SERENE PROPERTY & DEVELOPMENT

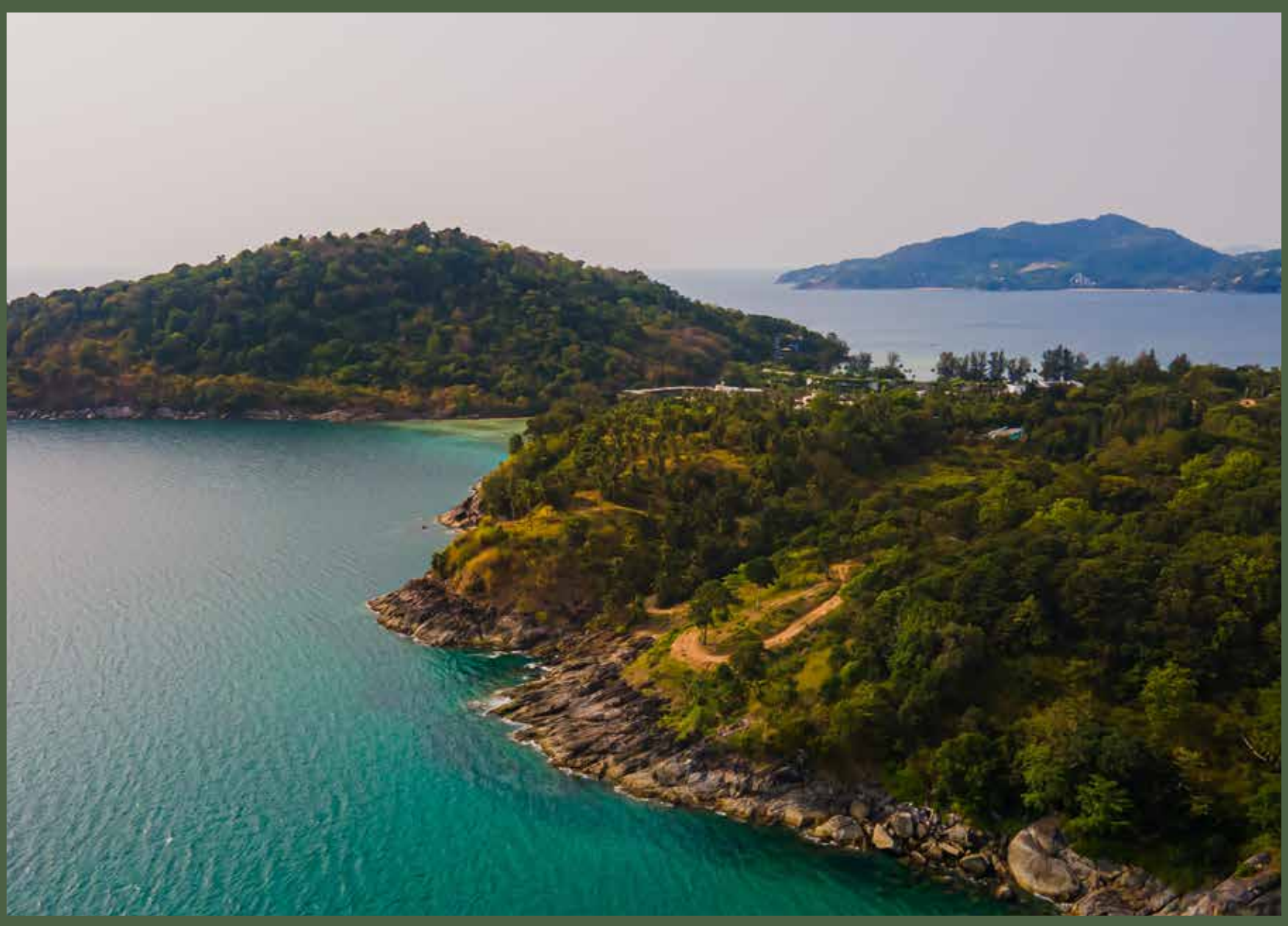
Serene Raya

BANGJO - PHUKET

SERENITY MEETS
TIMELESS LUXURY

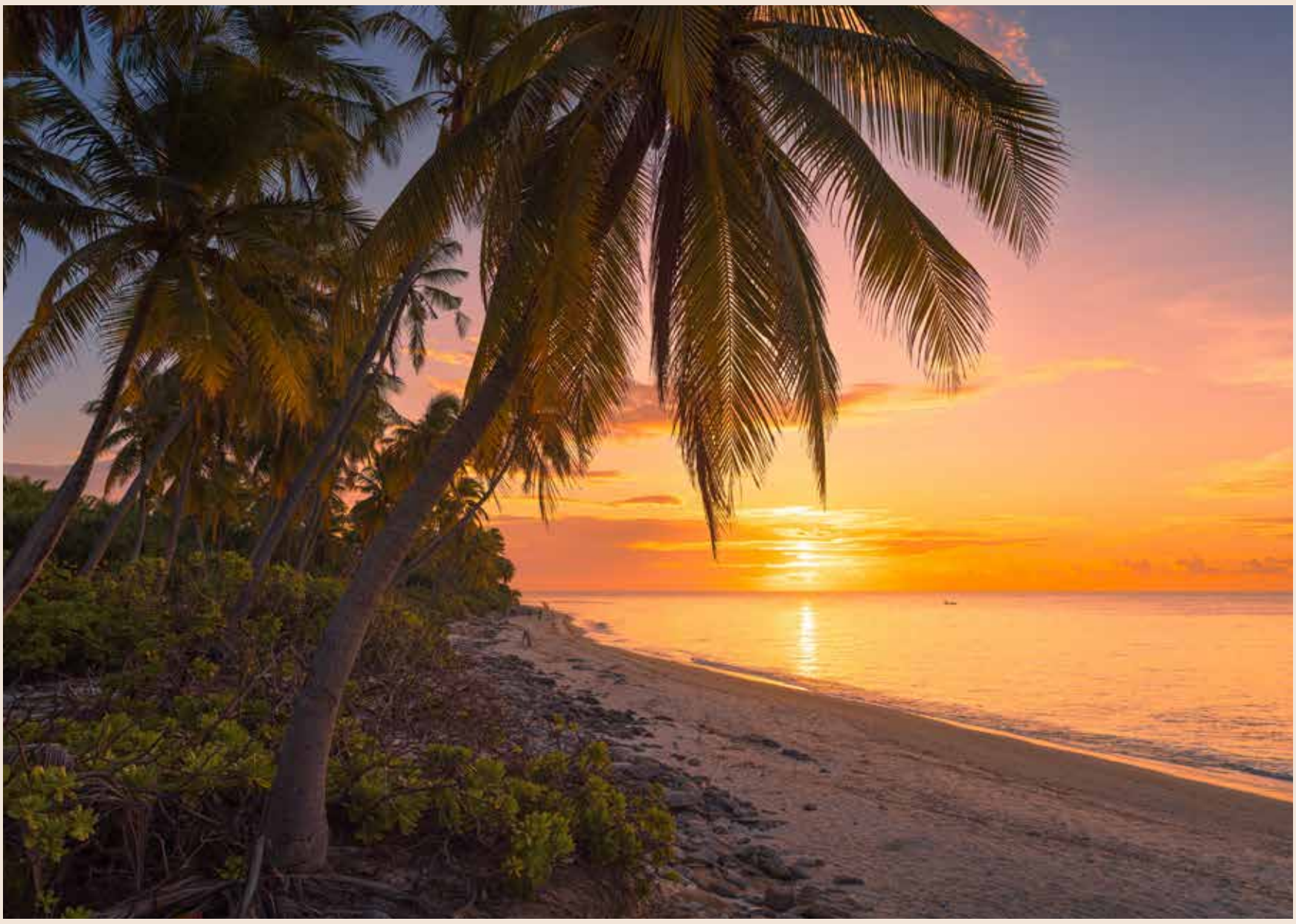
THE CITY OF PARADISE

Phuket is a paradise of a destination. A place where everyone and everything coexists seamlessly, a second home that people around the world can only dream of. The island has seen extreme growth for the past two decades and will continue to grow with major investments being made constantly to improve the island's facilities, amenities and infrastructure. If you are looking for a cosmopolitan paradise then Phuket is your destination of choice.



PHUKET GLOBAL DESTINATION

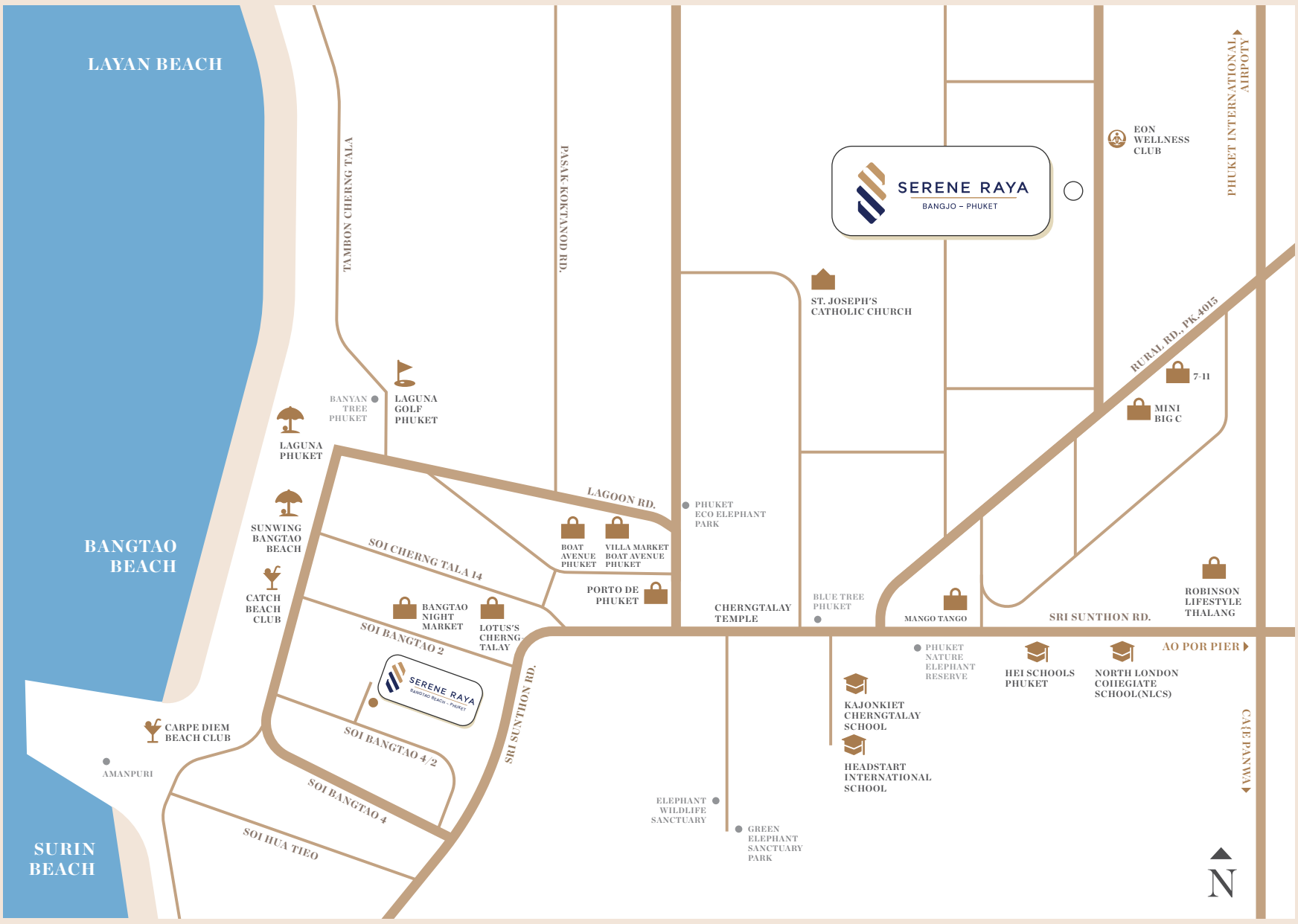
The destination for the savvy globetrotters, a place you must visit before you die, a once in a lifetime experience for you and your family, Phuket is everything to everyone. The white sand of the beautiful beaches, the island city nightlife for your entertainment and the freshest local seafood caught in the morning. Welcome to the new Miami, the island of bright lights and beautiful resorts.



THE NEW DIAMOND OF PHUKET

Bangjo is the upcoming area in Phuket situated in the center of the island. Live amidst the peace and serenity amongst the lush green surrounding in a zone that is private and full of nature.

Located in the heart of Phuket, you will find travel options abound. Whether you are arriving from the airport, exploring the beaches of Bangtao, Layan and Ao Pro Pier. Enjoying dinner in Phuket Old Town, everything is just a short drive from your dream home.



Beaches		
Layan Beach	14 mins.	7.1 km.
Bangtao Beach	17 mins.	8.0 km.
Surin beach	18 mins.	8.2 km.
Kamala beach	23 mins.	11.4 km.
Naithon beach	24 mins.	12.6 km.
Naiyang beach	26 mins.	15.1 km.
Patong beach	44 mins.	21.9 km.

Golf Courses		
Laguna Golf Phuket	19 mins.	9.1 km.
Blue Canyon Country Club	27 mins.	15.2 km.
Mission Hill	30 mins.	16.3 km.
Red Mountain Golf Club	35 mins.	20.7 km.
Loch Palm Golf Club	37 mins.	21.7 km.

Beach Clubs & Hotels

Eon Wellness Club	1 mins.	0.5 km.
Laguna	10 mins.	5.3 km.
Anantara Layan	14 mins.	8.1 km.
Catch Beach Club	18 mins.	6.9 km.
Banyan Tree	18 mins.	9.2 km.
Trisara Beach	19 mins.	10.3 km.

Community mall & Shopping Centers

Makro Thalang	11 mins.	4.0 km.
Porto De Phuket	11 mins.	4.4 km.
Boat Avenue	12 mins.	6.2 km.
Robinson Lifestyle Thalang	12 mins.	6.3 km.
Homepro Thailand	13 mins.	4.9 km.

Hospitals

Siriroj International Hospital	31 mins.	17.5 km.
Bangkok International Hospital	33 mins.	18.7 km.

School		
Headstart International School, Phuket Cherngtalay Campus	7 mins.	3 km.
Kajonkiet Cherngtalay School	7 mins.	3 km.
North London Colleglate School (NLCS)	11 mins.	6.5 km.
Hei Schools Phuket	13 mins.	7.5 km.
Finnway International School	18 mins.	10.3 km.
UWC Thailand International School	21 mins.	11.0 km.
British International School	22 mins.	12.3 km.
International School of Phuket	30 mins.	17.0 km.
Prince of Songkla University	34 mins.	20.8 km.

Others		
Boat Lagoon Marina	22 mins.	10.3 km.
Royal Phuket Marina	23 mins.	11.2 km.
Phuket International Airport	29 mins.	16.1 km.
Ao Por Grand Marina	32 mins.	21.7 km.

SERENE RAYA VILLAS SERENITY REINVENTED

Enter through an impressive main gate, enjoy the beautiful gardens and embrace the magic that Serene Raya Bangjo have to offer.

Experience the newest Serene Raya Phuket situated in the Bangjo area. Each pool villa is created to take your lifestyle to the next level with a combination of tropical vibes, modern luxurious design and modern amenities.

Situated amongst the lush greenery of Bangjo, Serene Raya Bangjo offers peacefulness and privacy in all its serene glory. A home of dreams, the stuff of legend, an expat's paradise.

Take in the distinctive blend of Thai and contemporary architecture that blends seamlessly with the modern lifestyle demands, providing ample space for you and your loved ones.

THE LUXURY OF CHOICE

Situated right in the center of Phuket Island, Serene Raya Bangjo offers unrivaled convenience when it comes to traveling to all the major amenities on the island including the airport, various beaches, golf clubs, restaurants, international school and shopping malls.

The Project is located in an ideal location for ease of access to many major zones including Laguna, Pasak, Baandon and Thepkrasattri for the most convenient lifestyle.

Sign end kitchen counter with a plethora of drawers and full equipments for your cooking needs.

Grand living area with high ceiling, enabling a feeling of airiness and relaxation with direct access to swimming pool and garden area.

Landscaped swimming pool with seating, shade structure dining area and various amenities for your convenience.

Carport space for two cars coupled with the most advanced automatic smart control system for door control and added privacy. The project also offers the latest smart home solutions that enhance comfort*, energy efficiency and your overall lifestyle well-being.

THE LUXURY OF CHOICE

Our top notch facilities. Include lush greeneries and various boulevards that are landscaped to the most discerning tastes. Spend quality time with your friends and family amidst the epitome of nature and lush tropical surroundings.

Relax in a luxurious spacious villa that exudes elegance and comfort. Top of the line furnishings and modern amenities are provided to suit your every personal whims and lifestyle.

Serene Raya Bangjo offers a wealth of customization, including having 2 master bedrooms in your villa as an option.

*Option with additional payment

A DIFFERENT BREED OF UNIQUE

Tropical Lifestyle

Feel at ease in your pool villa amidst the lush tropical greens of Serene Raya Bangjo. Here we redefine serenity to it's fullest. A place to escape from your worldly chores, a sanctuary that gives you a peace of mind and most importantly a safe space for every member of your family. At Serene Raya Bangjo, we provide a lifestyle that is unlike any other. One that removes you from worldly concern, a place of life enjoyment and a secret garden that is yours and yours only. A Phuket home that is simply breathtaking in it's stillness and serenity.

Investment Property

Our offering focusing on helping you generate income and appreciation rather than personal use.
Properties that are near the forest are highly sought after and can provide seucral advantages,
due to many access areas to amenities and facilities. This will be a strong rental income potential.

Contemporary Residential Design

Timeless contemporary design is merged seamlessly with Thai traditional elements to create a unique architectural style that cannot be found anywhere else. Innovations and technologies are combined to create a sustainable home that will become a part of your daily life in the long term.

PROJECT DETAILS

PROJECT NAME	Serene Raya Bangjo Phuket
DEVELOPER	Serene Property & Development Co.,Ltd.
PROJECT LOCATION	Bangjo, Phuket
PROJECT LAND SIZE	12,095 Sq.m.
PROJECT TYPE	2 Storeys Pool Villas
TOTAL UNITS	23 Units
UNIT SIZE	341-408 Sq.m.
LAND PLOT SIZE	326-446 Sq.m.
PROPERTY MANAGEMENT & RENTAL MANAGEMENT	CBRE

FACILITIES

- Park
- Property Management
- Maintenance and Repair
- Project Access Control System
- 24 Hours Residentials Services
- 24 Hours Security System

LUXURY INSERENITY

PLOT	Unit Type	Unit Size
1	3 BR STANDARD **(2 STOREY)**	351 Sq.m.
2	3 BR STANDARD **(2 STOREY)**	342 Sq.m.
3	3 BR STANDARD **(2 STOREY)**	342 Sq.m.
4	3 BR 2 MASTER BR **(2 STOREY)**	354 Sq.m.
5	3 BR STANDARD **(1 STOREY)**	342 Sq.m.
6	3 BR STANDARD **(1 STOREY)**	345 Sq.m.
7	3 BR STANDARD **(1 STOREY)**	365 Sq.m.
14	3 BR STANDARD **(1 STOREY)**	326 Sq.m.
16	3 BR STANDARD **(1 STOREY)**	357 Sq.m.
18	4 BR STANDARD **(2 STOREY)**	394 Sq.m.
20	4 BR 2 MASTER BR **(2 STOREY)**	405 Sq.m.
22	3 BR 2 MASTER BR **(2 STOREY)**	399 Sq.m.

LUXURY INSERENITY

N

1 Storey

- TYPE A: 3BR STANDARD
- TYPE A2: 3BR STANDARD
- TYPE A3: 3BR STANDARD

2 Storey

- TYPE B: 3BR STANDARD
- TYPE D: 4BR
- TYPE C: 3BR 2MASTER BR
- TYPE E: 4 BR 2 MASTER BR

TYPE B: 3 BEDROOM STANDARD

- Entrance
- Parking
- Living Area
- Dinning Area
- Kitchen
- WC
- Bedroom 2
- Terrace
- Pool
- Sala
- Outdoor Shower
- Laundry
- Storage
- Master Bedroom
- Bedroom 3
- Working Area

PLOT 1: 351 Sq.m.

1st Floor

2nd Floor

PLOT 2: 342 Sq.m.

1st Floor

2nd Floor

PLOT 3: 342 Sq.m.

1st Floor

2nd Floor

TYPE C: 3 BEDROOM STANDARD 2 MASTER BEDROOM

Entrance	Parking
Living Area	Dinning Area
Kitchen	WC
Master Bedroom 2	Terrace
Pool	Sala
Outdoor Shower	Laundry
Storage	Master Bedroom 1
Bedroom 3	Working Area

PLOT 4: 354 Sq.m.

1st Floor

2nd Floor

PLOT 22: 399 Sq.m.

1st Floor

2nd Floor

TYPE D : 4 BEDROOM

- Entrance
- Parking
- Living Area
- Dinning Area
- Kitchen
- WC
- Bedroom 2
- Terrace
- Pool
- Sala
- Outdoor Shower
- Laundry
- Storage
- Bedroom 3
- Bedroom 4
- Working Area

PLOT 18:394 Sq.m.

1st Floor

2nd Floor

TYPE E: 4 BEDROOM 2 MASTER BEDROOM

- Entrance
- Parking
- Living Area
- Dinning Area
- Kitchen
- WC
- Master Bedroom 2
- Terrace
- Pool
- Sala
- Outdoor Shower
- Laundry
- Storage
- Master Bedroom 1
- Bedroom 3
- Bedroom 4

PLOT 20: 405 Sq.m.

1st Floor

2nd Floor

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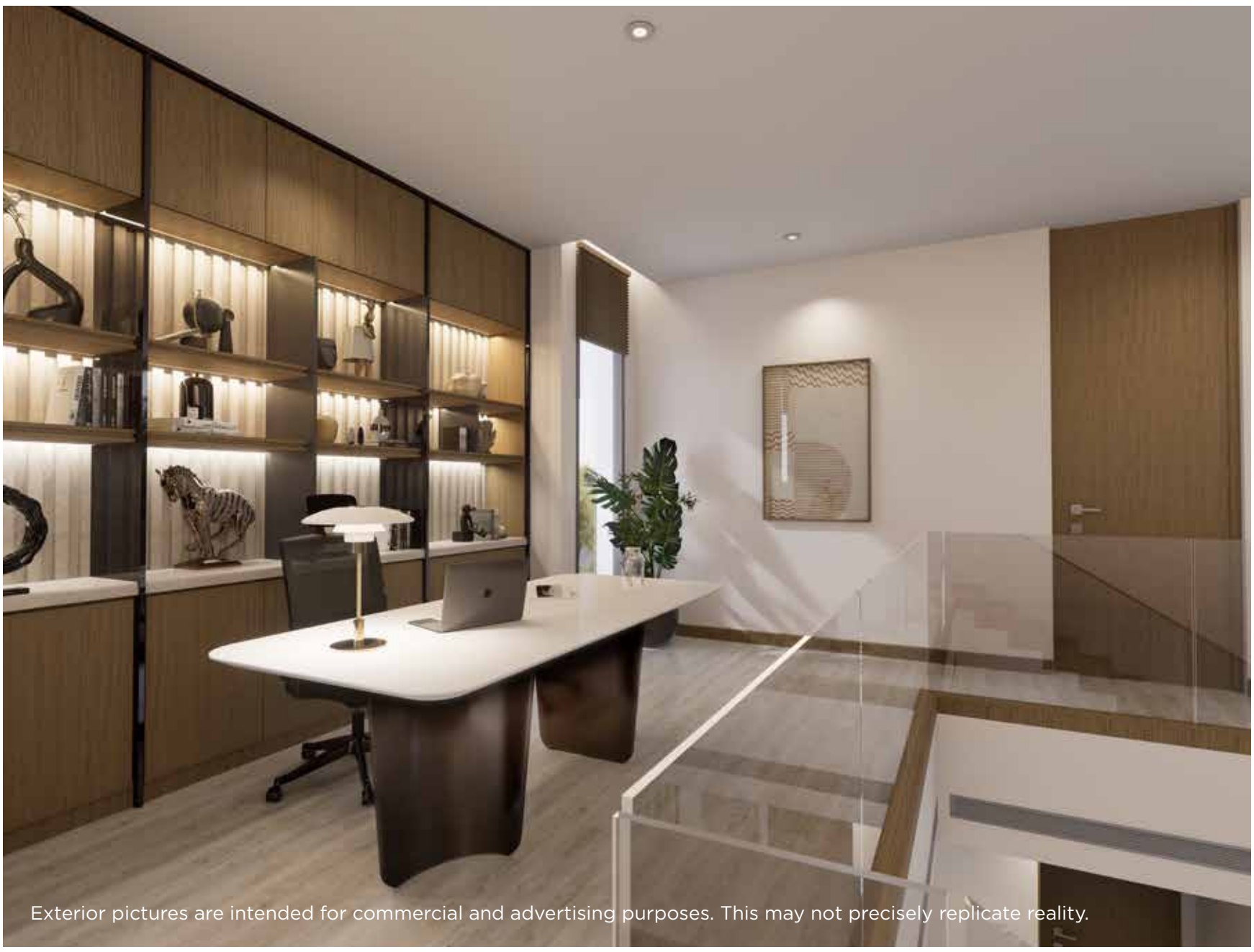
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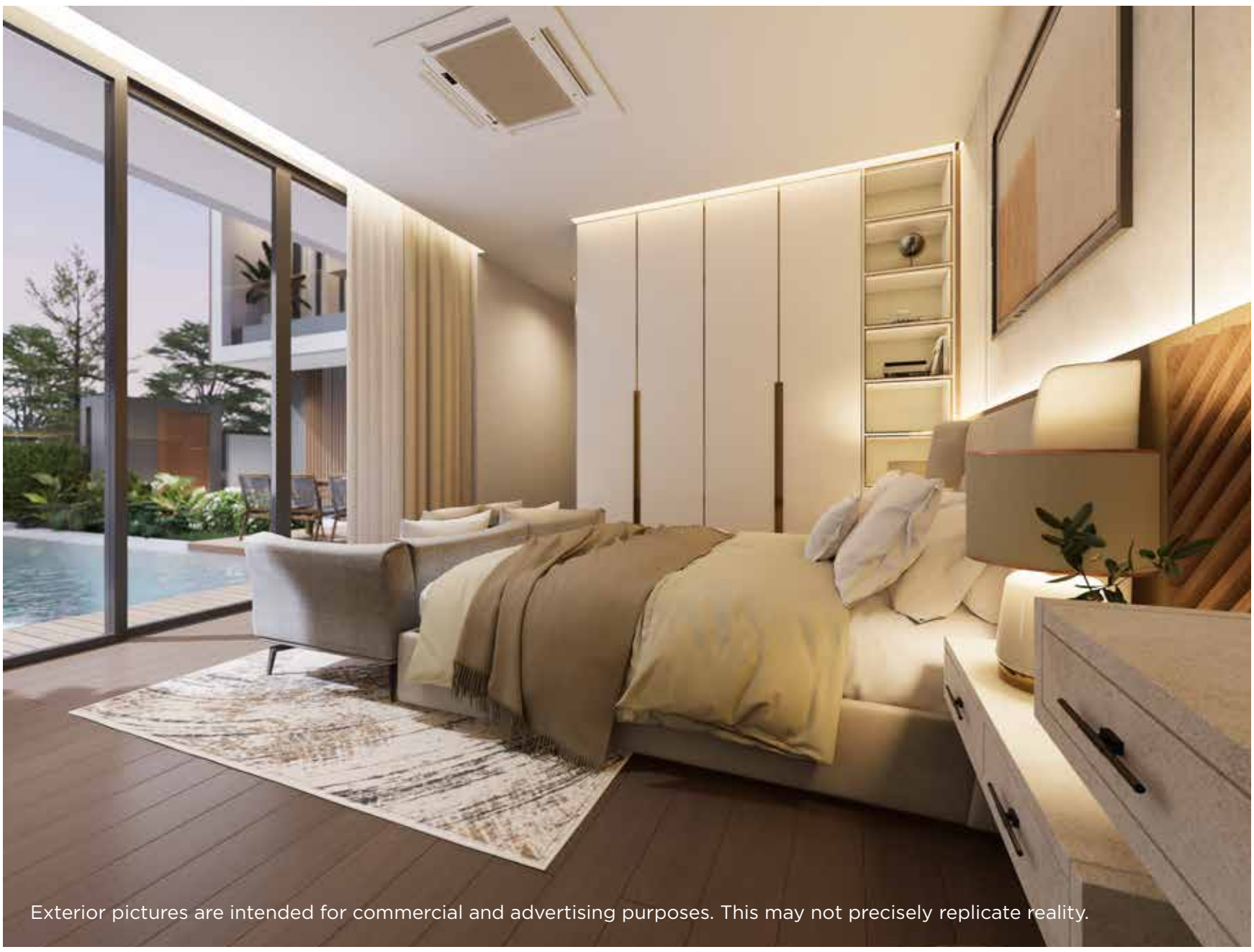
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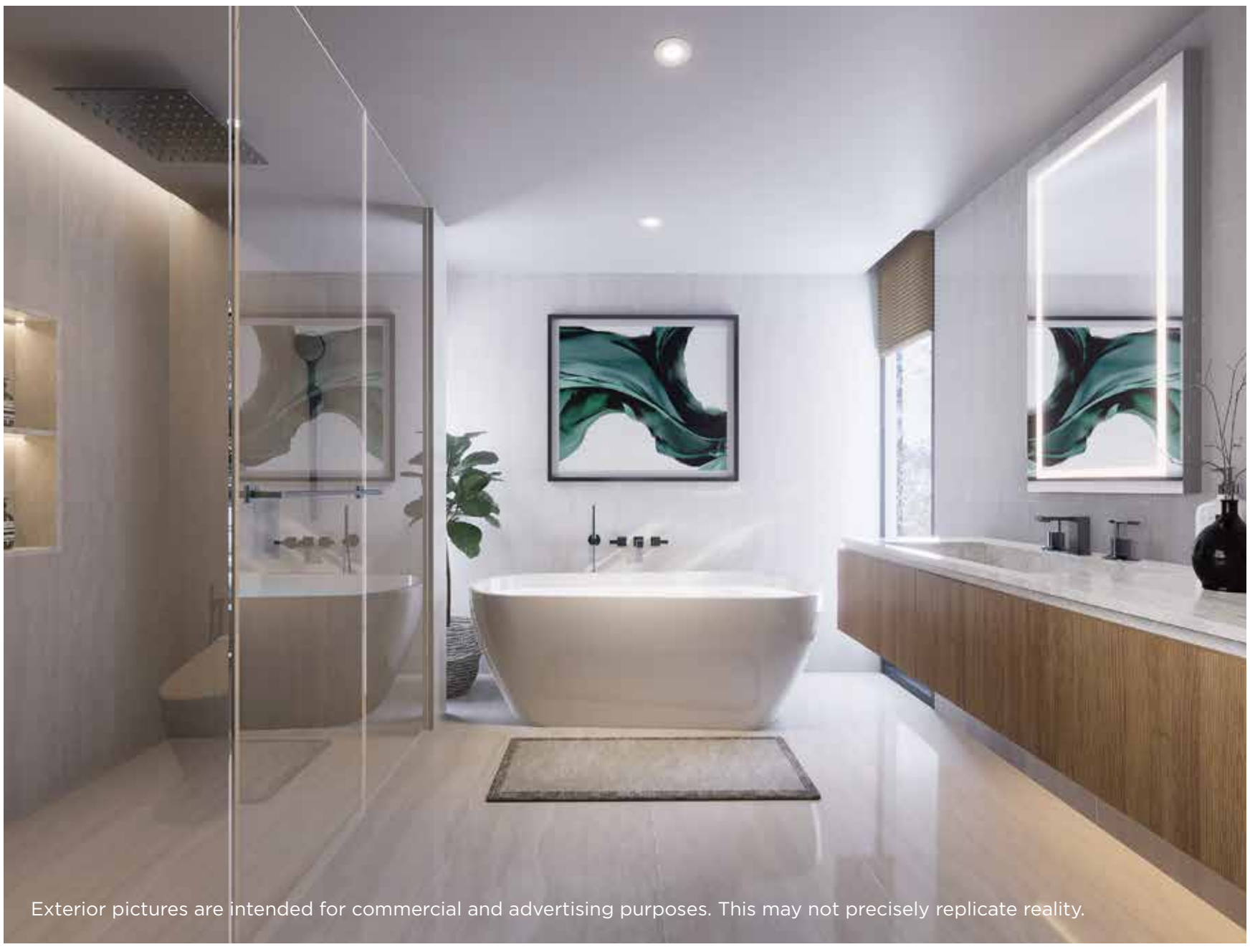
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PAYMENT TERMS

Terms	AMOUNT
Reservation Deposit	500,000
Sign Agreements within 30 days	30% (minus reservation fee)
Completion of the foundation posts	20%
Completion of the concrete structure	15%
Completion of the walls and roof tiles	15%
Completion of the floor tiles and interior	15%
Villa construction completion and handover	5%

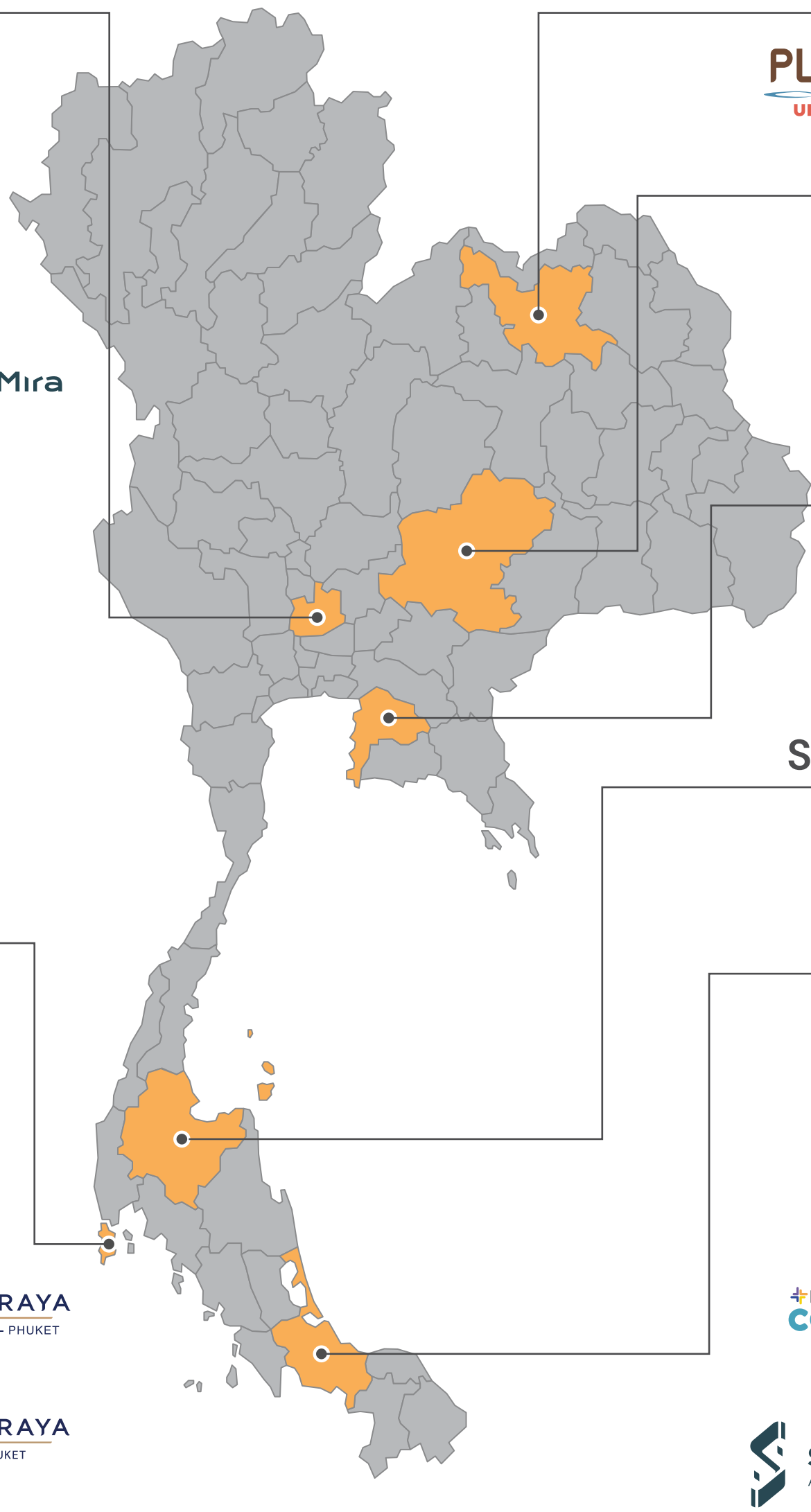
Remark : Any provisions for adjustments base on construction progress. If any changes to payment terms are proposed, shall be approved through contract amendments between seller and the buyer.

OPTIONAL PACKAGES

Sala Roof	• 7.5 sq.m. with roof structure
Extra Bedroom	• Plot 9, 10, 11 : 23 Sq.m. • Room with bathroom
Working Room	• Built-in bookshelf • Desk • Chair • Decorative items
Solar Panel	• Solar panel set • Solar power (Inverter 3P 10kw)
Furniture	• Loose furniture • Kitchen accessories • Electrical Appliances • Linens and bathroom • Props
Smart Home	• Digital door lock • Vdo intercom • Smart switch • Smoke detector • Hub • IR dot
Ev Charger	• A wall-mounted changing station for all electrical vehicles compliant. Max power : 11 kw., Type 2 (3 Phase)

Remark : List of items where adjustments can be made based on changing trends and introduction of new products.

SERENE PROPERTY & DEVELOPMENT



Ayutthaya

- PLUS AYUTTHAYA
- PLUS AYUTTHAYA PARK
- S'myne AYUTTHAYA
- Serene Mira AYUTTHAYA

Udonthani

- PLUS UDON
- PLUS UD MIDTOWN

Korat

- PLUS KORAT

Chonburi

- PLUS SRIRACHA

Suratthani

- PLUS SURATTHANI

Phuket

- PLUS TOWNHOME PHUKET
- PLUS Phuket KATHU 1
- PLUS Phuket KATHU 2
- SERENE RAYA BANGTAO BEACH - PHUKET
- SERENE RAYA BANGJO - PHUKET

Hatyai

- PLUS TOWNHOME HATYAI
- PLUS Songkla HATYAI 2
- PLUS Songkla HATYAI 1
- PLUS connect
- PLUS HATYAI•30M
- Serene Mira AIRPORT - HATYAI
- PLUS PHETKASEM
- PLUS BIZ-CONNECT HATYAI

Serene

Serene Property & Development has been established for 14 years with a multitude of experiences in building high performing projects around Thailand.

In total Serene Property has developed 22 projects with 7,864 units with a total value of 19,451 million baht. Serene Property & Development plans to enter the stock market in 2025.

Through our many housing and commercial projects, which have been built, sold and delivered on time without any delay or cancellation, we have accumulated our past experiences to deliver to you our flagship luxury property that will leave you impressed in all aspects.

In our flagship project for our first foray into the luxury Market, you will be receiving the culmination of our previous experiences and expertise used to create the ultimate unique experience and product in this latest offering from Serene Property & Development.

OUR PROJECTS

Exterior pictures are intended for commercial and advertising purposes. This may not precisely replicate reality.

PLUS PHUKET KATHU 1

Project Location
Kathu / Phuket

Project Type
Condominium (Low Rise)

Number of Units
157 Units

Project Value
184,000,000 MB.

PLUS KATHU 2

Project Location
Kathu / Phuket

Project Type
Condominium (Low Rise)

Number of Units
273 Units

Project Value
435,700,000 MB.

PLUS SONGKLA HATYAI 1

Project Location
Hatyai / Songkla

Project Type
Condominium (High Rise)

Number of Units
294 Units

Project Value
571,900,00 MB.

PLUS SONGKLA HATYAI 2

Project Location
Hatyai / Songkla

Project Type
Condominium (High Rise)

Number of Units
582 Units

Project Value
1,213,000,000 MB.

PLUS SURATTHANI

Project Location
Suratthani

Project Type
Condominium (Low Rise)

Number of Units
475 Units

Project Value
794,000,000 MB.

PLUS TOWNHOME

Project Location
Thanon Kwang / Phuket

Project Type
TownHome

Number of Units
8 Units

Project Value
83,800,000 MB.

PLUS TOWNHOME

Project Location
Petchkasem 10 / Hatyai

Project Type
TownHome & Twin Home

Number of Units
29 Units

Project Value
132,300,000 MB.

PLUS SRIRACHA

Project Location
Sriracha / Chonburi

Project Type
Condominium (High Rise)

Number of Units
459 Units

Project Value
1,367,000,000 MB.

PLUS HATYAI 30 M.

Project Location
Hatyai

Project Type
Condominium (High Rise)

Number of Units
477 Units

Project Value
1,074,000,000 MB.

PLUS AYUTTHAYA

Project Location
Ayutthaya

Project Type
Condominium (Low Rise)

Number of Units
294 Units

Project Value
480,000,000 MB.

PLUS AYUTTHAYA PARK

Project Location
Ayutthaya

Project Type
Condominium (Low Rise)

Number of Units
647 Units

Project Value
1,142,213,000 MB.

PLUS KORAT

Project Location
Nakhon Ratchasima

Project Type
Condominium (High Rise)

Number of Units
839 Units

Project Value
1,723,208,000 MB.

PLUS CONNECT

Project Location
Hatyai / Songkla

Project Type
Condominium (High Rise)

Number of Units
519 Units

Project Value
1,228,128,000 MB.

SERENE MIRA AYUTTHAYA

Project Location
Ayutthaya

Project Type
Single House / Twin House

Number of Units
188 Units

Project Value
1,060,000,000 MB.

SERENE RAYA BANGTAO PHUKET

Project Location
Phuket

Project Type
Pool Villa

Number of Units
14 Units

Project Value
393,835,000 MB.

SERENE MIRA HATYAI - AIRPORT

Project Location
Hatyai

Project Type
Single House

Number of Units
168 Units

Project Value
1,020,000,000 MB.

S'MYNE AYUTTHAYA

Project Location
Ayutthaya

Project Type
Condominium (Low Rise)

Number of Units
474 Units

Project Value
764,773,000 MB.

PLUS PHETKASEM

Project Location
Hatyai

Project Type
Condominium (High Rise)

Number of Units
831 Units

Project Value
1,975,000,000 MB.

PLUS UDON

Project Location
Udonthani

Project Type
Condominium (Low Rise)

Number of Units
457 Units

Project Value
1,200,000,000 MB.

SERENE RAYA BANGJO PHUKET

Project Location
Phuket

Project Type
Pool Villa

Number of Units
23 Units

Project Value
605,000,000 MB.

PLUS BIZ-CONNECT

Project Location
Hatyai

Project Type
TownHome

Number of Units
3 Units

Project Value
47,900,000 MB.

PLUS UD MIDTOWN

Project Location
Udonthani

Project Type
Condominium (Low Rise)

Number of Units
643 Units

Project Value
1,636,000,000 MB.

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SERENERAYA

SERENE RAYA
BANGJO - PHUKET

Serene Raya Bangjo

Moo 6, Bangjo, Baan Ya - Baan Don Road, Srisunthon Sub-district, Thalang District, Phuket 83110

Serene

Serene Property & Development Co., Ltd.

No. 248 Ease Park Community mall, 3rd floor room no.A306-307, Ramintra Road, Tharaeng Sub-district, Bangkhen District, Bangkok 10220

Serene Raya Bangjo Villas – Phuket, Project owner by Plus Real Estate & Development Co., Ltd. Company registration no.0105553045494. Main office registered at No. 248 East Park Shopping Center, Room No. A306-307 3rd Floor, Ramintra Road, Tha Raeng Subdistrict, Bang Khen District, Bangkok 10220. Registered capital 5,000,000 baht (fully paid). Managing Director, Mr.Wuthipat Kangsanan. Serene Raya Bangjo Villas – Phuket, according to building permit number (on process), Title deed Number 23053, approximately 7 rai 2 ngan 21.7 sq m., project location Moo 6, BangJo, Baan Ya – Baan Dob Road, Srisunthon Sub-district, Thalang District, Phuket 83110 Construction starts Dec,2024 and will be completed or ready to be delivered around Dec,2025 Images and simulated conditions, details may be subject to change or modification without prior notice. Conditions as specified by the company