



LAYAN
GREEN PARK



The Competitive Advantages of the Layan Green Park Project

The first family eco-condotel
with premium-class infrastructure
in Phuket.



01

Comfort for residents and guests

02

Reduced energy and water consumption

03

Extended building life



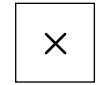
Higher ceilings than in other projects



What is used in Layan Green Park?

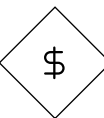
The project uses 2.7m high ceilings which provide:

- a visual increase in space
- more daylight in the apartment



What is used in other projects?

The maximum allowable height of buildings in the area where the project is located is 23m. In order to increase the number of apartments for sale (the total sellable area), developers sometimes reduce the ceiling height to the detriment of guest comfort. The average ceiling height of analogous buildings is 2.4m.



How much more expensive does this make the project?

The number of apartments at retail price has decreased by 60 units.



Cost increase for Layan Green Park



compared to the average condotel in Phuket



Modern pool water purification system without chlorine



What is used in Layan Green Park?

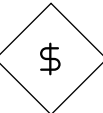
NatureSwim provides crystal clear water for the swimming pool by using natural minerals (copper and silver ions), sound waves and electro-oxidation.

- Works 30 times faster than chlorine
- Purifies water to drinking quality (NSF 50)
- Protects the swimming pool structure against corrosion, prolonging the life of the equipment
- Reduces motor running time by 52%, reducing energy consumption



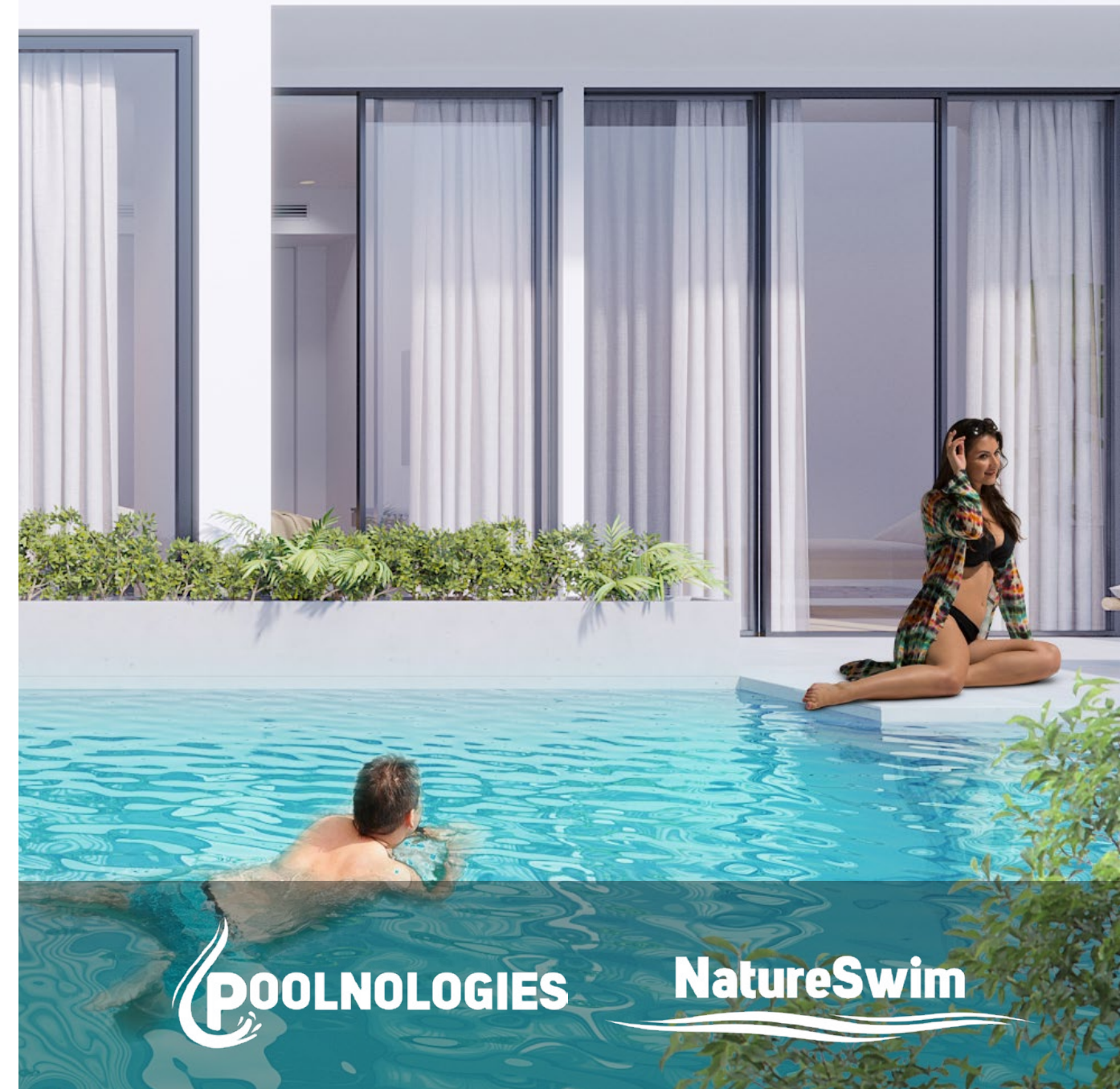
What is used in other projects?

Typically, a chlorine-based water purification system is used. Layan Green Park is the first to use NatureSwim in Phuket.



How much more expensive does this make the project?

The cost of the equipment for the swimming pools is twice as high.



Cost increase for Layan Green Park



compared to the average condotel in Phuket

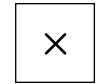


Furniture from premium manufacturers



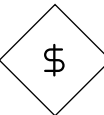
What is used in Layan Green Park?

Furniture from a manufacture in China specialising in supplying 5-star hotels in the USA and Dubai.
Cabinet furniture is covered with moisture and wear-resistant material.



What is used in other projects?

Handcrafted, hollow and poor quality furniture. Typically, the manufacturer is a Thai company.



How much more expensive does this make the project?

The wholesale cost of furniture is 15% higher.



Cost increase for Layan Green Park



compared to the average condotel in Phuket



Child development club



What is used in Layan Green Park?

Daily animations and activities are held for kids in the children's club:

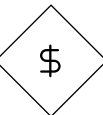
- Drawing
- Handicrafts
- Theatre studio
- Sports events
- Concerts and celebrations

The playground is equipped with a soft surface and sun protection.



What is used in other projects?

Among completed projects, none are equipped with facilities for showing children's animations.



How much more expensive does this make the project?

The construction and finishing costs of the club are all higher.



Cost increase for Layan Green Park



compared to the average condotel in Phuket

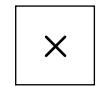


Underground carpark with elevators



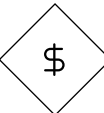
What is used in Layan Green Park?

The underground parking has 107 spaces (28% of the total number of apartments) which is enough to store all guest cars on the territory of the complex and protect them from the sun. The elevator system in the carpark allows guests and apartment owners to immediately go up to the condotel without going outside.



What is used in other projects?

The average number of general car parking spaces is less than 15% of the number of apartments. Underground parking is no more than 10% of the number of apartments.



How much more expensive does this make the project?

The costs are higher in terms of earthworks, construction, finishing works, equipment, lighting and engineering utilities.



 107

Cost increase for Layan Green Park



compared to the average condotel in Phuket



Territory landscaping

What is used in Layan Green Park?

The greenery on the façades absorbs carbon dioxide from the atmosphere and releases oxygen. It is an active measure to help improve the quality of life of guests and apartment owners. Besides this, the landscape's aesthetics attract more guests to rent and generally improve the prestige of the complex.

What is used in other projects?

Concrete walls without landscaping.

How much more expensive does this make the project?

Costs are higher for the flower beds, flower bed supports, irrigation system, water tanks, drainage system, pumps and smart system.



Cost increase for Layan Green Park



compared to the average condotel in Phuket

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Comfort for residents and guests



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Extended building life

Low-e glass glazing

What is used in Layan Green Park?

The technology makes it possible to:

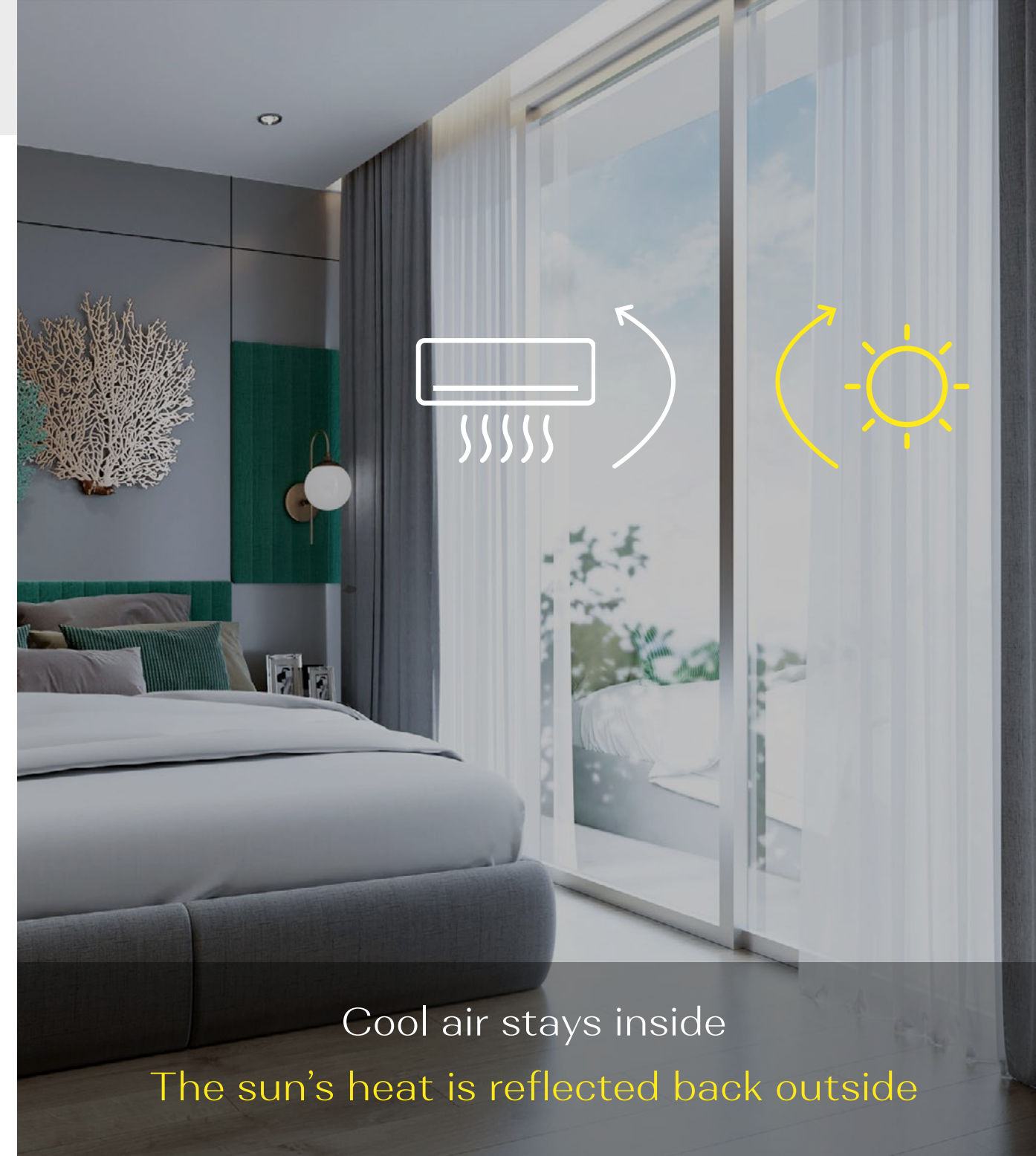
- Provide thermal insulation and energy efficiency thereby reducing electricity consumption by 8.09%
- Reduce the level of UV radiation by more than 68%, which protects guests from the harmful effects of sunrays and stops interior items fading

What is used in other projects?

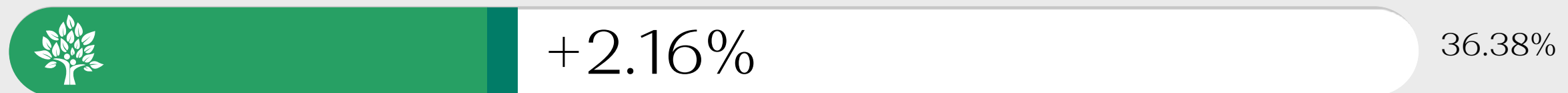
Standard glazing.

How much more expensive does this make the project?

Windows with a low-e coating, on average, cost 60% more than standard windows.



Cost increase for Layan Green Park



compared to the average condotel in Phuket

Solar panels

What is used in Layan Green Park?

The amount of energy received from the sun (300 kWp) reduces electricity consumption by, on average, 3.85%.
The use of this technology reduces the carbon footprint of each person by 376kg per year.

What is used in other projects?

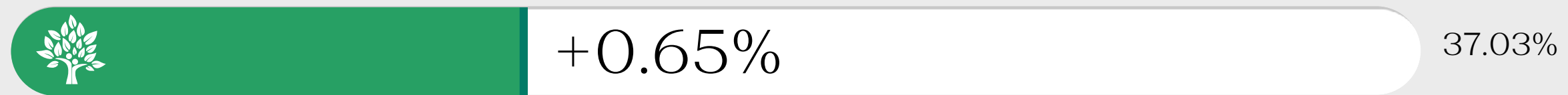
There are none.

How much more expensive does this make the project?

The total cost is higher by the cost of all individual solar panels and their installation.



Cost increase for Layan Green Park



compared to the average condotel in Phuket

The latest generation of inverter air conditioning system

What is used in Layan Green Park?



The compressor operates at 5-10% power maintaining the temperature of the room at a predetermined level to within 0.5 degrees of accuracy. This enables it to reduce energy costs by 40% compared to standard split systems. The absence of external blocks on the balconies and façades of the buildings benefits guest comfort (there would usually be noise from the air conditioner) and preserves architectural aesthetics.

What is used in other projects?



Standard split systems.

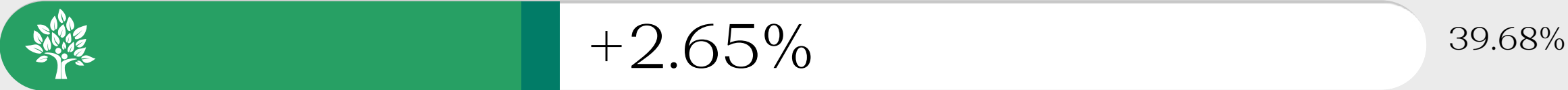
How much more expensive does this make the project?



The costs are 50-60% higher.



Cost increase for Layan Green Park



compared to the average condotel in Phuket

Smart Home technology

What is used in Layan Green Park?

The remote control offered by Smart Home simplifies the use of household items and increases guest comfort. The system automatically turns off lights when guests are not in the room and turns off air conditioning when windows are open in order to reduce energy costs.

What is used in other projects?

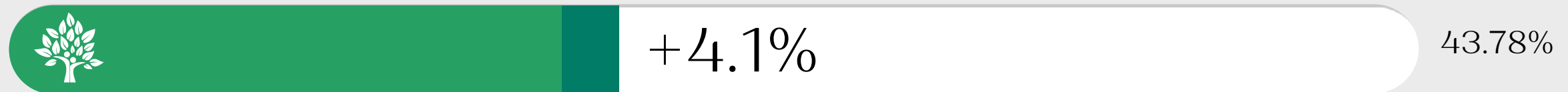
Smart technology is rarely used.

How much more expensive does this make the project?

The total cost is higher by the cost of the technology and equipment itself, as well as related accessories.



Cost increase for Layan Green Park



compared to the average condotel in Phuket

KONE elevators — KONE EcoDisc technology

What is used in Layan Green Park?



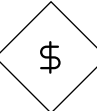
“KONE” company elevators are known all over the world due for their quality, reliability and cost-efficiency.
“KONE EcoDisc” is an innovative copper winding system which saves energy and reduces electricity costs by 7.09%.

What is used in other projects?



OTIS, Schindler.

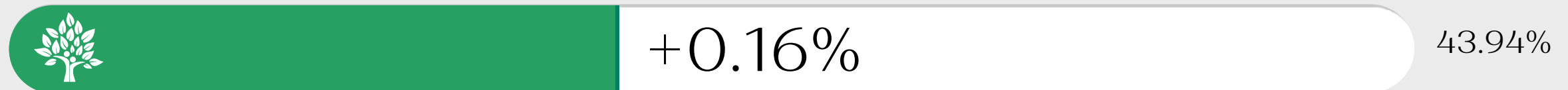
How much more expensive does this make the project?



Costs are 20% higher.



Cost increase for Layan Green Park



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Roof insulation

What is used in Layan Green Park?

A three-layer roof covering protects the top floors from heating, reducing energy consumption by 4.78%.

What is used in other projects?

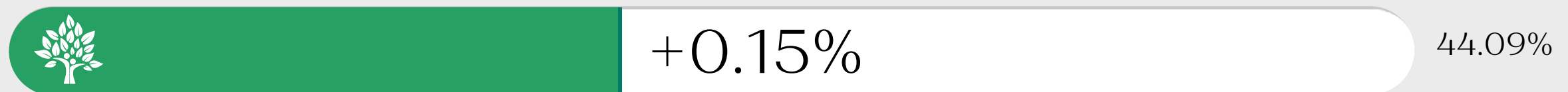
There is none.

How much more expensive does this make the project?

The total cost is higher by the full cost of materials and installation.



Cost increase for Layan Green Park



compared to the average condotel in Phuket



Independent sewage and rainwater collection to reuse in landscaping

What is used in Layan Green Park?



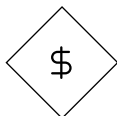
Separate sewer for showers and sinks, the water from which will go through a few stages of purification and will be used to irrigate the greenery of the complex. The use of this technology will reduce water consumption by 13%.

What is used in other projects?



This system is not used in the majority of projects. In the dry season, it is necessary to order water and, thanks to its water tanks, Layan Green Park does not depend on commercial supplies.

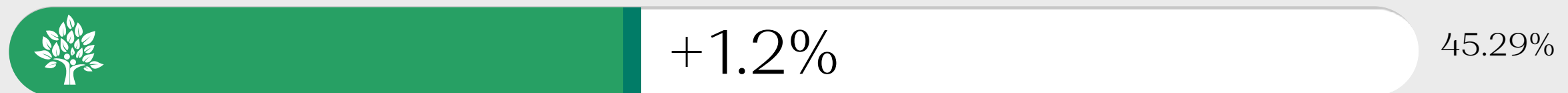
How much more expensive does this make the project?



The cost is higher by the amount it costs to purchase materials, pipes, equipment, treatment facilities and water tanks.



Cost increase for Layan Green Park



compared to the average condotel in Phuket

Central hot water supply

What is used in Layan Green Park?

An inverted water heater that allows us to centrally provide all apartments and public areas with hot water which saves electricity and reduces hot water costs by 20%.

What is used in other projects?

Each apartment has a wall-mounted electric water heater which occupies a space in the bathroom and can heat a small water flow.

How much more expensive does this make the project?

Costs are 30% higher.



Cost increase for Layan Green Park



compared to the average condotel in Phuket

Walls made from aerated concrete blocks

What is used in Layan Green Park?

The material has:

- A higher level of thermal insulation. This allows it to reduce electricity costs by 7.09%.
- Sound-absorbing properties. The sound-insulation index of the aerated concrete blocks used in the project corresponds to the standard requirements for hotel complexes, which are rarely met in Thailand.

What is used in other projects?

Concrete blocks which, as a building material, are characterized by:

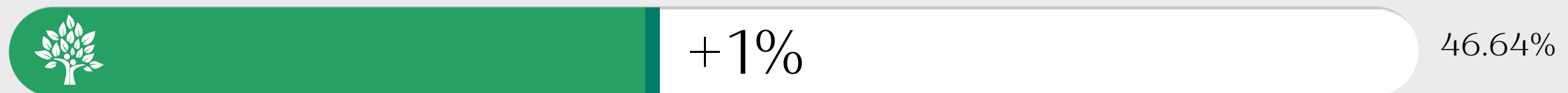
- A lower level of sound insulation
- Poor mounting ability
- Low thermal conductivity

How much more expensive does this make the project?

The cost of the material is 10% higher.



Cost increase for Layan Green Park



compared to the average condotel in Phuket

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Extended building life



SPC floor covering

What is used in Layan Green Park?



The SPC cover for the floor (stone-polymer composite) has the following characteristics:

- Wear resistance (class 43)
- Water resistance (maximum 100%)
- Resistance against deformation
- Soundproofing
- Decorative and environmentally friendly because it does not have an adhesive base which releases formaldehyde when heated.

What is used in other projects?

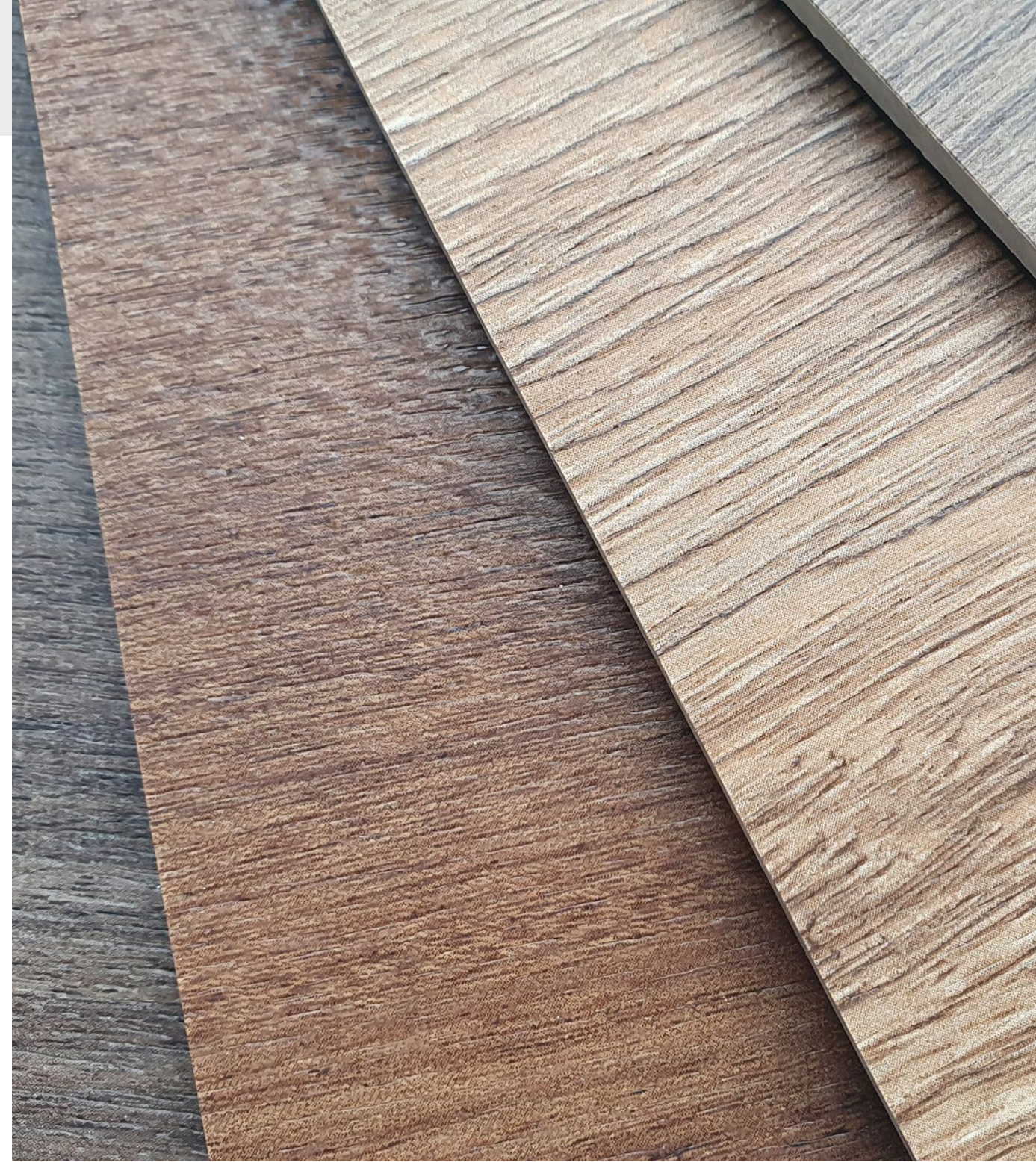


Tile, a cold and brittle material with a low level of sound insulation.

How much more expensive does this make the project?



The cost is 50% higher.



Cost increase for Layan Green Park



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Rough finishing



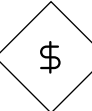
What is used in Layan Green Park?

Machine plastering technology as well as a special mesh which strengthens and protects the covering from shrinkage and hairline cracks. It reduces the general level of building wear and tear.



What is used in other projects?

Hand plastering. The process takes more time (both in terms of implementation and wall alignment). There is a risk of hairline cracks appearing quickly.

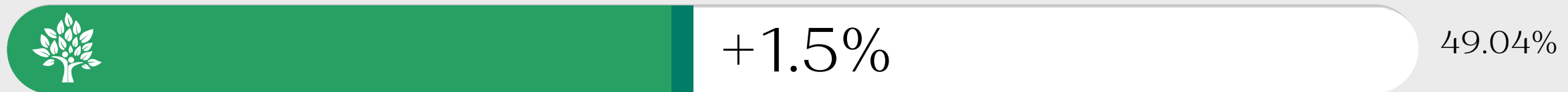


How much more expensive does this make the project?

The cost is 50% higher due to equipment and skilled labor costs.



Cost increase for Layan Green Park

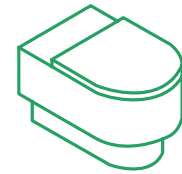


compared to the average condotel in Phuket

Additional benefits of the Layan Green Park project



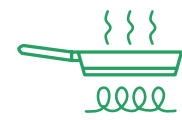
Separate kitchen and bathroom made from moisture-resistant materials.



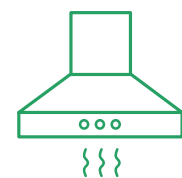
Concealed toilet installation.



Water-saving plumbing.



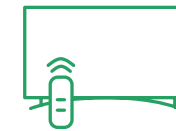
Induction cooker.



Mechanical extractor in the bathroom and kitchen.



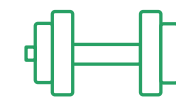
Apartments available for people with disabilities and specific infrastructure allowing for their free movement.



Hotel-style TVs (Smart TV, AirPlay).



Charging points for electric vehicles.



Advanced sports infrastructure. An indoor, air-conditioned gym and a 680 m² outdoor site equipped with Technogym equipment, a running track and yoga area.



Sauna.

Cost increase for Layan Green Park



compared to the average condotel in Phuket

In the end, what does **Layan Green Park** offer an owner compared to the average project in Phuket?

The construction cost is **56.44%** higher

The price of apartments is only **15%** higher

- Premium materials
- Long property life
- Comfortable accommodation
- Reduced utility bills, all energy efficiency indicators certified by EDGE
- Service quality is equivalent to international standards. This is confirmed by the signed agreement with World Hotels. Now, Layan Green Park is part of the WorldHotels Collection, which is part of the Western Group chain.





+66 95 297 3090 **Krystyna**

Address:
147 Moo 6 Cherngtalay Sub-District,
Talang District, Phuket, 83110

+66 93 579 6680 **Anna**

Working hours:
From 10:00 till 20:00, 7 days a week

layangreenpark.com
sales@layangreenpark.com



LAYAN
GREEN PARK

Project name: Layan Green Park, 4 buildings, 7 floors, 403 apartments overall: Building A - 102 apartments, Building B - 140 apartments, Building C - 155 apartments and Building D - 6 apartments. Land and project owner: Layan Green Park Co.,Ltd. company registration number 0835562015261. Company address: 147 Moo 6 Cherngtalay Sub-District, Talang District, Phuket 83110. Director: Vadim Bukhkalov. Registered capital of the company: THB 84,000,000. Project location: 147 Moo 6 Cherngtalay Sub-District, Talang District, Phuket 83110. Land title certificate number 36931 Cherngtalay Sub-District, Talang District, Phuket. Total area of the project (as indicated in the certificate submitted for obtaining the building permit): 5 rai 3 ngan 72.60 waa2 (9,490.40 m²). Common property area: approximately 9,565 m².