

SERENE PROPERTY & DEVELOPMENT



# Serene Raya

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BANGJO - PHUKET





SERENITY MEETS  
TIMELESS LUXURY







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# THE CITY OF PARADISE

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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.

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# PHUKET GLOBAL DESTINATION

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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.







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# THE NEW DIAMOND OF PHUKET

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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.

<b>Beaches</b>			<b>Golf Courses</b>		
Layan Beach	14 mins.	7.1 km.	Laguna Golf Phuket	19 mins.	9.1 km.
Bangtao Beach	17 mins.	8.0 km.	Blue Canyon Country Club	27 mins.	15.2 km.
Surin beach	18 mins.	8.2 km.	Mission Hill	30 mins.	16.3 km.
Kamala beach	23 mins.	11.4 km.	Red Mountain Golf Club	35 mins.	20.7 km.
Naithon beach	24 mins.	12.6 km.	Loch Palm Golf Club	37 mins.	21.7 km.
Naiyang beach	26 mins.	15.1 km.			
Patong beach	44 mins.	21.9 km.			
<b>Beach Clubs &amp; Hotels</b>			<b>Community mall &amp; Shopping Centers</b>		
Laguna	10 mins.	5.3 km.	Makro Thalang	11 mins.	4.0 km.
Anantara Layan	14 mins.	8.1 km.	Porto De Phuket	11 mins.	4.4 km.
Catch Beach Club	18 mins.	6.9 km.	Boat Avenue	12 mins.	6.2 km.
Banyan Tree	18 mins.	9.2 km.	Robinson Lifestyle Thalang	12 mins.	6.3 km.
Trisara Beach	19 mins.	10.3 km.	Homepro Thailand	13 mins.	4.9 km.



School			Hospitals		
Headstart International School, Phuket Cherngtalay Campus	7 mins.	3 km.	Siroj International Hospital	31 mins.	17.5 km.
Kajonkiet Thalang school	11 mins.	6 km.	Bangkok International Hospital	33 mins.	18.7 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.			

LAYAN BEACH

BANGTAO BEACH

SURIN BEACH

TAMBON CHERNG TALA

PASAK-KOKTANOD RD.

LAGOON RD.

SRI SUNTHON RD.

SRI SUNTHON RD.

RURAL RD., PK.4015

PHUKET INTERNATIONAL AIRPORT

AO POR PIER

CABE PANWA



SERENE RAYA

BANGJO - PHUKET

ST. JOSEPH'S CATHOLIC CHURCH

PHUKET ECO ELEPHANT PARK

BLUE TREE PHUKET

MANGO TANGO

PHUKET NATURE ELEPHANT RESERVE

ELEPHANT WILDLIFE SANCTUARY

GREEN ELEPHANT SANCTUARY PARK

BANYAN TREE PHUKET

LAGUNA GOLF PHUKET

LAGUNA PHUKET

SUNWING BANGTAO BEACH

CATCH BEACH CLUB

CARPE DIEM BEACH CLUB

AMANPURI

SOI CHERNG TALA 14

SOI BANGTAO 2

SOI BANGTAO 4/2

SOI BANGTAO 4

SOI HUA TIEO

BOAT AVENUE PHUKET

VILLA MARKET BOAT AVENUE PHUKET

PORTO DE PHUKET

BANGTAO NIGHT MARKET

LOTUS'S CHERNG-TALAY



SERENE RAYA BANGTAO BEACH - PHUKET

MINI BIG C

7-11







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# SERENE RAYA VILLAS

## SERENITY REINVENTED

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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.



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# THE LUXURY OF CHOICE

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- 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.

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- 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.
  - 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



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# A DIFFERENT BREED OF UNIQUE

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## Tropical Lifestyle

- Feel at ease in your pool villa amidst the lush tropical greens of Serene Raya Bangjo. Here we redefine serenity to its 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 its stillness and serenity.

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## 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 several advantages, due to many access areas to amenities and facilities. This will be a strong rental income potential.

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## 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.









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



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# PROJECT DETAILS

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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

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# FACILITIES

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Park



Property  
Management



Serene Living  
24 Hours  
Residential Services



Maintenance  
and Repair



Project Access  
Control System



24 Hours  
Security System





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# LUXURY IN SERENITY

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PLOT	Unit Type	Unit Size	PLOT	Unit Type	Unit Size
1	3 BR STANDARD	351 Sq.m.	13	4 BR	331 Sq.m.
2	3 BR STANDARD	342 Sq.m.	14	3 BR STANDARD	326 Sq.m.
3	3 BR STANDARD	342 Sq.m.	15	3 BR STANDARD	328 Sq.m.
4	3 BR STANDARD 2 MASTER BR	354 Sq.m.	16	4 BR	357 Sq.m.
5	3 BR STANDARD	342 Sq.m.	17	4 BR	357 Sq.m.
6	3 BR STANDARD	345 Sq.m.	18	4 BR	394 Sq.m.
7	3 BR STANDARD	365 Sq.m.	19	4 BR	384 Sq.m.
8	3 BR STANDARD	342 Sq.m.	20	4 BR 2 MASTER BR	405 Sq.m.
9	3 BR STANDARD	371 Sq.m.	21	4 BR 2 MASTER BR	414 Sq.m.
10	3 BR 2 MASTER BR	408 Sq.m.	22	3 BR 2 MASTER BR	399 Sq.m.
11	4 BR 2 MASTER BR	446 Sq.m.	23	3 BR 2 MASTER BR	367 Sq.m.
12	4 BR	338 Sq.m.			



● TYPE A: 3BR STANDARD

● TYPE D: 4 BR 2 MASTER BR

● TYPE B: 3BR 2MASTER BR

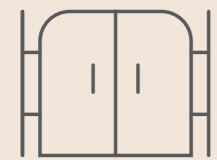
● TYPE C: 4BR



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# TYPE A: 3 BEDROOM STANDARD

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Entrance



Parking



Living Area



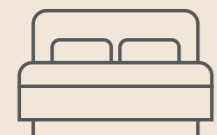
Dinning Area



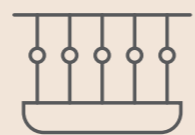
Kitchen



WC



Bedroom 2



Terrace



Pool



Sala



Outdoor Shower



Laundry



Storage



Master Bedroom



Bedroom 3



Working Area



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# PLOT 1: 351 Sq.m.



1st Floor



2nd Floor

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# PLOT 2: 342 Sq.m.



1st Floor



2nd Floor



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# PLOT 3: 342 Sq.m.



1st Floor



2nd Floor

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# PLOT 5: 342 Sq.m.



1st Floor



2nd Floor



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# PLOT 6: 345 Sq.m.



1st Floor



2nd Floor

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# PLOT 7: 365 Sq.m.



1st Floor



2nd Floor



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# PLOT 14: 326 Sq.m.



1st Floor



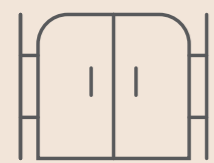
2nd Floor

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# TYPE B: 3 BEDROOM STANDARD

## 2 MASTER BEDROOM

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Entrance



Parking



Living Area



Dinning Area



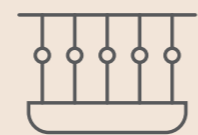
Kitchen



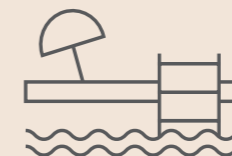
WC



Master Bedroom 2



Terrace



Pool



Sala



Outdoor Shower



Laundry



Storage



Master Bedroom 1



Bedroom 3

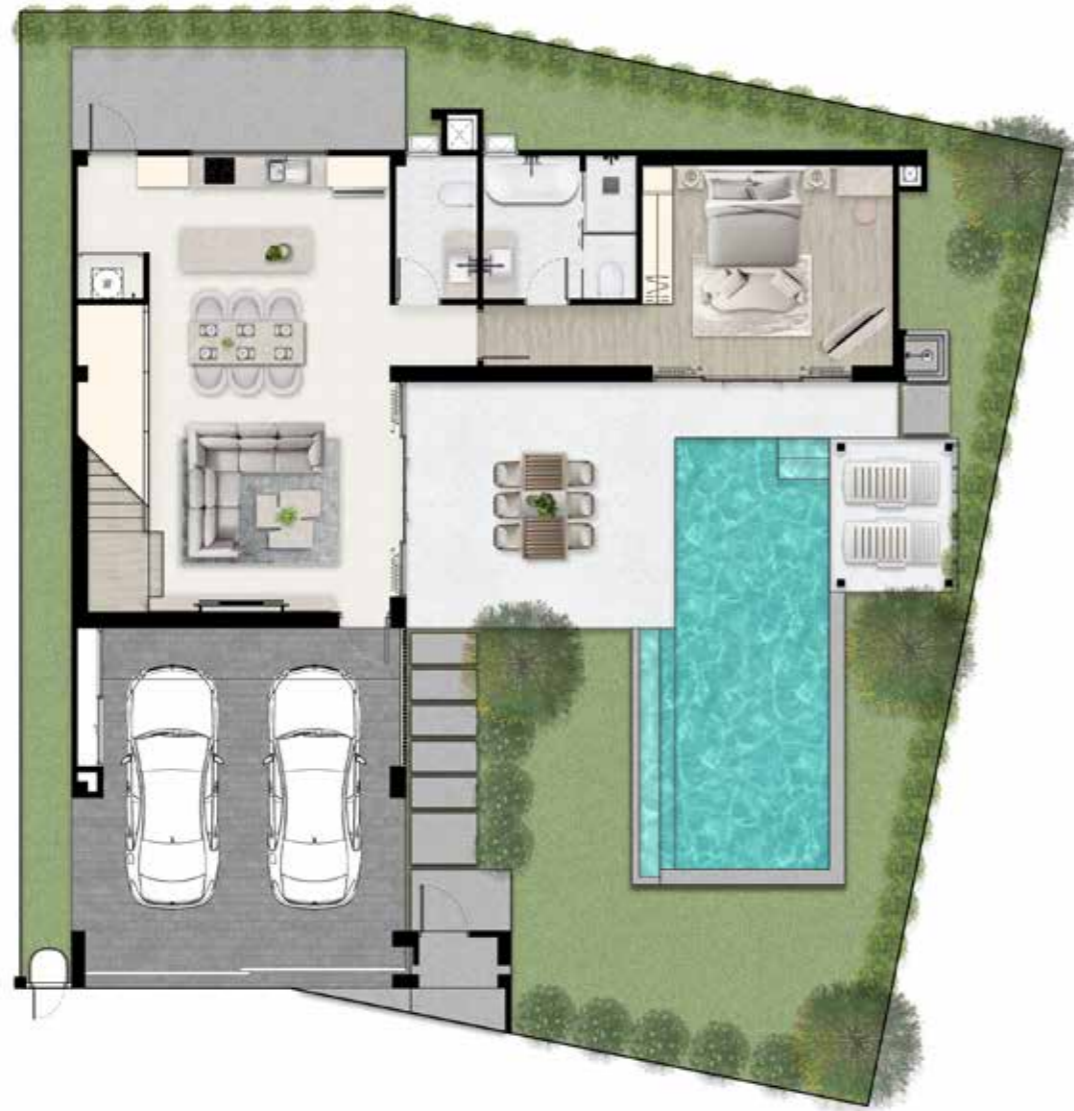


Working Area



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# PLOT 4: 354 Sq.m.



1st Floor



2nd Floor

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# PLOT 22: 399 Sq.m.



1st Floor



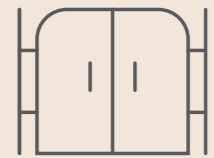
2nd Floor



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# TYPE C: 4 BEDROOM

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Entrance



Parking



Living Area



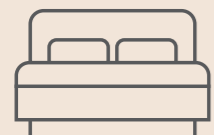
Dinning Area



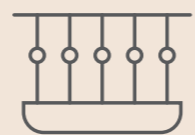
Kitchen



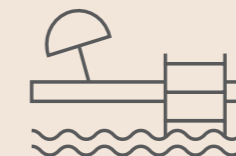
WC



Bedroom 2



Terrace



Pool



Sala



Outdoor Shower



Laundry



Storage



Bedroom 3



Bedroom 4



Working Area

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# PLOT 16: 357 Sq.m.



1st Floor



2nd Floor



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# PLOT 18:394 Sq.m.



1st Floor

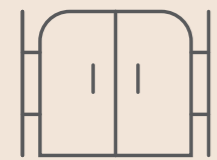


2nd Floor

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# TYPE D: 4 BEDROOM 2 MASTER BEDROOM

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Entrance



Parking



Living Area



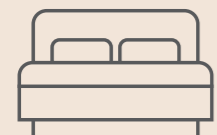
Dinning Area



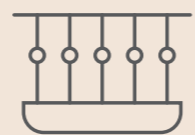
Kitchen



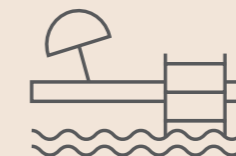
WC



Master Bedroom 2



Terrace



Pool



Sala



Outdoor Shower



Laundry



Storage



Master Bedroom 1



Bedroom 3



Bedroom 4



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# PLOT 20: 405 Sq.m.



1st Floor



2nd Floor







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# PAYMENT TERMS

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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%

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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	Extra Bedroom	Working Room	Solar Panel
<ul style="list-style-type: none"> <li>• 7.5 sq.m. with roof structure</li> </ul>	<ul style="list-style-type: none"> <li>• Plot 9, 10, 11 : 23 Sq.m.</li> </ul>	<ul style="list-style-type: none"> <li>• Built-in bookshelf</li> </ul>	<ul style="list-style-type: none"> <li>• Solar panel set</li> </ul>
	<ul style="list-style-type: none"> <li>• Room with bathroom</li> </ul>	<ul style="list-style-type: none"> <li>• Desk</li> </ul>	<ul style="list-style-type: none"> <li>• Solar power (Inverter 3P 10kw)</li> </ul>
		<ul style="list-style-type: none"> <li>• Chair</li> </ul>	
		<ul style="list-style-type: none"> <li>• Decorative items</li> </ul>	
Furniture	Smart Home	Ev Charger	
<ul style="list-style-type: none"> <li>• Loose furniture</li> </ul>	<ul style="list-style-type: none"> <li>• Digital door lock</li> </ul>	<ul style="list-style-type: none"> <li>• A wall-mounted charging station for all electrical vehicles compliant. Max power : 11 kw., Type 2 (3 Phase)</li> </ul>	
<ul style="list-style-type: none"> <li>• Kitchen accessories</li> </ul>	<ul style="list-style-type: none"> <li>• Vdo intercom</li> </ul>	<p>Remark : List of items where adjustments can be made based on changing trends and introduction of new products.</p>	
<ul style="list-style-type: none"> <li>• Electrical Appliances</li> </ul>	<ul style="list-style-type: none"> <li>• Smart switch</li> </ul>		
<ul style="list-style-type: none"> <li>• Linens and bathroom</li> </ul>	<ul style="list-style-type: none"> <li>• Smoke detector</li> </ul>		
<ul style="list-style-type: none"> <li>• Props</li> </ul>	<ul style="list-style-type: none"> <li>• Hub</li> </ul>		
	<ul style="list-style-type: none"> <li>• IR dot</li> </ul>		



# SERENE PROPERTY & DEVELOPMENT

**Ayutthaya**

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

**Phuket**

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

**Udonthani**

- PLUS UDON

**Korat**

- PLUS KORAT

**Chonburi**

- PLUS SRIRACHA

**Hatyai**

- PLUS con>nect
- Serene Mira AIRPORT - HATYAI
- PLUS PHETKASEM
- PLUS HATYAI • 30M
- PLUS TOWNHOME HATYAI
- PLUS Songkla HATYAI 1
- PLUS Songkla HATYAI 2

**Suratthani**

- PLUS SURATTHANI



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 20 projects with 7,223 units with a total value of 17,680 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.



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# OUR PROJECTS

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## PLUS PHUKET KATHU 1

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**Project Location**  
Kathu / Phuket

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**Project Type**  
Condominium (Low Rise)

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**Number of Units**  
157 Units

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**Project Value**  
184,000,000 MB.



## PLUS KATHU 2

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**Project Location**  
Kathu / Phuket

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**Project Type**  
Condominium (Low Rise)

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**Number of Units**  
273 Units

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**Project Value**  
435,700,000 MB.



## PLUS SONGKLA HATYAI 1

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**Project Location**  
Hatyai / Songkla

---

**Project Type**  
Condominium (High Rise)

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**Number of Units**  
294 Units

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**Project Value**  
571,900,00 MB.



## PLUS SONGKLA HATYAI 2

---

**Project Location**  
Hatyai / Songkla

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**Project Type**  
Condominium (High Rise)

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**Number of Units**  
582 Units

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**Project Value**  
1,213,000,000 MB.





## PLUS SURATTHANI

---

**Project Location**  
Suratthani

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**Project Type**  
Condominium (Low Rise)

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**Number of Units**  
475 Units

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**Project Value**  
794,000,000 MB.



## PLUS TOWNHOME

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**Project Location**  
Thanon Kwang / Phuket

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**Project Type**  
TownHome

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**Number of Units**  
8 Units

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**Project Value**  
83,800,000 MB.



## PLUS TOWNHOME

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**Project Location**  
Petchkasem 10 / Hatyai

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**Project Type**  
TownHome & Twin Home

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**Number of Units**  
29 Units

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**Project Value**  
132,300,000 MB.



## PLUS SRIRACHA

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**Project Location**  
Sriracha / Chonburi

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**Project Type**  
Condominium (High Rise)

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**Number of Units**  
459 Units

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**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.





[www.sereneraya.com](http://www.sereneraya.com)



[raya\\_phuket@sereneproperty.com](mailto:raya_phuket@sereneproperty.com)



+66 (0) 98 222 9422



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

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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 Kangsan. 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