

SERENE PROPERTY & DEVELOPMENT



# Serene Raya

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BANGJO - PHUKET





SERENITY MEETS  
TIMELESS LUXURY

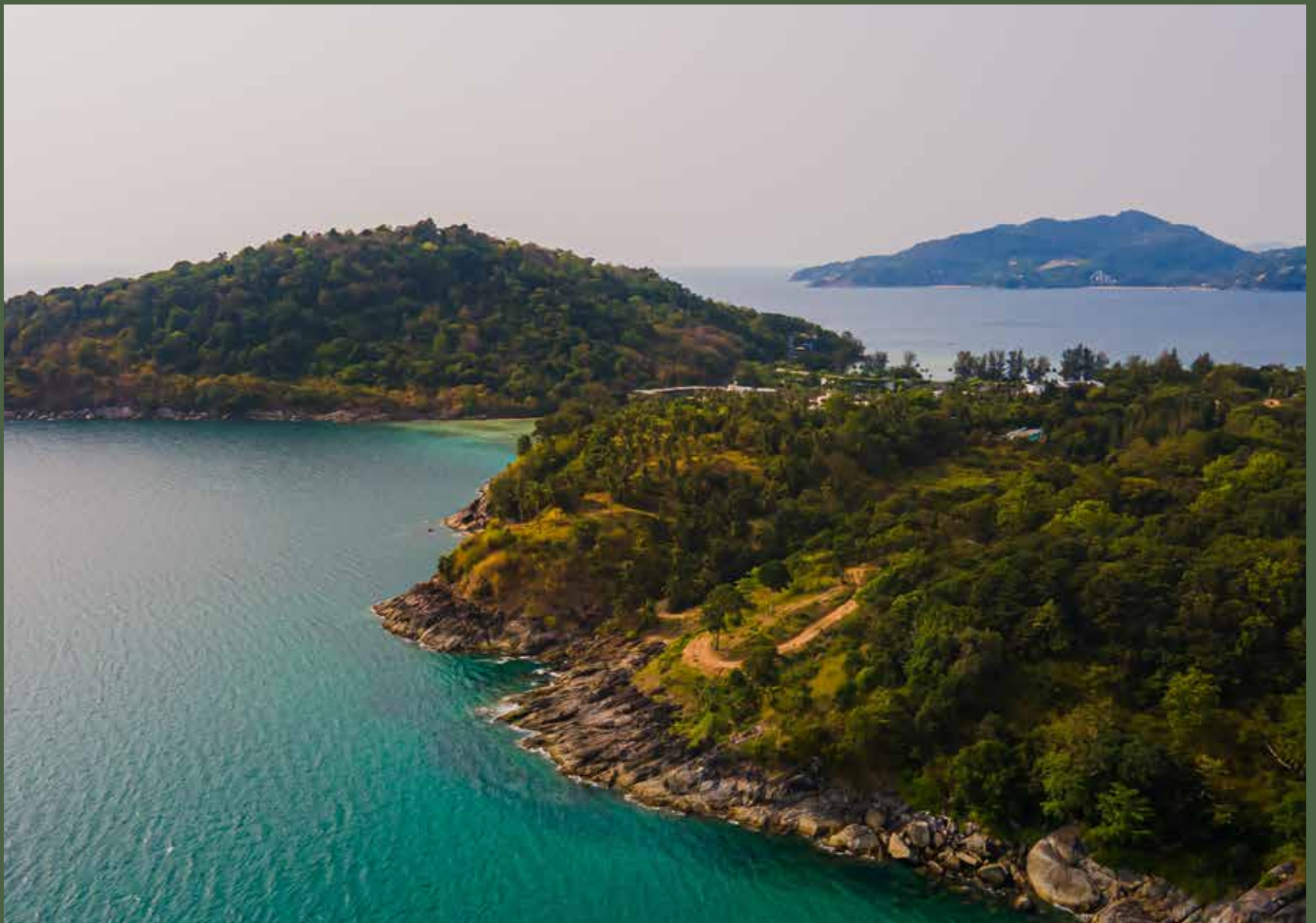


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# THE CITY OF PARADISE

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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.



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## Beaches

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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.

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## Golf Courses

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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.

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## Beach Clubs & Hotels

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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.

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## Community mall & Shopping Centers

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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.

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## Hospitals

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

<b>School</b>		
Headstart International School, Phuket Cherngtalay Campus	7 mins.	3 km.
Kajonkiet Thalang school	11 mins.	6 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.
<b>Others</b>		
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.



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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.

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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.

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

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

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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.

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# THE LUXURY OF CHOICE

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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.

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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.

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

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\*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 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.

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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.

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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



Maintenance and Repair



Project Access Control System

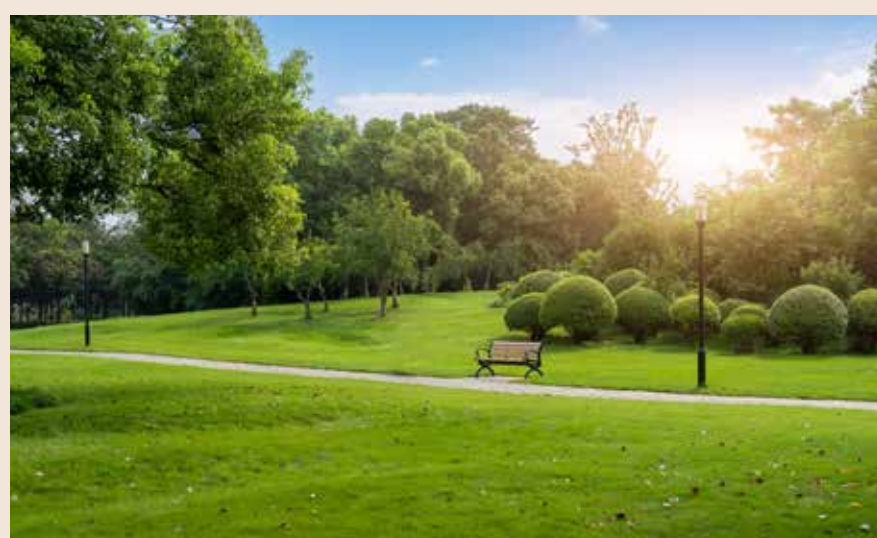


24 Hours  
Residential Services



24 Hours  
Security System

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# LUXURY IN SERENITY

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



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# LUXURY INSERENITY

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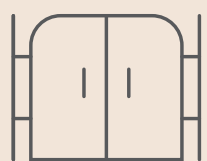


- TYPE A: 3BR STANDARD
- TYPE B: 3BR 2MASTER BR
- TYPE C: 4BR
- TYPE D: 4 BR 2 MASTER BR

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# TYPE A: 3 BEDROOM STANDARD

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Entrance



Parking



Living Area



Dinning Area



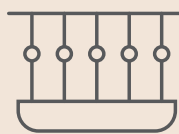
Kitchen



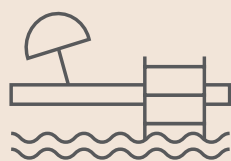
WC



Bedroom 2



Terrace



Pool



Sala



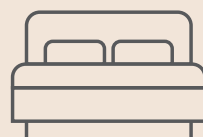
Outdoor Shower



Laundry



Storage



Master Bedroom



Bedroom 3



Working Area

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# PLOT 1: 351 Sq.m.

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1st Floor



2nd Floor



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# PLOT 2: 342 Sq.m.

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1st Floor



2nd Floor

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# PLOT 3: 342 Sq.m.

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1st Floor



2nd Floor

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# PLOT 5: 342 Sq.m.

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1st Floor



2nd Floor



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# PLOT 6: 345 Sq.m.

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1st Floor



2nd Floor

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# PLOT 7: 365 Sq.m.

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1st Floor



2nd Floor

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# PLOT 14: 326 Sq.m.

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1st Floor



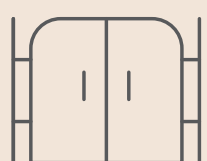
2nd Floor



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# TYPE B: 3 BEDROOM STANDARD 2 MASTER BEDROOM

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Entrance



Parking



Living Area



Dinning Area



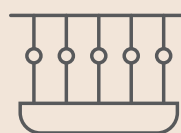
Kitchen



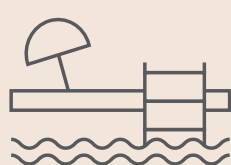
WC



Master  
Bedroom 2



Terrace



Pool



Sala



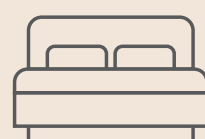
Outdoor Shower



Laundry



Storage



Master  
Bedroom 1



Bedroom 3



Working Area

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# PLOT 4: 354 Sq.m.

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1st Floor



2nd Floor

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# PLOT 22: 399 Sq.m.

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1st Floor



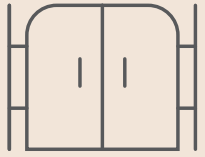
2nd Floor



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# TYPE C : 4 BEDROOM

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Entrance



Parking



Living Area



Dinning Area



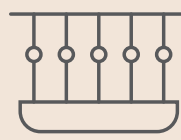
Kitchen



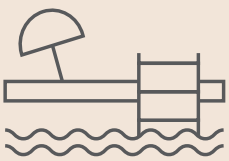
WC



Bedroom 2



Terrace



Pool



Sala



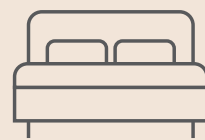
Outdoor Shower



Laundry



Storage



Bedroom 3



Bedroom 4



Working Area

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# PLOT 16: 357 Sq.m.

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1st Floor



2nd Floor

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# PLOT 18:394 Sq.m.

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1st Floor



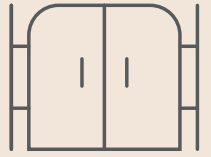
2nd Floor



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# TYPE D: 4 BEDROOM 2 MASTER BEDROOM

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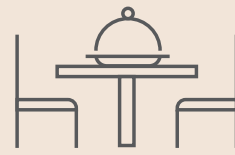
Entrance



Parking



Living Area



Dinning Area



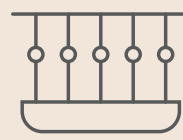
Kitchen



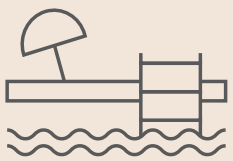
WC



Master  
Bedroom 2



Terrace



Pool



Sala



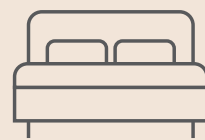
Outdoor Shower



Laundry



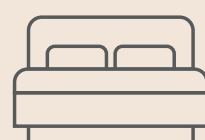
Storage



Master  
Bedroom 1



Bedroom 3



Bedroom 4

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# PLOT 20: 405 Sq.m.

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1st Floor



2nd Floor





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



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











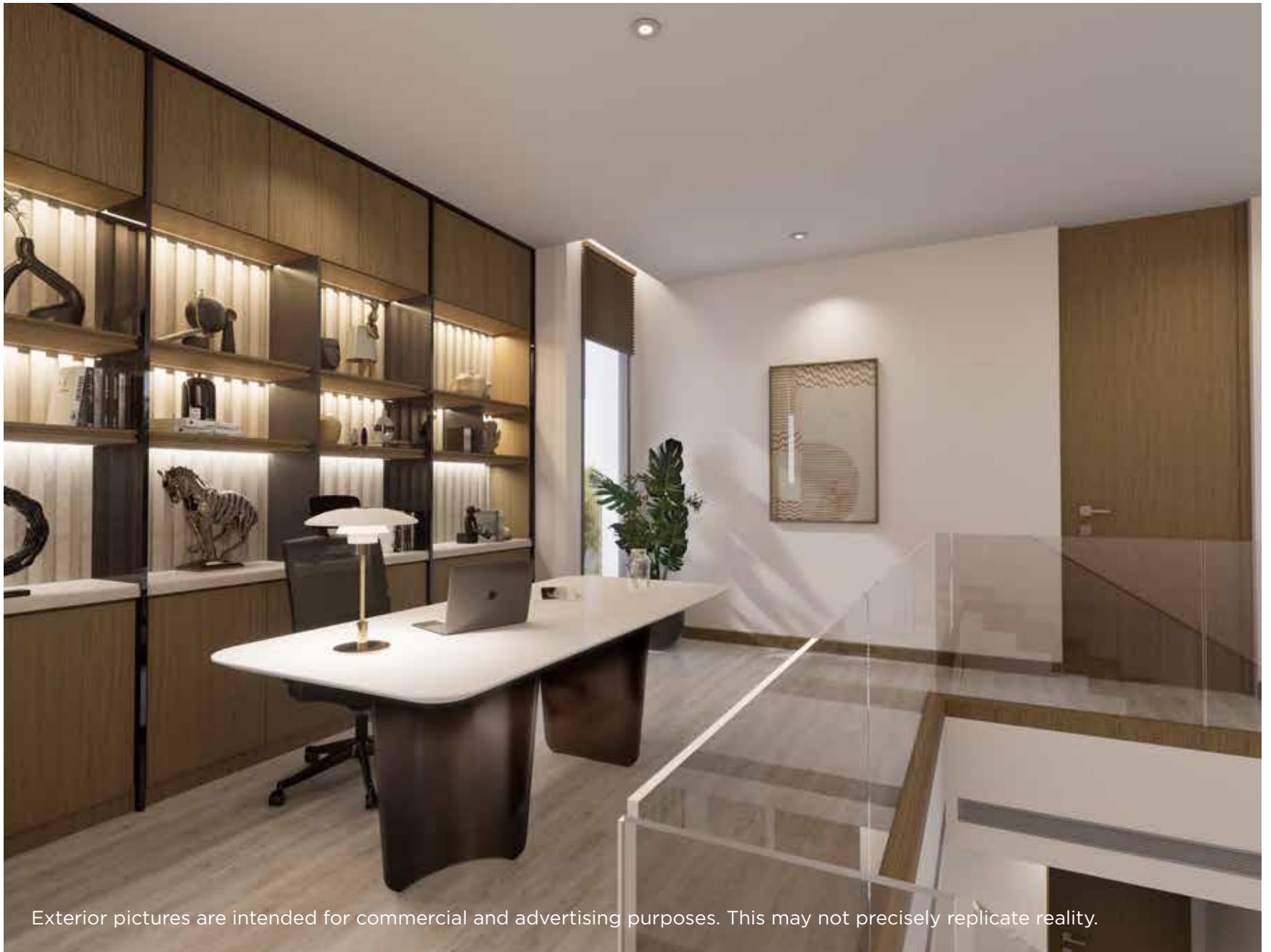


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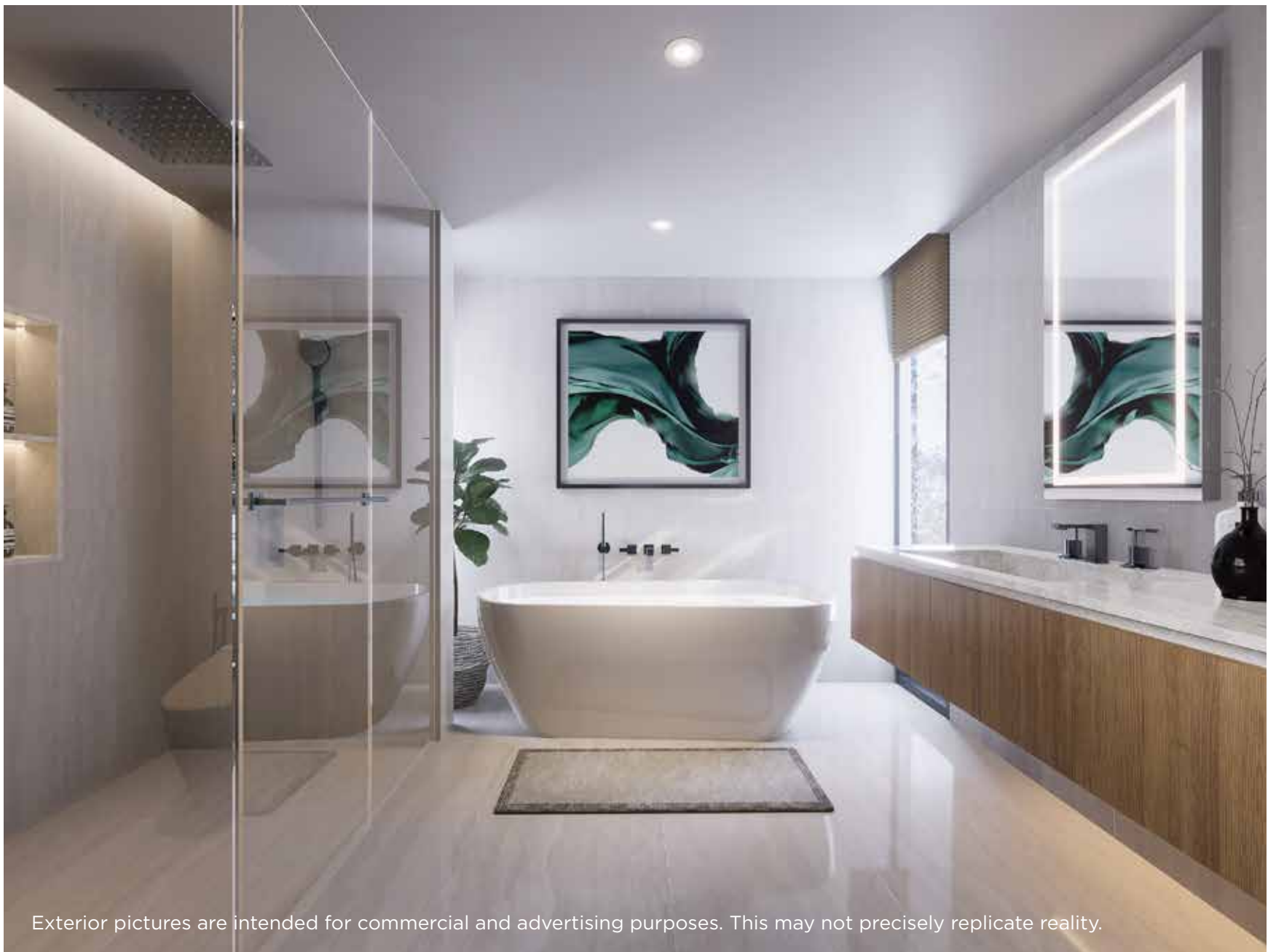


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Exterior pictures are intended for commercial and advertising purposes. This may not precisely replicate reality.

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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.



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# OPTIONAL PACKAGES

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## 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 charging station for all electrical vehicles compliant. Max power : 11 kw., Type 2 (3 Phase)

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

# SERENE PROPERTY & DEVELOPMENT

## Ayutthaya



## Udonthani



Korat



## Chonburi



## Suratthani



## Hatyai



## Phuket





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 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

---

**Project Location**  
Hatyai / Songkla

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**Project Type**  
Condominium (High Rise)

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**Number of Units**  
294 Units

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

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## PLUS SONGKLA HATYAI 2

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**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.

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## 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.

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## 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.

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## PLUS TOWNHOME

---

**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.

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## 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.

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## PLUS HATYAI 30 M.

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**Project Location**  
Hatyai

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**Project Type**  
Condominium (High Rise)

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**Number of Units**  
477 Units

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**Project Value**  
1,074,000,000 MB.

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## PLUS AYUTTHAYA

---

**Project Location**  
Ayutthaya

---

**Project Type**  
Condominium (Low Rise)

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**Number of Units**  
294 Units

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**Project Value**  
480,000,000 MB.

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## PLUS AYUTTHAYA PARK

---

**Project Location**  
Ayutthaya

---

**Project Type**  
Condominium (Low Rise)

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**Number of Units**  
647 Units

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**Project Value**  
1,142,213,000 MB.

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## PLUS KORAT

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**Project Location**  
Nakhon Ratchasima

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**Project Type**  
Condominium (High Rise)

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**Number of Units**  
839 Units

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**Project Value**  
1,723,208,000 MB.

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## PLUS CONNECT

---

**Project Location**  
Hatyai / Songkla

---

**Project Type**  
Condominium (High Rise)

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**Number of Units**  
519 Units

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**Project Value**  
1,228,128,000 MB.

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## SERENE MIRA AYUTTHAYA

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**Project Location**  
Ayutthaya

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**Project Type**  
Single House / Twin House

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**Number of Units**  
188 Units

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**Project Value**  
1,060,000,000 MB.

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## SERENE RAYA BANGTAO PHUKET

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**Project Location**  
Phuket

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**Project Type**  
Pool Villa

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**Number of Units**  
14 Units

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**Project Value**  
393,835,000 MB.

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## SERENE MIRA HATYAI - AIRPORT

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**Project Location**  
Hatyai

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**Project Type**  
Single House

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**Number of Units**  
168 Units

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**Project Value**  
1,020,000,000 MB.

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## S'MYNE AYUTTHAYA

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**Project Location**  
Ayutthaya

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**Project Type**  
Condominium (Low Rise)

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**Number of Units**  
474 Units

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**Project Value**  
764,773,000 MB.

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## PLUS PHETKASEM

---

**Project Location**  
Hatyai

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**Project Type**  
Condominium (High Rise)

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**Number of Units**  
831 Units

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**Project Value**  
1,975,000,000 MB.

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## PLUS UDON

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**Project Location**  
Udonthani

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**Project Type**  
Condominium (Low Rise)

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**Number of Units**  
457 Units

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**Project Value**  
1,200,000,000 MB.

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## SERENE RAYA BANGJO PHUKET

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**Project Location**  
Phuket

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**Project Type**  
Pool Villa

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**Number of Units**  
23 Units

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**Project Value**  
605,000,000 MB.

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



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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