

ABOUT THE PROJECT

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# LAYAN VERDE





200 000+ M<sup>2</sup> TOTAL PROJECT AREA

75 000 M<sup>2</sup> FOR SALE

774 APARTMENTS

16 500 M<sup>2</sup> GREEN AREA

700+ PARKING SPACES

1 500+ M<sup>2</sup> OF SPORTS FACILITIES

4 500+ M<sup>2</sup> WATER SURFACE

1 500 M<sup>2</sup> WALKING ROUTES

OVER 300 PLANTS

2 FIVE-STAR HOTELS WITH 169 ROOMS

16+ RESTAURANTS

OCEAN CLUB FOR 200 GUESTS

5 000+ M<sup>2</sup> COMMUNITY MALL

 WATCH PROMO



# PROJECT PARAMETERS

COMPLETION DATE 2028

Land plot  
8 hectares

Location  
Two minutes to Layan Beach, Bang Tao district

Type of project  
Condominium under hotel management

Number of buildings and apartments  
5 (93) luxury / 10 (681) premium

Parking  
700+ parking spaces

Secure storage  
for personal belongings and equipment



PROJECT ADVANTAGES

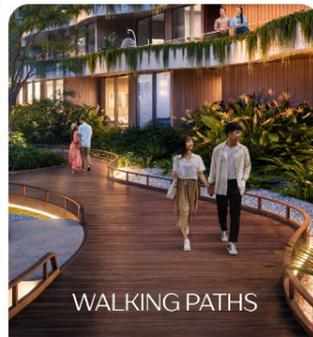
# LANDSCAPE DESIGN

.01

# LANDSCAPE DESIGN BY SHMA

[LINK](#) LEARN MORE

10+ DIVERSE ZONES WHERE NATURE  
AND MAN BECOME ONE



PROJECT ADVANTAGES

# BIONIC ARCHITECTURE

.02

# BIONIC ARCHITECTURE

FROM THE WORLD FAMOUS ARCHITECTURE  
FIRM DEWAN FROM DUBAI

Terraced construction

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Organic, flowing facades

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A natural extension of organic forms

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Cutting-edge technologies in construction

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Vertical greening of facades

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Panoramic glazing

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# TERRACED CONSTRUCTION:

A BALANCE BETWEEN INTERIOR  
AND EXTERIOR



PROJECT ADVANTAGES

# A SELF-SUFFICIENT MINI-CITY

*.03*

# EVERYTHING YOU NEED FOR LIVING IS WITHIN WALKING DISTANCE

The complex's infrastructure allows for easy and convenient movement for people with disabilities and strollers



OF THE PROJECT AREA IS DEDICATED  
TO INTERNAL INFRASTRUCTURE



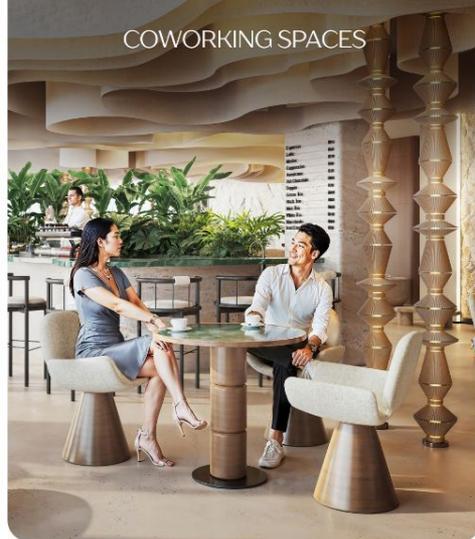
OCEAN CLUB



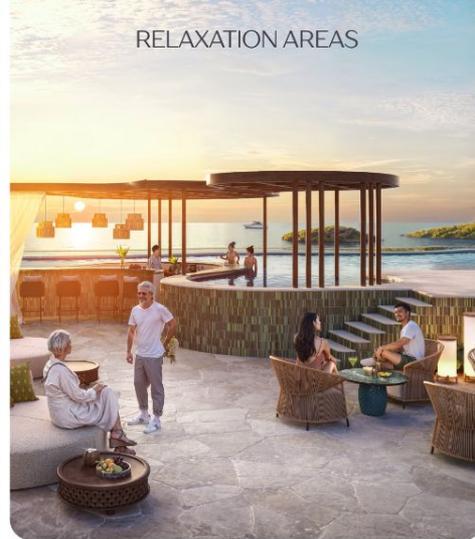
16+ RESTAURANTS, BARS, AND CAFES



COWORKING SPACES



RELAXATION AREAS



KIDS CLUB



COMMUNITY MALL



SPA CENTERS



GYMS | SPORTS FIELDS

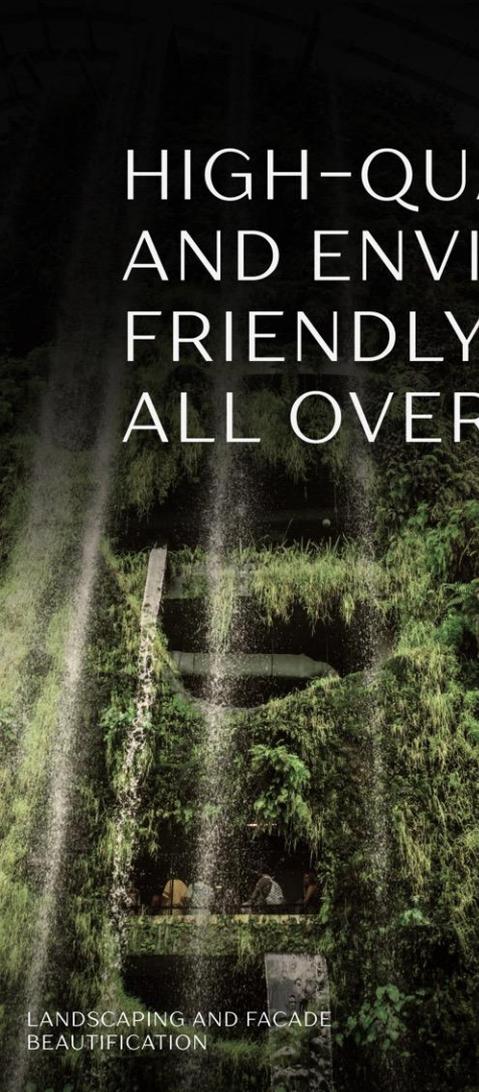


PROJECT ADVANTAGES

# ECO-FRIENDLINESS AND TECHNOLOGICALLY ADVANCED

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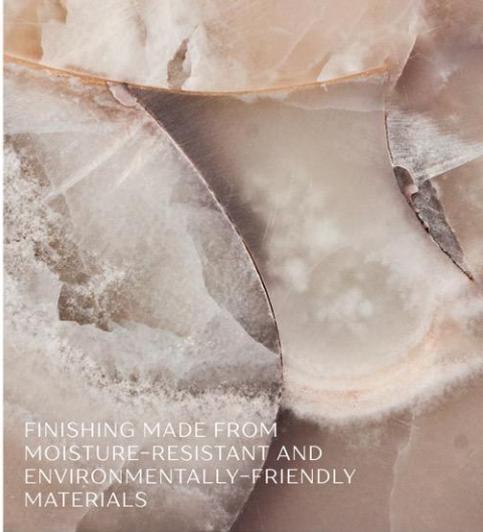
# HIGH-QUALITY AND ENVIRONMENTALLY- FRIENDLY MATERIALS FROM ALL OVER THE WORLD



LANDSCAPING AND FACADE  
BEAUTIFICATION



LOW-E GLASS GLAZING  
WITH UV PROTECTION



FINISHING MADE FROM  
MOISTURE-RESISTANT AND  
ENVIRONMENTALLY-FRIENDLY  
MATERIALS



PREMIUM HIGH-QUALITY  
FURNITURE

# ADVANCED CONSTRUCTION TECHNOLOGIES



QR codes and digital passports for apartments

PlanRadar quality control system

BIM design (Autodesk Revit / ArchiCAD)

IoT sensors for the building's digital twin

Laser 3D scanning (Leica BLK360 / RTC360, Trimble X7)

## Implementation benefits:

- Full process transparency;
- Minimized risks of delays or poor execution;
- Enhanced project image and technological reputation;
- Higher margins and stronger buyer confidence;



GREEN BUILDING  
CERTIFICATION



LAYAN VERDE  
ASSESSMENT REPORTS

# 35%

## SAVINGS ON NATURAL RESOURCES



Chlorine-free and chemical-free swimming pool water purification system



Energy-efficient lighting



“Smart home” system



Natural ventilation



Water-saving plumbing



Underground water sources



Inverter air conditioning system



Roof and external wall thermal insulation



Solar panels



Rainwater collection and recycling system



# THOUGHTFUL SECOND-LINE LOCATION



50–70% reduction  
in metal corrosion

according to ASTM  
International standards

Reduced concrete corrosion  
and erosion

based on research from the U.S. National  
Institute of Standards and Technology  
(NIST)

30–50% lower economic losses  
from coastal erosion

first-line buildings require renovation  
every 5–7 years, while second-line  
structures extend this cycle to 15–20 years

# ADVANCED SMART HOME SYSTEM

Climate and lighting control scenarios

Integration of personal smart devices

Automated curtain control with scheduling

automatic curtain closure when the unit is unoccupied

Presence sensors controlling air conditioning and lighting

helping reduce energy use by 20–30%

Window and door sensors linked to air conditioning

optimizing energy efficiency, indoor climate, and moisture prevention

Automatic dehumidification mode for long absences

preventing mold growth

Ambient light and presence sensors in common areas with scheduled activation

reducing lighting energy consumption by up to 90%



# A MAGICAL PLACE FOR THE REAL YOU



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