

WHERE LUXURY, MEETS LEGACY.

LAYAN
CHAK NOK



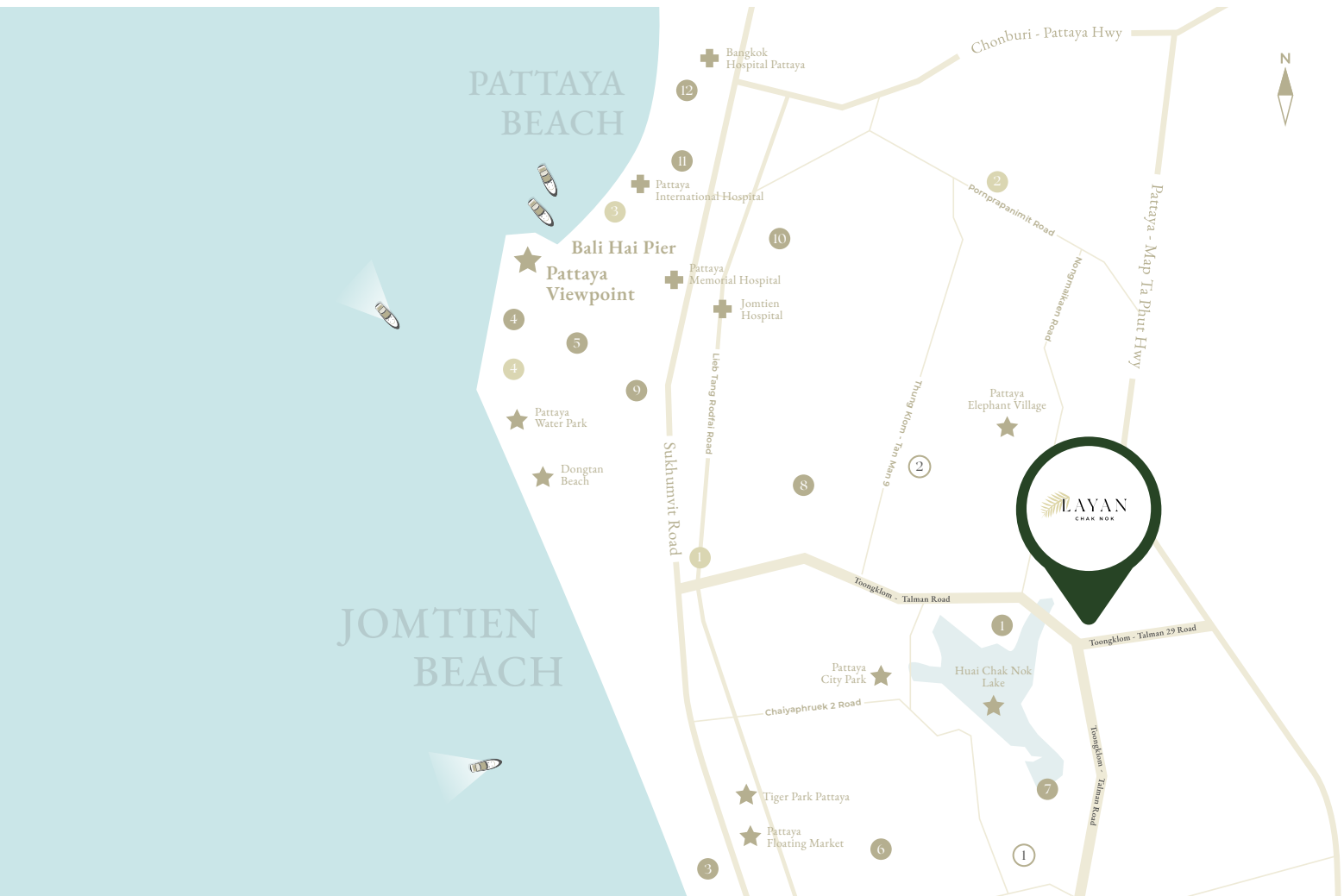
Welcome To Layan Chak Nok

Layan Chak Nok redefines living with a seamless blend of elegance and nature. The timeless design is deeply rooted in combining functionality, local environment and quality. Every villa is a private oasis, offering refined, high quality interiors, expansive 5 metre high living spaces, and private swimming pools that invite relaxation. Each home is carefully crafted with meticulous attention to detail, with the location surrounded by verdant palm leaves and deep green landscapes.



Surrounded by Communities in a Family-friendly Neighborhood.

Layan Chak Nok provides a sense of tranquility, peace, and safety, making it a suitable community for families or those looking for a relaxing holiday home. Only a 10 minute drive to the nearest international school and easily accessible to convenience stores, cafes, restaurants, shops, and golf courses.



SCHOOL

- 1 Ecole Française Internationale de Pattaya
- 2 Tara Pattana International School Thailand

GOLF COURSES

- 1 Green Way Golf Driving Range
- 2 300 Yards Boutique Driving Range
- 3 Harry's Golf Pattaya
- 4 Asia Pattaya Golf Course

RESTAURANTS & SHOPPING MALLS

- 1 Ristorante Da Marco
- 2 À La Campagne
- 3 Summer House Pattaya
- 4 The Sky Gallery
- 5 Cafe des Amis Fine Dining
- 6 Treehouse Garden Cafe and Wedding
- 7 View Ang House Cafe
- 8 Hilltop Pattaya
- 9 Outlet Mall Pattaya
- 10 The Chilled Shopping Mall
- 11 Central Pattaya
- 12 Central Marina



Quality Construction

Our contemporary homes feature exquisite marble floor tiles and countertops, creating a timeless ambiance. Double block walls provide exceptional soundproofing and thermal efficiency, ensuring your comfort year-round. UV-protected glass bathes your living spaces in natural light while maintaining a cool, comfortable interior.

Layan Chak Nok also offers a clear warranty program for peace of mind:

- 5-year warranty for house structure
- 5-year warranty for built-in furniture

“LUXURY IN EVERY DETAIL” *We ensure our homes are built to the highest standards, meeting the expectations of our residents.*

Fully Fitted As Standard

Furniture packages and prices available on request

5 Year Warranty

Peace of mind on structure and built-in furniture.

Double Block Installation

Reduce heat transfer, increased efficiency and lower bills.

Underground Electrical System

No overhead wires, safer for residents and guests.

UV Blocking Glass

Blocks harmful UV rays, keeping you safe and interiors cooler.

Sahara Grey Aluminium

Bespoke Sahara Grey finish for a touch of luxury.

Powder Coat Windows

Scratch and rust-resistant windows.

Panasonic Electrics

State-of-the-art technology from Panasonic for improved living.

Hafele Sanitary & Kitchenware

World-class Hafele quality, reliable and safe.

Marble Pool Tiles & Countertops

Luxurious marble tiles and worktops, built to last.

Saltwater Pool

Gentler, cleaner saltwater pool, softer on your skin.

25-cm Concrete Roof

Robust 25cm roof, low upkeep, increased efficiency.



Attention To Detail

Each *detail* is meticulously designed and reflected in every home delivered. From use of construction materials and building processes, to creating spaces for privacy. Each property has a private swimming pool, fully covered car ports, landscaped gardens, all ensuring safe spaces and homes that are built to last for generations to come.

Creating Spaces That Promote Natural Light and Airflow.

Our project comes with a sense of tranquility like no others nearby. With 5-meter high living areas, to carefully designed ceilings that help maximise internal air flow, creating relaxing spaces for each home that is full of light and energy. Double block walls, 25cm roofing and UV glass offer cooler spaces and improved energy efficiency. With underground cabling around the community that promotes a modern, clean environment.



FactSheet

Property Type	:	Private Pool Villa
Project Address	:	Toongklom-Talman 18, Muang Pattaya, Bang Lamung, Chonburi 20150.
Launched Year	:	2025
Completion Year	:	2027
Total Unit	:	19 Units
Plot Size	:	Starting from 79.6 Sq.w.
Furnishing	:	Fully Fitted (Furniture Package on Request)
Project Features	:	24-hour Security, Underground Electrical System, Secure Gated Community
Warranty	:	5 Years on Structure, 5 Years on Fitted Furniture



10 MIN.
TO INTERNATIONAL
SCHOOLS



10 MIN.
TO GOLF COURSES

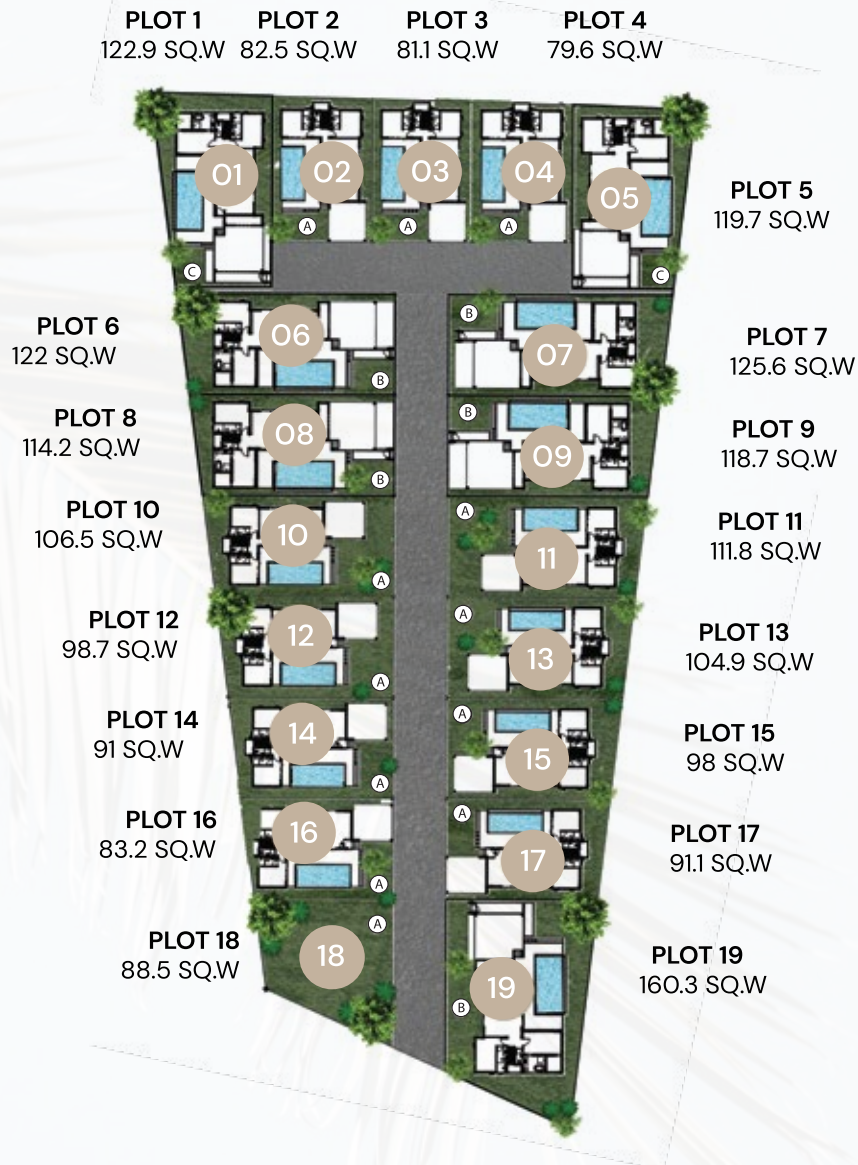


10 MIN.
TO OUTLET MALLS



Master Plan

The whole community has 19 total residential villas.



Security and Privacy for Each Resident

Offering 24/7 security, CCTV and on-site security guards that ensures peace of mind for you, your loved ones and your home.

SECURE GATED COMMUNITY | CCTV CAMERAS |
HIGH-END SECURITY SYSTEM | ON-SITE SECURITY GUARD





Payment Schedule

Booking / Reservation: THB 100,000

Contract Signing Downpayment: 30%

First Instalment: 50%

Transfer Ownership and Handover: 20%

*We aim to complete all homes within 12 months or sooner if construction has already started.

Unit Plan

TYPE A

Land PLOT Area : 376.04 sqm.

Living Area 299..25 sqm.



1st Floor

2nd Floor

Unit Plan

TYPE B

Land Plot Area : 457.01 sqm.
Living Area 407.90 sqm.



1st Floor



2nd Floor

Unit Plan

TYPE C

Land Plot Area : 491.80 sqm.
Living Area 396.02 sqm.



1st Floor



2nd Floor



La Sagesse Developments

CREATING DREAMS, BUILDING REALITIES

La Sagesse Developments is a leading real estate developer in Thailand, renowned for crafting exceptional residential properties that embody luxury, comfort, and enduring value. With a commitment to excellence and a deep understanding of the local market, La Sagesse Developments has established a reputation for creating award winning homes that exceed expectations.

Sophistication in Every Detail

At La sagesse Developments, we believe in building more than just houses; we create homes where families thrive and dreams take flight. Our hands-on approach ensures that every client's vision is realised, resulting in bespoke properties that reflect their unique lifestyle.

Our Previous Projects

Years of *experience* developing high-quality, sustainable homes that enrich the lives of our clients and contribute to the growth of Thailand's vibrant communities.



About Holiday Rental Management

Optional for Layan Residents

Flexibility

Use your property when you require it

Less Wear & Tear

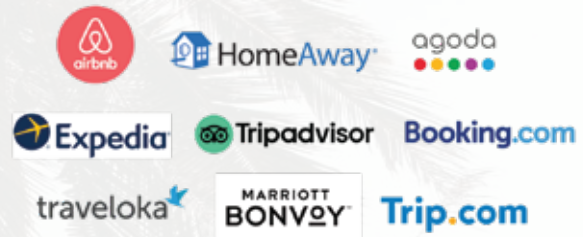
Full property management

Higher Rental Yields

Use your property when you require it

40+ Marketing Channels

Using the same systems as hotels



Our Services

Management Support
Listing Management
Professional Photography & Video
Guest Communication
Pricing Optimisation
Cleaning & Maintenance
Interior Design & Furnishing
Tourism Authority Guest Registration
Revenue Estimation

Full Management

We handle listing, hosting, maintenance, and 24/7 guest management.

Check In & Out

Guests are dealt with by our team in person.

Full Visibility & Control

With your dedicated online property dashboard

Profesional House Keepers

Regularly clean properties between 3-6 times per week.

What Our Guests Say

 **4.63** ★★★★★
852 reviews

 **4.66** ★★★★★ (1937)  **4.38** ★★★★★ (8)
 **4.37** ★★★★★ (424)  **5.00** ★★★★★ (3)

"...It was our second stay and we enjoyed it as much, cannot wait to go back very soon..."



Guillaume
March 2025



"...The stay was perfect. The Owner was always available and we had the possibility to check-in earlier..."



Luca
March 2025





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