



Layan Bangsare Beach **By Lazudi**



THE NEW PRIVATE POOL VILLA

WHERE LUXURY MEETS THE
BEACH LIFESTYLE





PRIVATE VILLAS FOR THE LIFE YOU DREAMED OF

Layan Bangsare Beach is a luxury class project on the very shore of the Gulf of Thailand.

There is a private swimming pool, a sunbathing area and a barbecue at your disposal. The contemporary design of the modern loft style villas was developed by the leading architectural bureau Tayarn architects.

Private territory conveniently placed just five minutes from the sea and the city center. Near your house there are cafes and restaurants with fresh seafood, cosy beaches and a yacht club. Enjoy the peace and quiet atmosphere in the heart of the rapidly developing Bangsare area.



LIVE ONE'S FULL
POTENTIAL LIFE



WHERE EVERY MOMENT IS AN
OPPORTUNITY TO FEEL ALIVE.





TYPE A

Modern Loft Private Pool Villa

3 Bedrooms : **272.25 - 311.98 m²**



TYPE B

Modern Loft Private Pool Villa

3 bedrooms : **315.55 - 348.26 m²**



Project Name : Layan Bangsare Villas
Developer Name : La Sagesse Development

Total Land Plot : 5 rai
Number of Plot : 23 plots

VILLA TYPE A

Small Plot : **224 m²**
Internal Area : **209.20 m²**
External Area : **63.05 m²**



GROUND FLOOR PLAN



SECOND FLOOR PLAN

VILLA TYPE B

Big Plot : **311.56-571.76 m²**Internal Area : **235.52 m²**External Area : **80.03 m²**

GROUND FLOOR PLAN

SECOND FLOOR PLAN

DESIGN



5 YEAR WARRANTY

For house structure and
built-in furniture

MODERN
LOFT DESIGN

SMART HOUSE
SYSTEM



SECURITY 24/7



CONCIERGE SERVICE

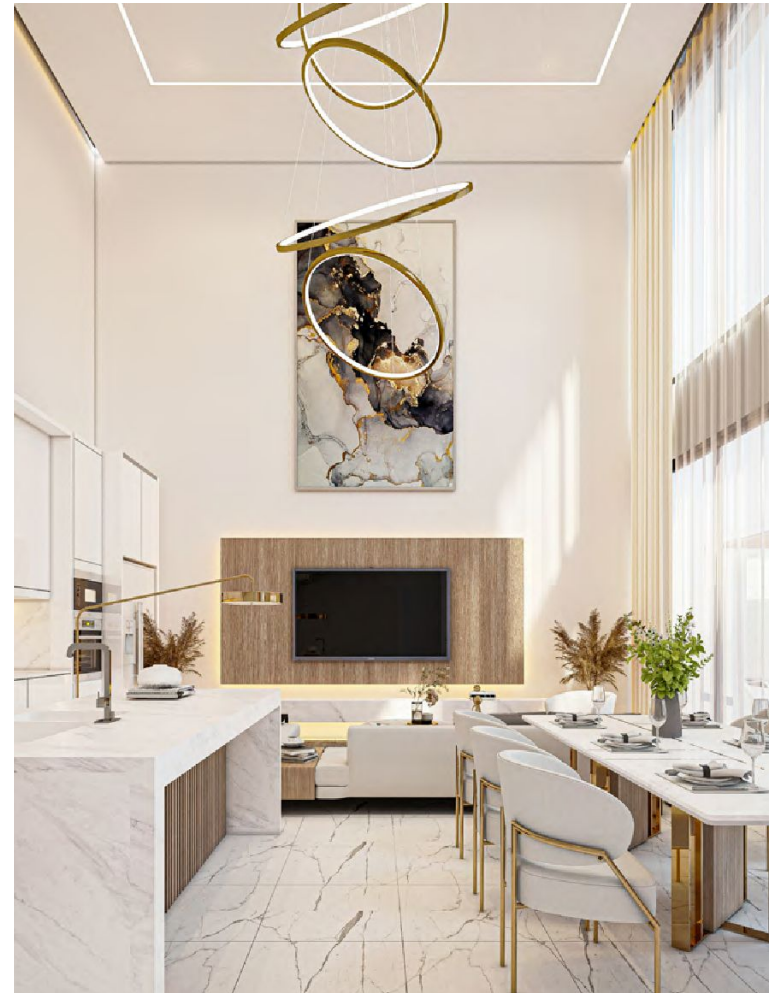


CHARGERS
FOR ELECTRIC CARS

PRIVATE
POOL

SOPHISTICATION IN EVERY DETAIL

Stylish, bright and minimalistic interior design will immerse you in an atmosphere of relaxation and tranquility. Discover an oasis of unparalleled comfort in the private villas of Layan Bangsare Beach.





ABOUT THE BANGSARE PERSPECTIVE

The Government of the Kingdom of Thailand has agreed on a plan for the development of the Eastern Economic Corridor, according to which numerous infrastructure facilities will appear in the Bangsare area. A large-scale investment project will transform Bangsare into a new prestigious area and make it a **leading center of tourism and business.**



HIGHWAY

from U-Tapao Airport to Bangkok



ICON SIAM SHOPPING CENTER

one of the largest shopping centers in Asia



MODERNIZATION OF LAEM CHABANG

more than \$2 billion has been allocated for the expansion of the nearby port of Laem Chabang



RAILWAY STATION

with high-speed trains (1.5 hours to Bangkok)



EEC MEDICAL HUB

international level medical cluster with clinic and university



EXPANSION OF THE U-TAPAO AIRPORT

increased capacity, new terminals for international flights



PRIVACY IN A PREMIUM LOCATION

5 min
to the beach

5 min
to the local market

5 min
to the hospital

 Buddhist Temple:
Wat Samakkhi Banphot **~6 min**

 Bangkok Hospital Bangsare **~5 min**

 Bangkok Hospital Pattaya **~30 min**

 Seafood Restaurants **~5 min**

 Golf Courses:
Golf-club RTC **~9 min**
Phoenix Golf Clubhouse **~18 min**

 Ocean Marina Yacht Club **~15 min**

 Waterparks:
Columbia Pictures **~12 min**
Ramayana **~15 min**

 Icon Siam Shopping Center **~14 min**

 Local Fish Market **~4 min**

 Tesco Lotus **~5 min**

 HomePro **~9 min**

 National Park **~10 min**

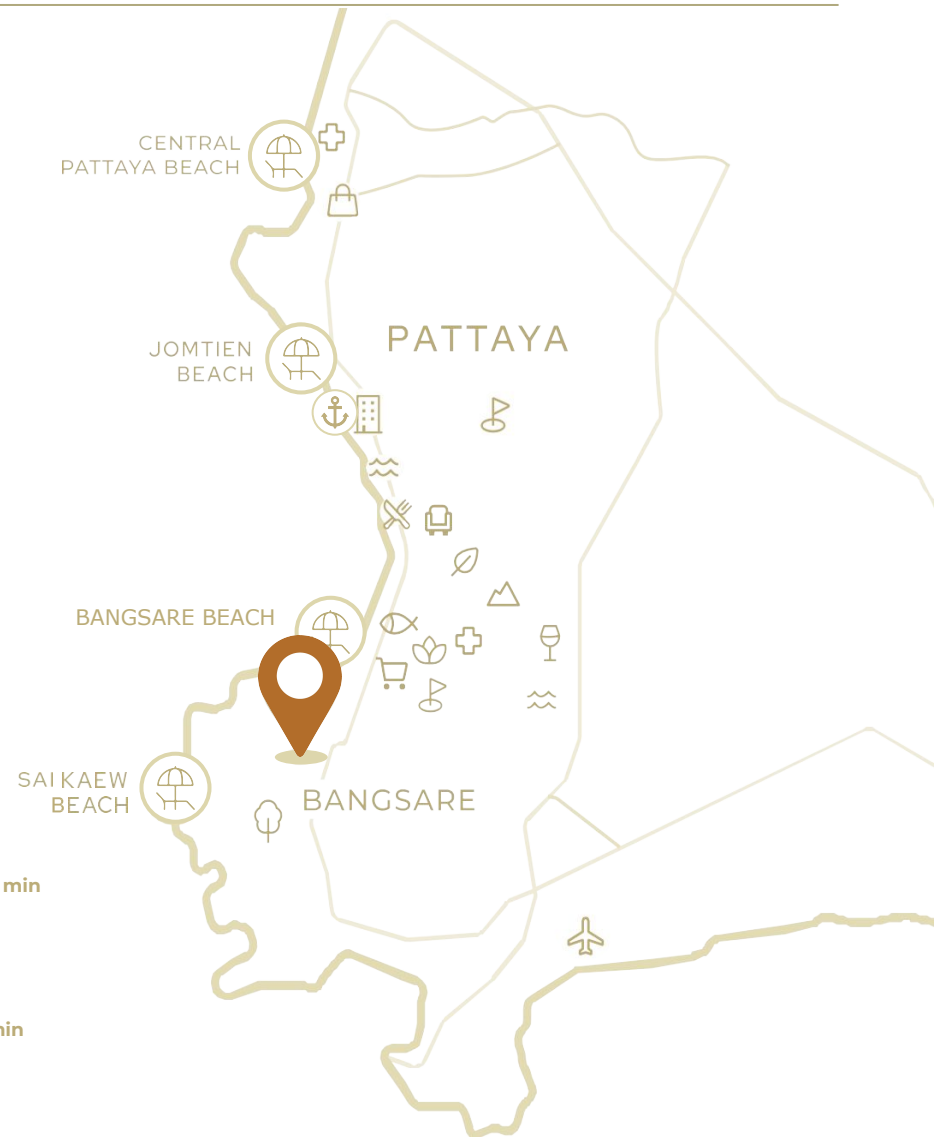
 Botanical Garden Nongnooch **~15 min**

 Khao Chi Chan Buddha **~18 min**

 Silverlake Park & Restaurant **~18 min**

 Floating Market **~18 min**

 U-Tapao Airport **~30 min**



ABOUT DEVELOPER

La Sagesse Development is a company that has earned the trust of customers and has an exceptionally positive reputation in the real estate market in Thailand.

Layan Bangsare Beach is the developer's fifth project, created in partnership with the best experts in architecture, construction and interior design.

Our projects have repeatedly won the Thailand Property Awards



2018



**AURORA
PRATUMNAK**



2021



**BREEZE
BANGSARAY**



2023



**BREEZE
BEACHSIDE**



2024



**LAYAN RESIDENCE
PATTAYA**



2025



**LAYAN BANGSARE
BEACH**

