SERENE PROPERTY & DEVELOPMENT



Serene Raya

BANGJO - PHUKET

Single-Storey Villa


SERENITY MEETS
TIMELESS LUXURY


External images are intended for commercial and advertising purposes. They may not accurately reflect reality.

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.

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.

School

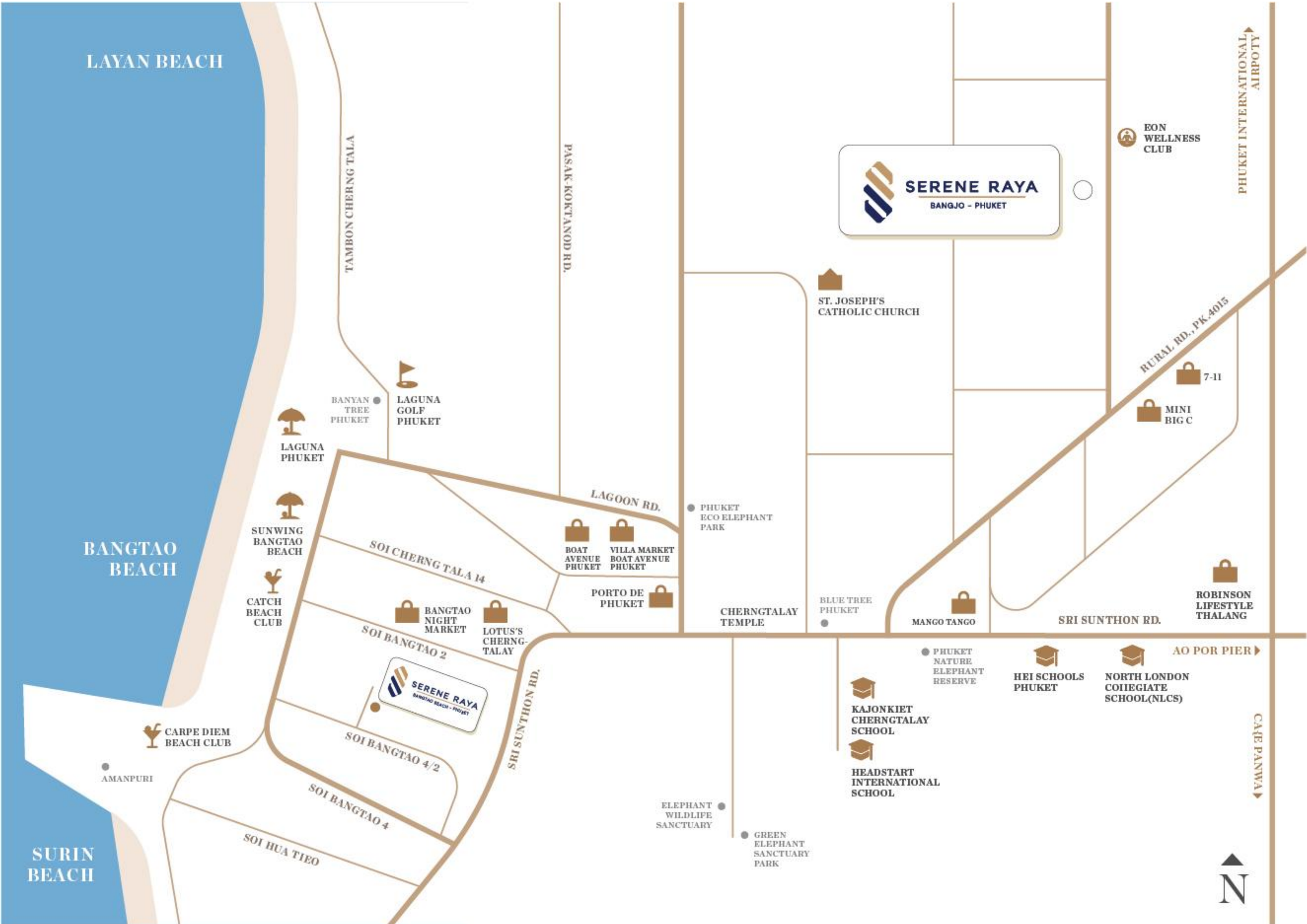
Headstart International School, Phuket Cherngtalay Campus	7 mins.	3 km.
Kajonkiet Cherngtalay School	7 mins.	3 km.
North London Collegiate School (NLCS)	11 mins.	6.5 km.
Hei Schools Phuket	13 mins.	7.5 km.
Finnway International School	18 mins.	10.3 km.
UWC Thailand International School	21 mins.	11.0 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.

Hospitals

Siriroj International Hospital	31 mins.	17.5 km.
Bangkok International Hospital	33 mins.	18.7 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.
BANYAN TREE PHUKET
LAGUNA GOLF PHUKET
LAGUNA PHUKET
SUNWING BANGTAO BEACH
CATCH BEACH CLUB
LAGOON RD.
SOI CHERNG TALA 14
BOAT AVENUE PHUKET
VILLA MARKET BOAT AVENUE PHUKET
PORTO DE PHUKET
BANGTAO NIGHT MARKET
LOTUS'S CHERNG-TALAY
SOI BANGTAO 2
SERENE RAYA
BANGTAO BEACH - PHUKET
SOI BANGTAO 4/2
SOI BANGTAO 4
SOI HUA TIEO
SRI SUNTHON RD.
CARPE DIEM BEACH CLUB
AMANPURI
SERENE RAYA
BANGJO - PHUKET
EON WELLNESS CLUB
PHUKET INTERNATIONAL AIRPOTY
ST. JOSEPH'S CATHOLIC CHURCH
RURAL RD., PK.4015
7-11
MINI BIG C
PHUKET ECO ELEPHANT PARK
CHERNGTALAY TEMPLE
BLUE TREE PHUKET
MANGO TANGO
SRI SUNTHON RD.
ROBINSON LIFESTYLE THALANG
AO POR PIER
PHUKET NATURE ELEPHANT RESERVE
HEI SCHOOLS PHUKET
NORTH LONDON COIIEGIATE SCHOOL(NLCS)
KAJONKIET CHERNGTALAY SCHOOL
HEADSTART INTERNATIONAL SCHOOL
CAPE PANWA
ELEPHANT WILDLIFE SANCTUARY
GREEN ELEPHANT SANCTUARY PARK
N

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.
- Private Courtyard Pool – A seamless indoor-outdoor sanctuary centered around your own exclusive swimming pool.
- Double-Volume Living Space – Soaring ceilings and expansive glazing create an extraordinary sense of light and openness.
- Architectural Elegance – Thai Modern Luxury lines enhanced with warm natural textures for timeless sophistication.
- Floor-to-Ceiling Glass Doors – Invite natural light while seamlessly connecting every living space to the pool terrace.
- Resort-Style Outdoor Living – Covered alfresco dining and lounge area designed for effortless entertaining.

- Designer Open Kitchen – A sleek, functional culinary space with premium finishes and generous preparation areas.
- Luxury Dining Experience – Elegant dining space framed by panoramic garden and pool views.
- Light-Filled Interiors – Clerestory windows maximize daylight while maintaining privacy throughout the home.
- Private Bedroom Retreats – Every bedroom enjoys tranquil views and direct access to the outdoor living area.
- Thai Modern Luxury Design – A harmonious blend of Thai & Modern architecture and relaxed tropical living.
- Premium Finishes Throughout – Refined materials, bespoke details, and carefully curated craftsmanship.
- A Home That Feels Like a Five-Star Resort – Designed to deliver everyday comfort with the ambiance of an exclusive luxury escape.

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	1 Storeys-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
- 24 Hours Residentials Services
- Maintenance and Repair
- Project Access Control System
- 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.



1 Storey

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

2 Storey

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

N

TYPE A: 3 BEDROOM STANDARD (1 STOREY)

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

PLOT 5: 342 Sq.m.



PLOT 6: 345 Sq.m.



PLOT 7: 365 Sq.m.



PLOT 14: 326 Sq.m.



PLOT 16: 357 Sq.m.

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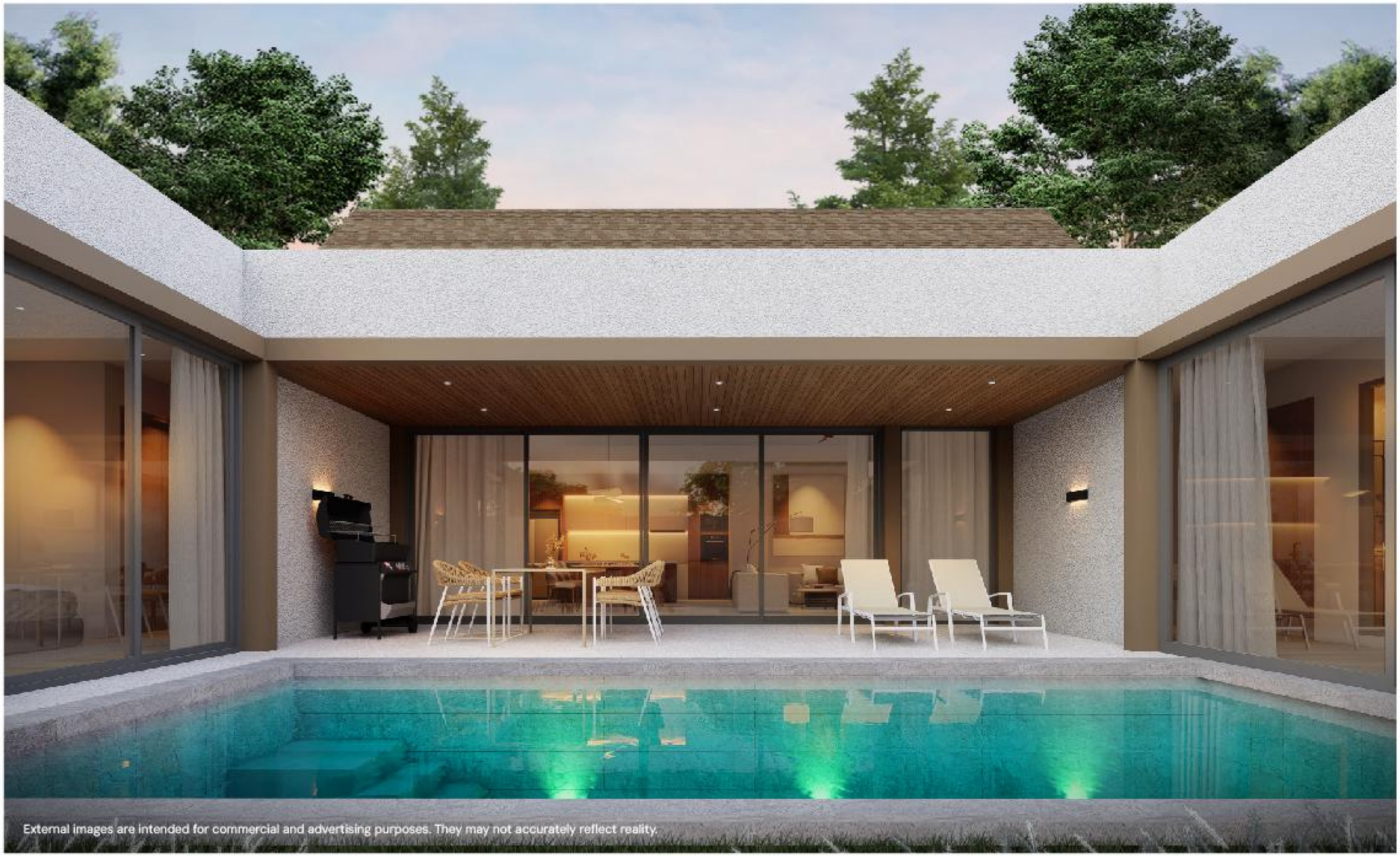
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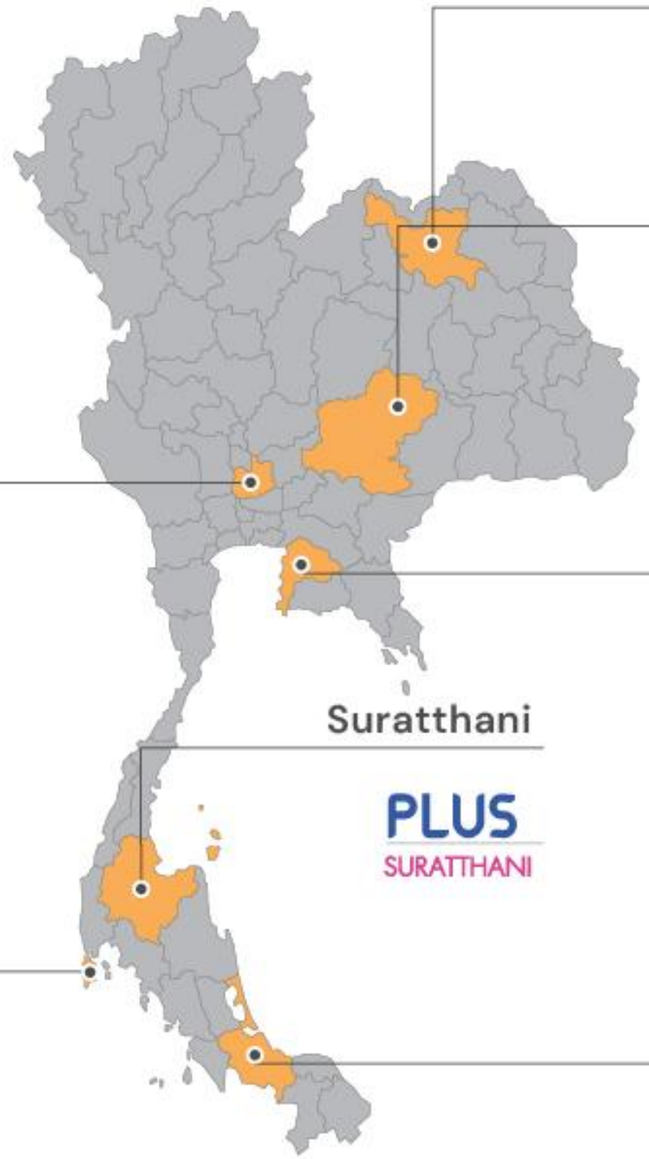
PAYMENT TERMS

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.

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

SERENE RAYA BANGJO - PHUKET

Udonthani

PLUS UDON

PLUS UD MIDTOWN

Korat

PLUS KORAT

Chonburi

PLUS SRIRACHA

Suratthani

PLUS SURATTHANI

Hatyai

PLUS BIZ-CONNECT HATYAI

Serene Mira AIRPORT - HATYAI

PLUS PHETKASEM

PLUS HATYAI-30M

PLUS TOWNHOME HATYAI

PLUS connect

PLUS Songkla HATYAI 1

PLUS Songkla HATYAI 2

Serene

Serene Property & Development has been established for 16 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.



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.



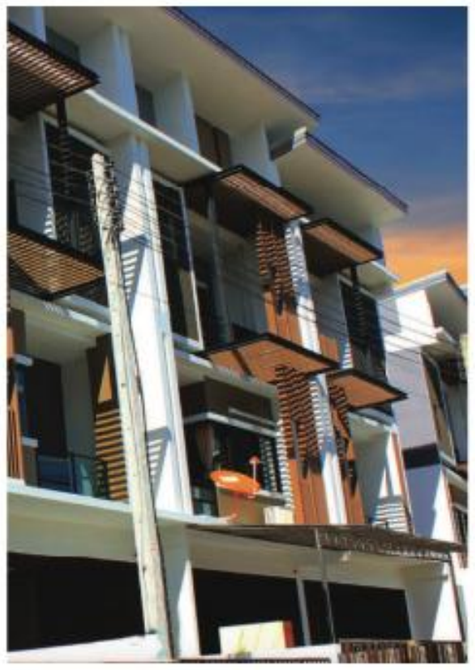
PLUS TOWNHOME

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 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 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