



## **Information Briefing**

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

# Banyan Group Repositioning Product Portfolio



## 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**



- Phuket's largest residential community
- Set within one square kilometre of verdant hills, forests and lakes
- With a private beachfront club
- And brought to you by the world-famous Laguna Phuket

# About Laguna Lakelands

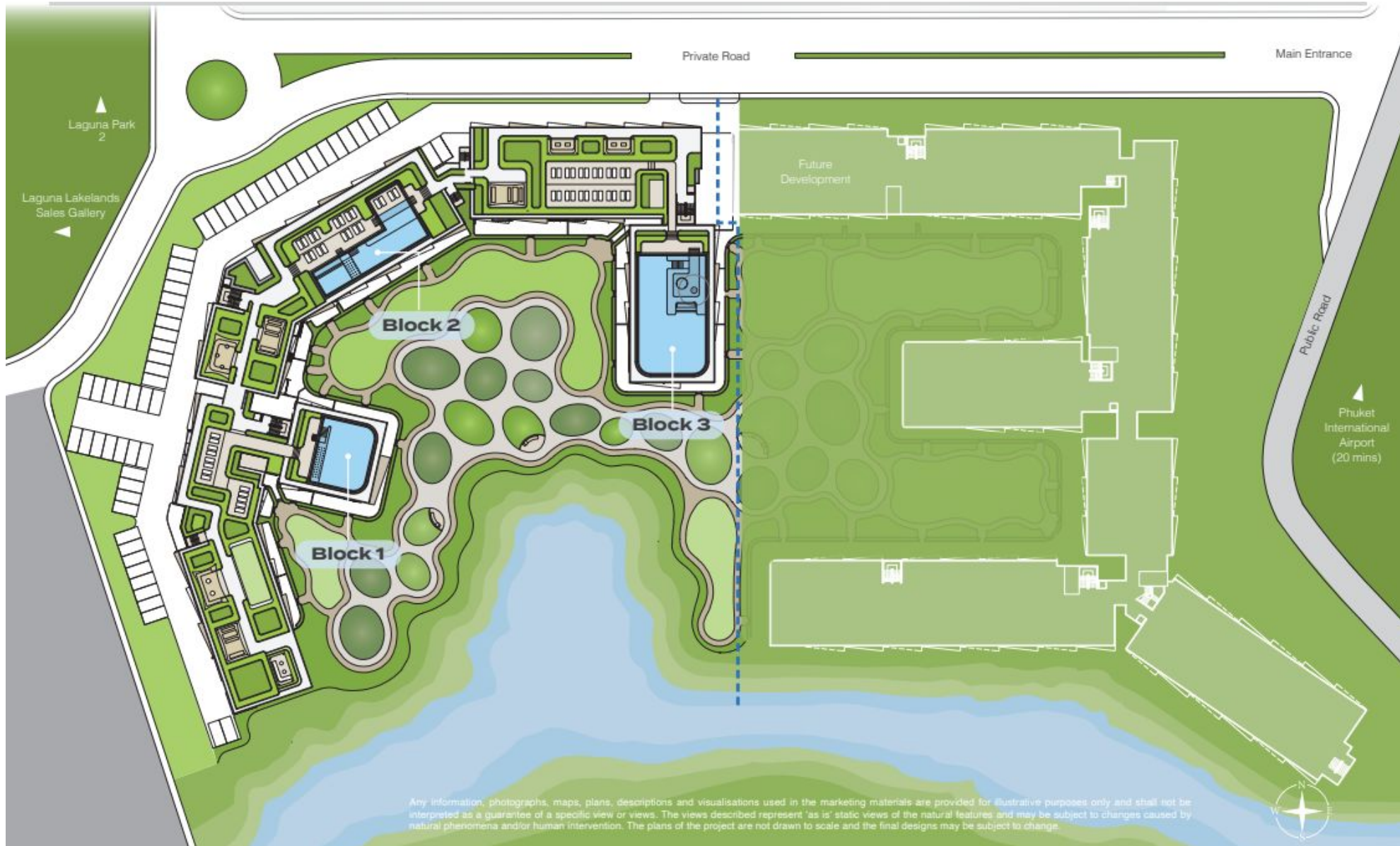


- Laguna Lakelands is more than just a place to live.
- Themed Hillside, Orchard, Forest, and Lakeside precincts retain unique identities within a cohesive nature-centric community.
- Interwoven by a 15 km network of trails, spacious apartments with rooftop sky parks or opulent waterfront villas grace the expansive landscapes of rainforests, botanical gardens, and serene lagoons.
- A hillside adventure park, sports and aquatic complex, and a vibrant town centre anchor the entire community.
- And to top it off, its own prime beachfront beach club. All residents and their families will enjoy the sea, sun and sand of Bang Tao Beach with the exclusive privilege of a dedicated owner's beach club – making Laguna Lakelands the only development in the vicinity with its own private beach club.



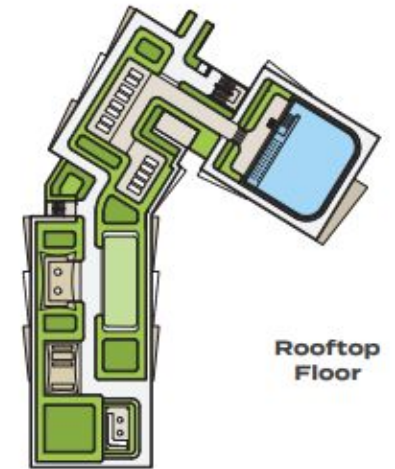
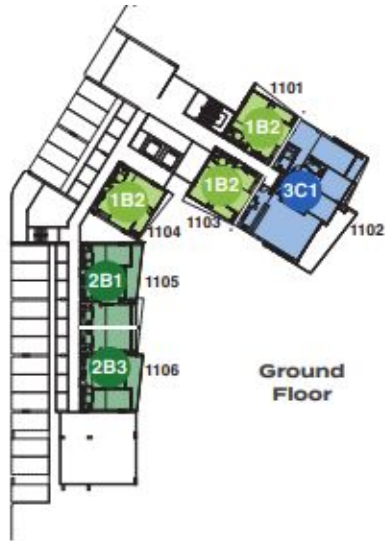
- Latest residence at the pioneering new Laguna Lakeland, offering owners a tranquil place to call home, surrounded by gardens and forests.
- 1 to 3-bedroom condominium units
- All units have unique flexible “work closets” for today’s work-from-home lifestyle
- Rooftop infinity pool with terrace, barbecue and relaxation spaces
- Access to all the facilities of Laguna Lakeland and neighbouring Laguna Phuket.
- 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

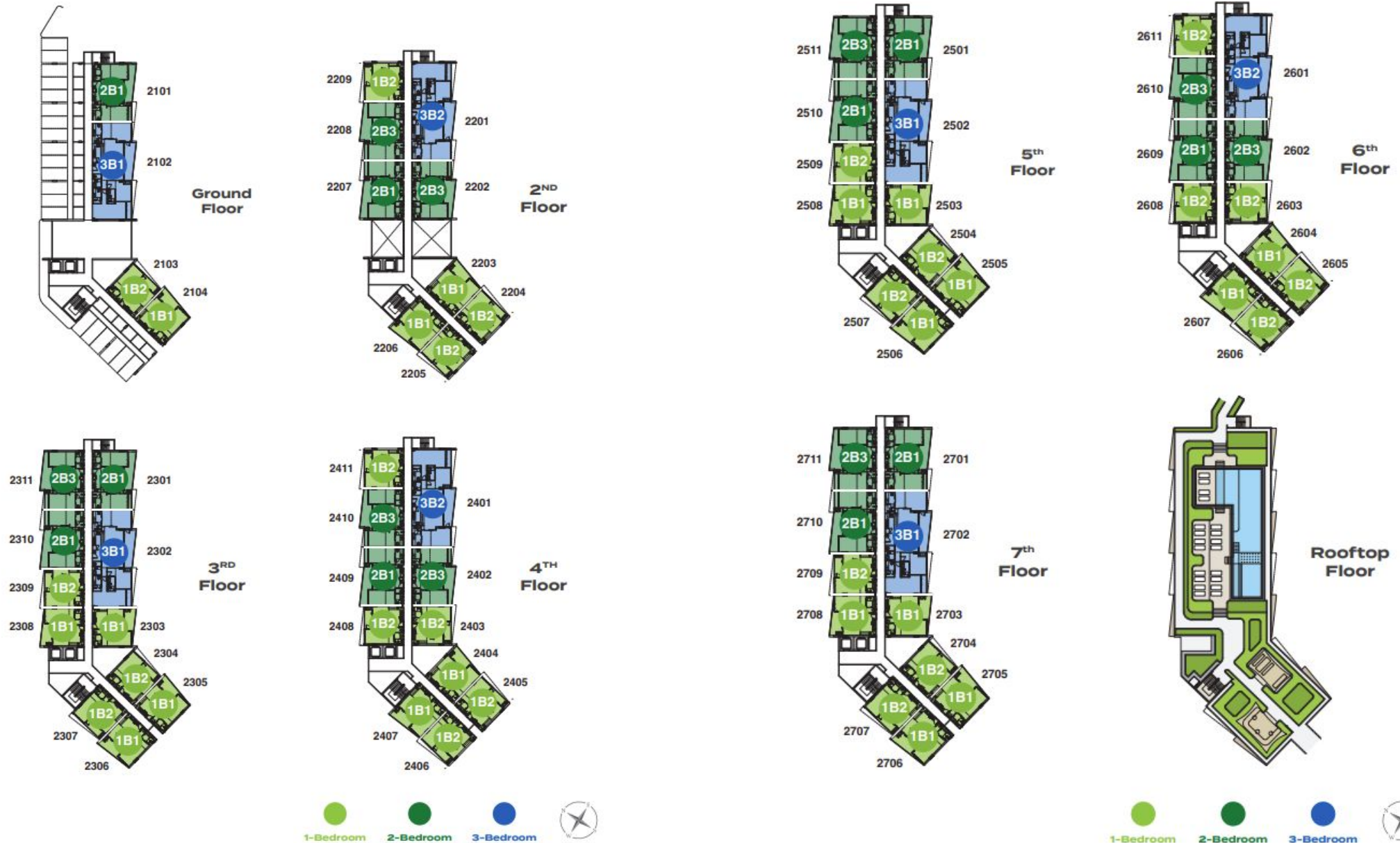


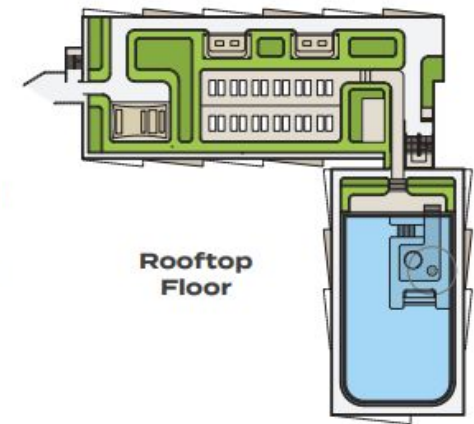
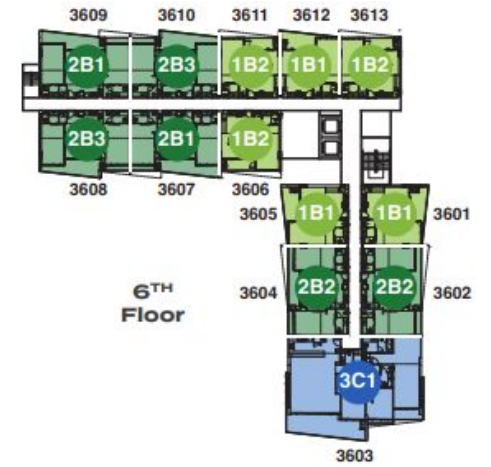
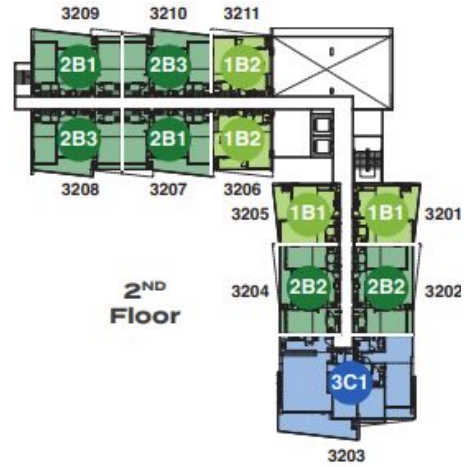


First phase of 3 buildings with > 200 units

| No. of Bedrooms | Building 1 | Building 2 | Building 3 | Total No. of Units | Unit Mix %  | Total Area (sqm) | Internal Area (sqm) | External Area (sqm) |
|-----------------|------------|------------|------------|--------------------|-------------|------------------|---------------------|---------------------|
| 1b              | 42         | 42         | 30         | 114                | 52%         | 54-57            | 48                  | 6-9                 |
| 2b              | 20         | 19         | 33         | 72                 | 33%         | 82-85            | 71                  | 11-14               |
| 3b              | 13         | 7          | 14         | 34                 | 15%         | 141-186          | 124-154             | 17-32               |
| <b>Total</b>    | <b>75</b>  | <b>68</b>  | <b>77</b>  | <b>220</b>         | <b>100%</b> |                  |                     |                     |





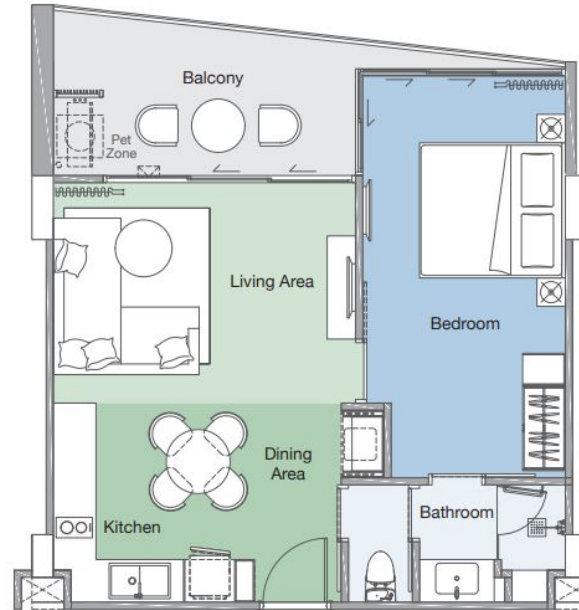


# Floor Plan – 1 bedroom

## 1B-1

-  1-Bedroom
-  1-Bathroom
-  1-Living + Dining Area

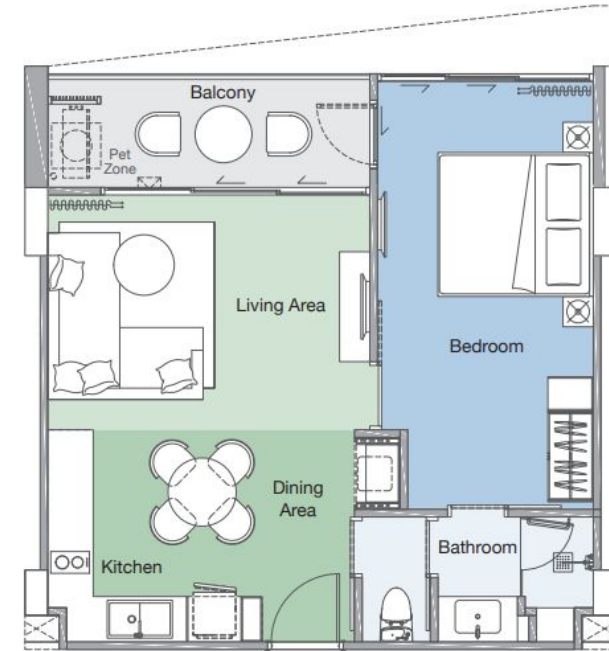
Internal area : 48 m<sup>2</sup>  
 External area : 9 m<sup>2</sup>  
**Total area : 57 m<sup>2</sup>**



## 1B-2

-  1-Bedroom
-  1-Bathroom
-  1-Living + Dining Area

Internal area : 48 m<sup>2</sup>  
 External area : 6 m<sup>2</sup>  
**Total area : 54 m<sup>2</sup>**

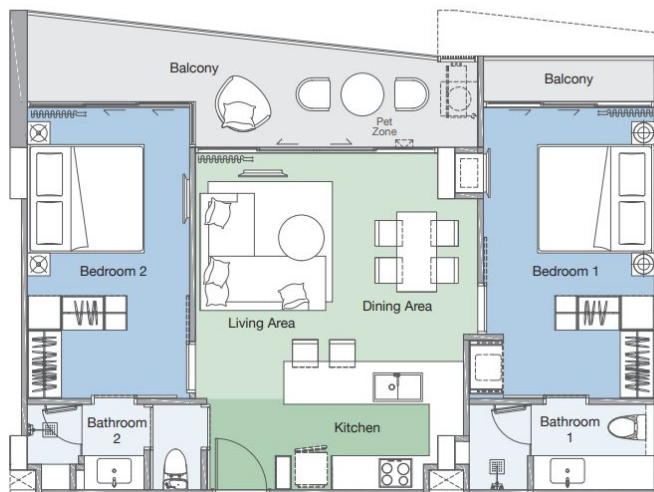


# Floor Plan – 2 bedroom

## 2B-1

-  2-Bedrooms
-  2-Bathrooms
-  1-Living + Dining Area

Internal area : 71 m<sup>2</sup>  
 External area : 14 m<sup>2</sup>  
 Total area : 85 m<sup>2</sup>



## 2B-2

-  2-Bedrooms
-  2-Bathrooms
-  1-Living + Dining Area

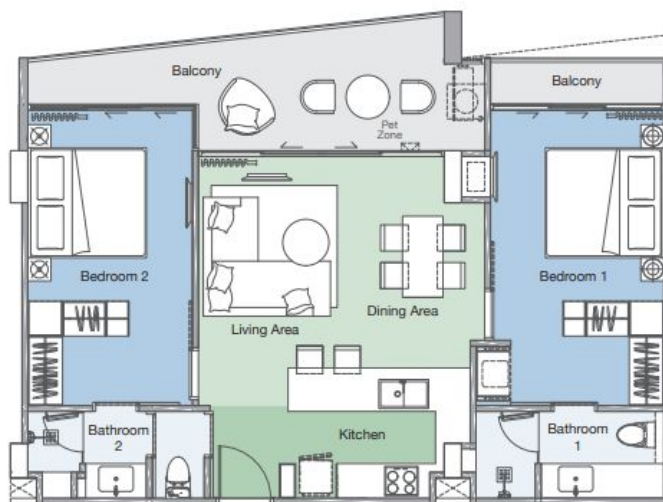
Internal area : 71 m<sup>2</sup>  
 External area : 11 m<sup>2</sup>  
 Total area : 82 m<sup>2</sup>



## 2B-3

-  2-Bedrooms
-  2-Bathrooms
-  1-Living + Dining Area

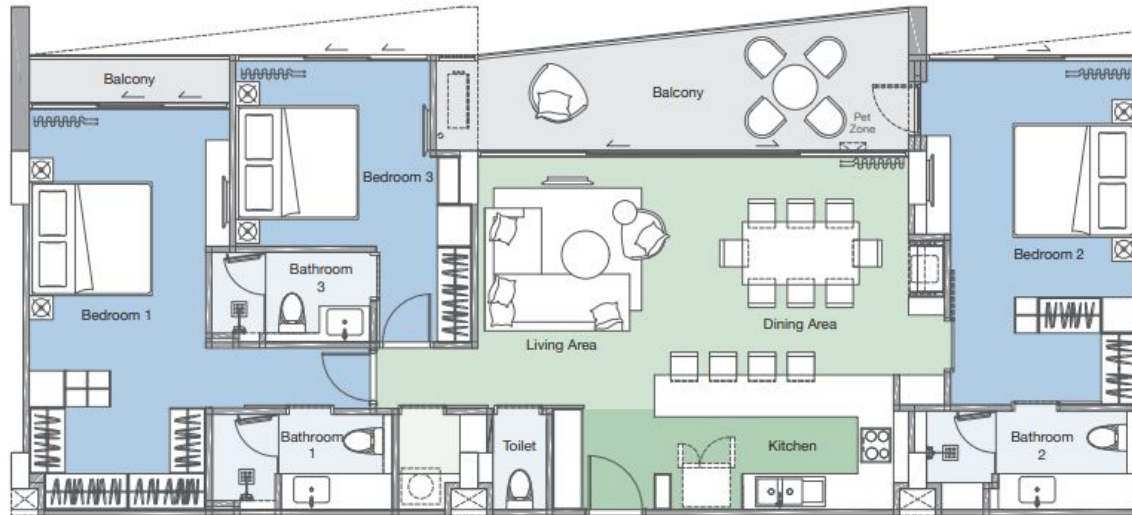
Internal area : 71 m<sup>2</sup>  
 External area : 14 m<sup>2</sup>  
 Total area : 85 m<sup>2</sup>



## 3B-1

-  3-Bedrooms
-  3.5-Bathrooms
-  1-Living + Dining Area

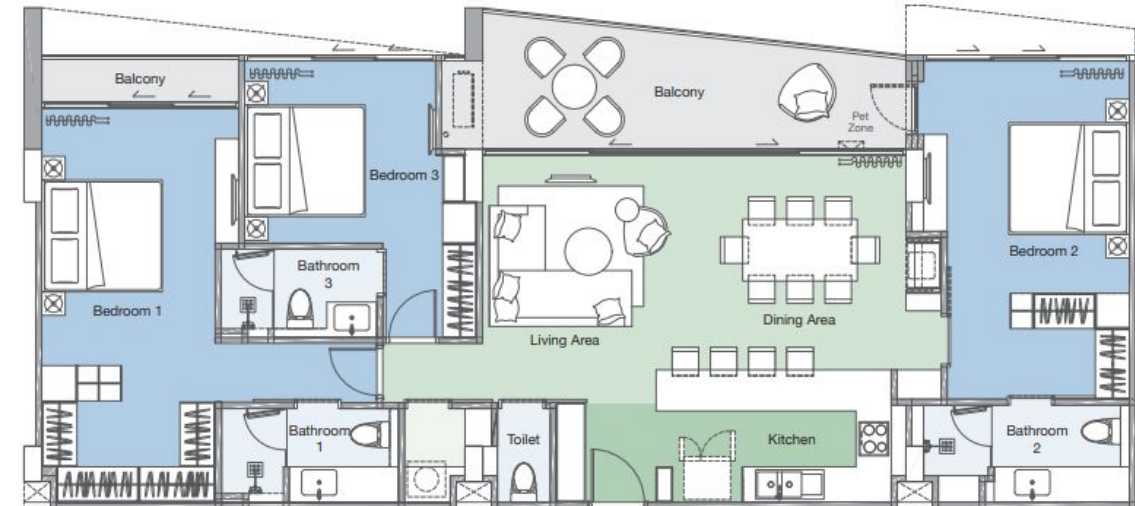
Internal area : 124 m<sup>2</sup>  
External area : 17 m<sup>2</sup>  
**Total area : 141 m<sup>2</sup>**



## 3B-2

-  3-Bedrooms
-  3.5-Bathrooms
-  1-Living + Dining Area

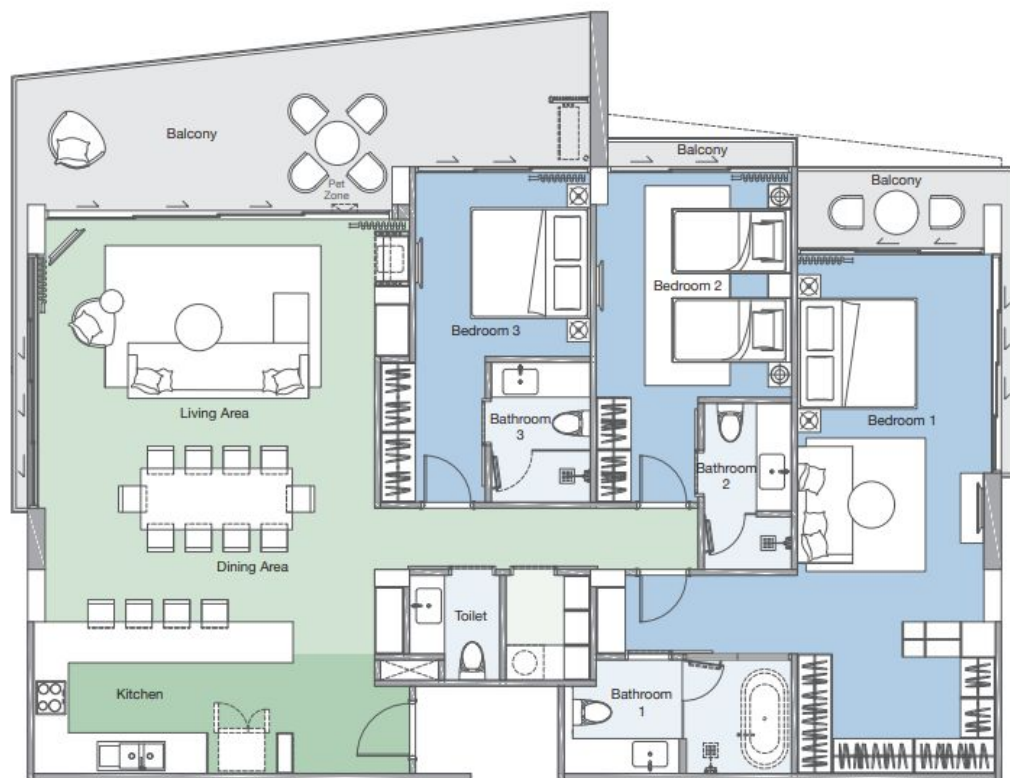
Internal area : 124 m<sup>2</sup>  
External area : 17 m<sup>2</sup>  
**Total area : 141 m<sup>2</sup>**



## 3C-1

-  3-Bedrooms
-  3.5-Bathrooms
-  1-Living + Dining Area

Internal area : 154 m<sup>2</sup>  
External area : 32 m<sup>2</sup>  
Total area : 186 m<sup>2</sup>



## 3C-2

-  3-Bedrooms
-  3.5-Bathrooms
-  1-Living + Dining Area

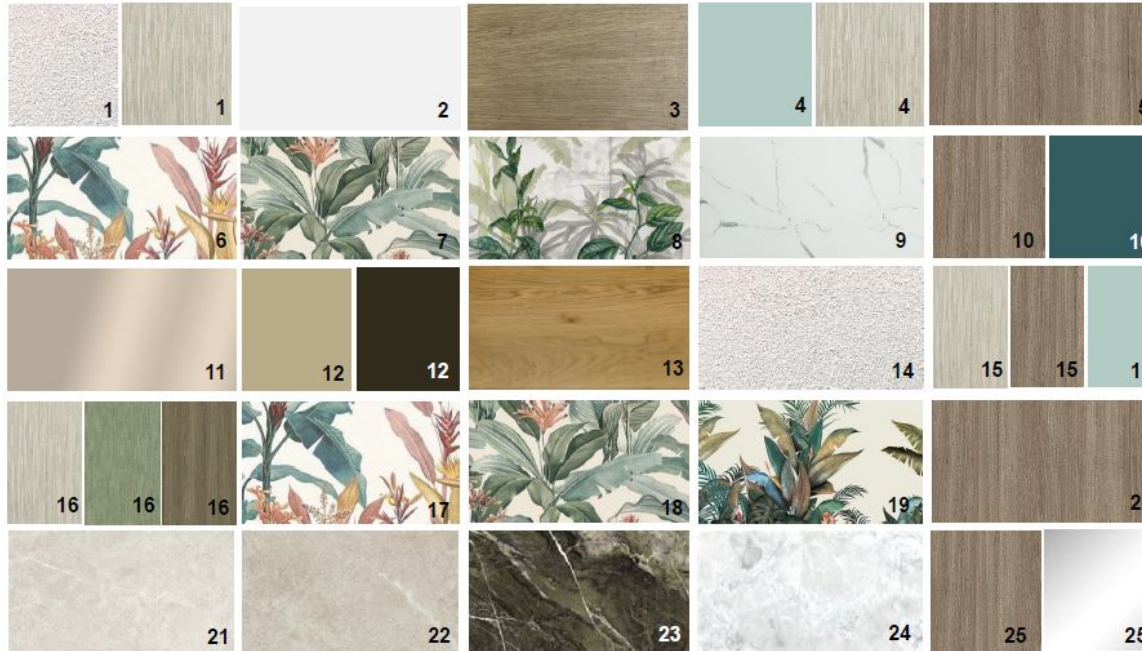
Internal area : 153 m<sup>2</sup>  
External area : 28 m<sup>2</sup>  
Total area : 181 m<sup>2</sup>



| SCHEDULE OF FINISHES |                                                                      |
|----------------------|----------------------------------------------------------------------|
| <b>GENERAL</b>       |                                                                      |
| Internal Walls       | Plaster and paint finish / Laminate finish / Wallpaper or Equivalent |
| Internal Ceilings    | Gypsum board with paint finish                                       |
| Entry Door           | Solid core with laminate finish or Equivalent                        |
| Internal Doors       | Hollow core with laminate finish or Equivalent                       |
| Flooring             | Porcelain tiles or Equivalent                                        |
| Lighting             | Recessed or surface mounted LED downlights                           |
| Air Conditioning     | Ceiling mounted split type                                           |
| Communication        | Data outlet                                                          |
| Television           | Data outlet                                                          |
| <b>BEDROOMS</b>      |                                                                      |
| Flooring             | Engineered wood or Equivalent                                        |
| Built in Wardrobe    | PB with laminate / Melamine or Equivalent                            |
| <b>PANTRY</b>        |                                                                      |
| Flooring             | Porcelain tiles or Equivalent                                        |
| Sink & Tapware       | Stainless steel / Composite sink or Equivalent and Mixer             |
| Countertop           | Solid surface or Equivalent                                          |
| Joinery / Cabinet    | PB with laminate / Melamine or Equivalent                            |
| Hot Water            | Instantaneous                                                        |
| Backsplash           | Solid surface or Equivalent                                          |
| Basic Appliances     | Induction hob / Extractor hood / Food waste disposer                 |
| <b>BATHROOMS</b>     |                                                                      |
| 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                                                       |
| <b>BALCONY</b>       |                                                                      |
| Floor                | Porcelain tiles or Equivalent                                        |
| Balustrade           | Aluminium                                                            |
| Balcony Soffit       | Plaster with paint finish                                            |
| <b>EXTERNAL</b>      |                                                                      |
| Walls                | Plaster and paint finish                                             |
| Windows & Doors      | Aluminum / uPVC or Equivalent                                        |

Disclaimer: This project is being developed by Laguna Grande Limited only. Descriptions used are limited to the intended descriptions only at the time of issuing this preliminary schedule of finishes. The finishes are based on the current concept of the project which is subject to change by Laguna Grande Limited in consultation with designers, architects, and in relation to finalization of procurement of materials from any contractors/third parties. All such materials are also subject to availability and testing during the construction process. Laguna Grande Limited may change any of the finishes including any item, fixture, fitting or equipment to be installed to be a different, varied in part or whole or wholly substituted finish of substantially similar quality and type with regard to the functionality of the relevant finishes. Any finishes that are attached to any full sale and purchase, leasehold and related agreements ("Agreements") shall also be subject to terms and conditions of variation as set out under those Agreements. Natural and synthetic products included in the design have characteristics and inherent flaws that may lead to uneven wear, minor distortion, colouring, discolouration, fading, warping and/or may have different inconsistent textures and appearances and any feature shall be accepted as a natural consequence of the use of such natural or synthetic product.

## MATERIALS SELECTION : 1 – 3 BEDROOM CONDOMINIUMS



1. WALL – GENERAL AREA  
Wall paint and wallpaper
2. CEILING – GENERAL AREA  
Plastered gypsum
3. LIVING – FLOOR  
Porcelain tile or equivalent
4. LIVING – DECORATIVE WALL  
Color-back glass and wallpaper
5. LIVING – DOOR PANEL & FRAME  
Laminate or equivalent
6. LIVING (1 BED) – ACCENT WALL  
Artwork wallpaper

7. LIVING (2 BED) – ACCENT WALL  
Artwork wallpaper
8. LIVING (3 BED) – ACCENT WALL  
Artwork wallpaper
9. PANTRY – BACKSPLASH & COUNTERTOP  
Solid surface or equivalent
10. PANTRY – CABINET  
Laminate / melamine or equivalent
11. PANTRY – ISLAND  
Mirror or equivalent
12. PANTRY – SKIRTING  
Aluminum skirting or equivalent

13. BEDROOMS – FLOOR  
Engineered wood or equivalent
14. BEDROOMS – WALL  
Wall paint
15. MASTER BEDROOM (1, 2 BED) – DECORATIVE WALL  
Wallpaper, laminate and color-back glass
16. MASTER BEDROOM (3 BED) – DECORATIVE WALL  
Wallpapers and laminate
17. 1 BEDROOM – ACCENT WALL  
Artwork wallpaper
18. 2 BEDROOM – ACCENT WALL  
Artwork wallpaper
19. 3 BEDROOM – ACCENT WALL  
Artwork wallpaper
20. BEDROOMS – WARDROBE  
Laminate / melamine or equivalent
21. BATHROOMS – FLOOR  
Porcelain tile or equivalent
22. BATHROOMS – WALL  
Porcelain tile or equivalent
23. BATHROOMS – ACCENT WALL  
Porcelain tile or equivalent
24. BATHROOMS – COUNTERTOP  
Solid surface or equivalent
25. BATHROOMS – CABINET  
Laminate and mirror





# Perspectives – Building Exterior



# Perspectives – Building Exterior



# Perspectives – Building Exterior



# Perspectives – Rooftop Pool



# Perspectives – Rooftop Pool



# Perspectives – Rooftop Pool









## 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

## Construction

- First phase of the development includes 220 units 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.

## 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 @ 160 sqm = THB 8,000 per month ~ THB 96,000 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 @ 160 sqm = THB 16,000 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)
- 5 year golf membership on selected units (3 bedroom)

*\* 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 <sup>1</sup> | 20%              |
| 3rd Payment when construction is 50% complete <sup>2</sup> | 20%              |
| 4th Payment when construction is 75% complete <sup>3</sup> | 20%              |
| 5th Payment upon completion of construction                | 20%              |
| <b>Total</b>                                               | <b>100%</b>      |

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

| Deferred Payment Plan                                                  | Of Selling Price |
|------------------------------------------------------------------------|------------------|
| 1 <sup>st</sup> Payment upon signing contract                          | 20%              |
| 2 <sup>nd</sup> Payment when construction is 25% complete <sup>1</sup> | 10%              |
| 3 <sup>rd</sup> Payment when construction is 50% complete <sup>2</sup> | 10%              |
| 4 <sup>th</sup> Payment when construction is 75% complete <sup>3</sup> | 10%              |
| <b>Post construction payments<sup>4</sup></b>                          | <b>50%</b>       |

<sup>1</sup> Concrete structure substantially completed

<sup>2</sup> Roof, brickwork and rendering substantially completed

<sup>3</sup> Electrical conduits, pipe work and plastering substantially completed

<sup>4</sup> Subject to interest

# THANK YOU