when construction is 75% complete ⁵	20%
5 th Payment upon completion of construction	20%
Total	100%

- 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 st Payment upon signing contract	20%
2 nd Payment when construction is 25% complete ³	10%
3 rd Payment when construction is 50% complete ⁴	10%
4 th Payment when construction is 75% complete ⁵	10%
Post construction payments⁶	50%

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