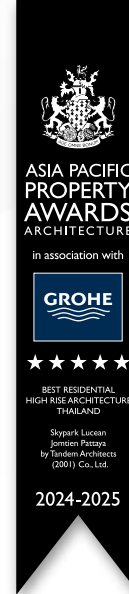




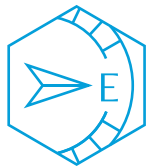
SKYPARK
Lucean
JOMTIEN PATTAYA



PROJECT DETAIL

PROJECT	SKYPARK LUCEAN JOMTIEN PATTAYA
DEVELOPER	Lunique Real Estate Co., Ltd.
LOCATION	66 Jomtien Second Road, Pattaya City, Bang Lamung District, Chon Buri 20150, Thailand
LAND AREA	Phase 1 5-0-73.1 Rai Phase 2 3-3-88 Rai
BUILDING	Phase 1 Tower A - 60 Floors, Tower B - 31 Floors, 899 Units Phase 2 60 Floors, 588 Units
UNIT TYPE	Studio, 1-3 Bedrooms and Penthouse
FACILITIES	Lobby / Library / Garden / Jogging Track / Kids Club / Kids Pool / Sunlight Garden Pool / View Point Pool / Yoga Greenery / Sky Pool / Co-Library / Sky Lounge / Sky Gym / Sauna / Co-Working Space / Rosy Clouds Bar / Infinity Pool / Skyline Sunset Garden

UNIQUE SELLING POINTS



HEART OF EAST



THE DEVELOPMENT CITY



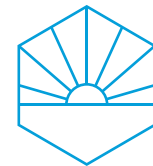
THE SLEEPLESS CITY



BRANDED RESIDENCE



GOOD FOR INVESTMENT



SEA VIEW FOR ALL UNITS



A development by



Part of **banyan**group



**LIVE YOUR
LIFE HIGH**



THE BANYAN GROUP

Banyan Group, one of the **world's leading** international operators of resorts, residences, and spas brand. With attentive yet discreet service and associates representing more than 50 nationalities, Banyan Group provide naturally-luxurious, ecological, culturally-sensitive experiences. Now, Banyan Group operates in the hospitality and spa industry that manages more than **91 resorts and hotels, 64 spas, 74 retail galleries and three championship golf courses in 18 countries.**

The philosophy behind the brand is based on rejuvenation of the body, mind, and soul. The same ethos unfolds at the group's private residences with all the respective Banyan Group, Angsana, Cassia, and Laguna brands within the group now offering exclusive properties in an ever-expanding range of desirable destinations including China, Indonesia, Vietnam, Malaysia, Mexico, Thailand, and beyond. Future plans will see the property portfolio expand to yet more inspiring locations.

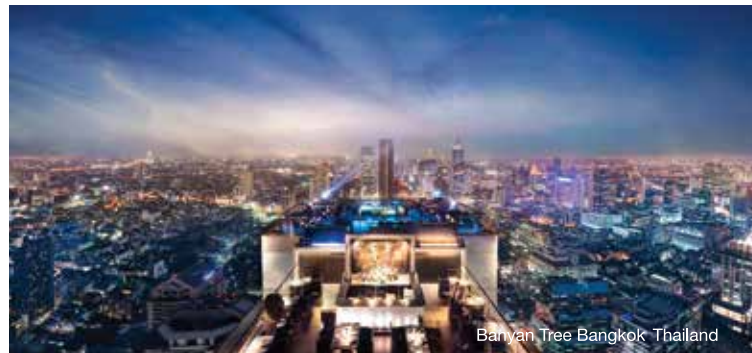
"SKYPARK" is a brand of Banyan Group, provide residents peace of mind with affordable live-in condominiums that add convenience and style to tropical living.



Banyan Tree Lijiang, China



Angsana Lang Co, Vietnam



Banyan Tree Bangkok Thailand

THE SANCTUARY CLUB

Owners who buy into the Banyan Group's properties enjoy far more than top quality design, bricks and mortar to call home. The Group's signature property owners programme – The Sanctuary Club – offers a chance to **enjoy a luxury lifestyle and explore a range of new destinations and experiences.**

Delve into the historic Medina from a private historic riad in Marrakech, or feel the excitement in the air seep into your veins and flow through your being at a pool villa island resort in the Maldives. Sanctuary Club owners are recognised with special privileges and enjoy unique experiences with an extensive range of discounts and benefits offered throughout Banyan Group properties worldwide.



Banyan Tree Lang Co, Vietnam



Banyan Tree Bintan, Indonesia



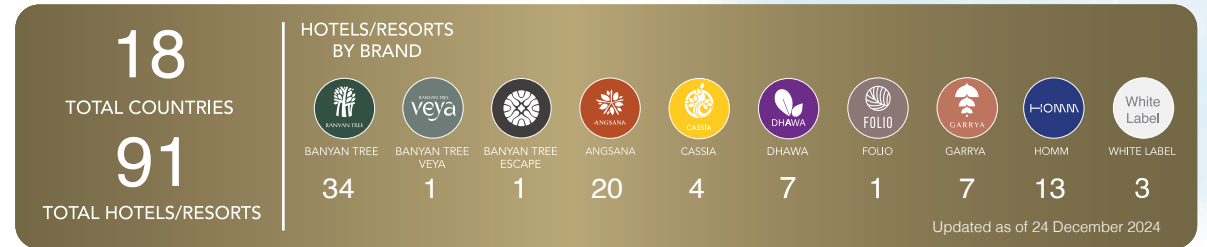
Banyan Tree Grand Residences Phuket Thailand



Cassia Phuket Thailand

CLUB PRIVILEGES

THE BENEFITS



Discount privileges at worldwide resorts

30% OFF on best available rates for hotel accommodation
on golf green fees

25% OFF on food and beverage

20% OFF on a-la-carte spa menu

15% OFF on gallery merchandise
on in-house tours
on laundry

10% OFF on airport and ferry terminal transfers

Priority wait-list on reservations

Early check-in / late check-out

Invitations to Xperiential Guest Program

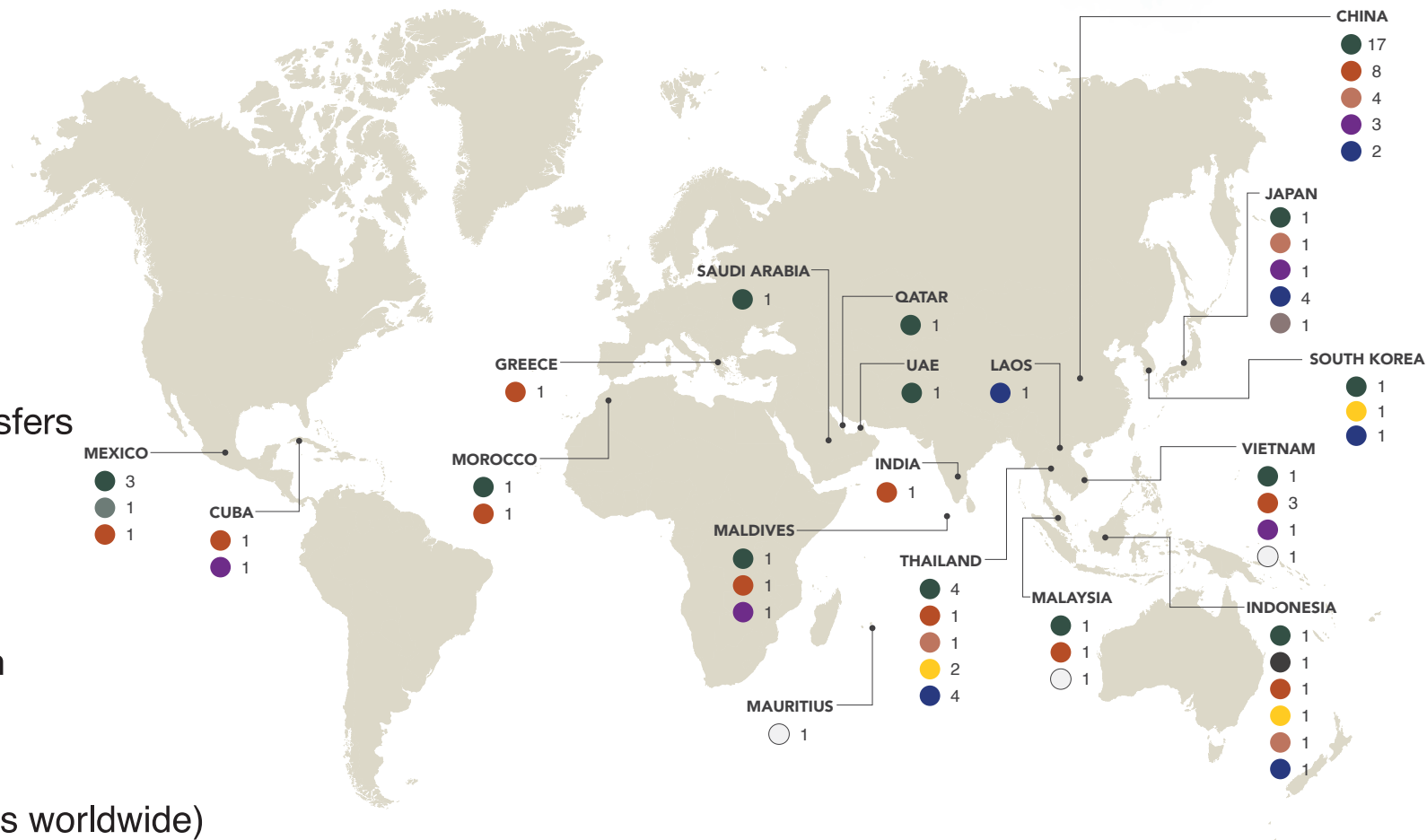
(pre-opening / trial stays at new resorts)

Banyan Tree Community

(invitation to Banyan Tree organized events worldwide)

banyangroup

Global Portfolio



PATTAYA LIFESTYLE HIGHLIGHT

With a diverse choice of excursions, dining, shopping, sporting and entertainment experiences available to choose from, Pattaya blends breezy beachside relaxation with an abundance of exciting lifestyle options.

Step aboard and ride the tide, set sail on your next big adventure to discover the joys of time well spent doing the things that delight you in the heart-warming company of those you love.





An ideal place for recreation and rejuvenation, Pattaya is considered one of Thailand's premier tourist destinations and renowned all over the world for its amazing variety of lifestyle amenities and services.

From palm fringed beaches to vibrant nightlife, flavourful street food stalls to refined gourmet dining restaurants, relaxing wellness spas to adrenaline-fuelled sports venues and handcrafted local brands to high-end global fashion houses, Pattaya is an appealing location that seamlessly merges the excitement of city living with enchanting natural attractions.

“DISCOVER DELIGHTFUL MOMENTS AT THAILAND’S PREMIER BEACHSIDE DESTINATION”





Computer Generated

FL 49th INFINITY POOL



LET THE SKY RELAX YOU

Feel your spirits soar as the dazzling colours of the Jomtien sky embraces you in a gentle, refreshing sea breeze at any of the three outdoor pools available for your relaxation. Immerse yourself in the wraparound saltwater Sky Observation Pool on the 6th floor or for sweeping skyline views, go higher and enjoy breath-taking 360° panoramic vistas of Jomtien as you enjoy a soak in the Sky Pool on 30th floor and the Infinity Pool on the 49th floor.



Computer Generated

FL 6th SUNLIGHT GARDEN POOL

SURROUND YOURSELF IN NATURE

Refresh your soul in lush landscaped gardens blissfully designed to bring you closer to nature. A semi-outdoor lobby on the ground floor imparts a natural vibe while you enjoy a pleasant outdoor jog along the Inspiring Jogging Track. The Sunlight Garden Pool on the 6th floor and Skyline Sunset Garden on the 49th floor will infuse your outdoor time with greenery and fresh air for a soothing natural touch.



Computer Generated

FL 49th SKYLINE SUNSET GARDEN



Computer Generated

FL 6th KIDS CLUB

SKY ACTIVITIES

Enjoyable activities for the entire family can be found in premium facilities throughout SKYPARK LUCEAN JOMTIEN PATTAYA.

Kids Club on the 6th floor is a children's play area where your little ones can make friends and have fun in a safe environment. For adults, the Sky Gym & Sauna on the 48th floor is a modern fitness centre where you will find the latest cardio and weight training equipment to keep your physique in peak condition. On that same floor, an Explorer Library and Co-working space are also available for when you need quiet moments to read, browse the internet or catch up with your latest projects and hobbies.



Computer Generated

FL 48th SKY GYM & SAUNA



HEIGHT OF SOCIETY

Take your social life to new heights with facilities designed to elevate you to the very top of your social circle. Enjoy refreshments with family and friends at the Sky Lounge on the 31st floor or go up even further and enjoy stunning scenic views from an amazing vantage point on the 49th floor Rosy Clouds Bar. For special occasions, residents have the use of the 49th floor, a multipurpose function room for hosting special events and celebrations.

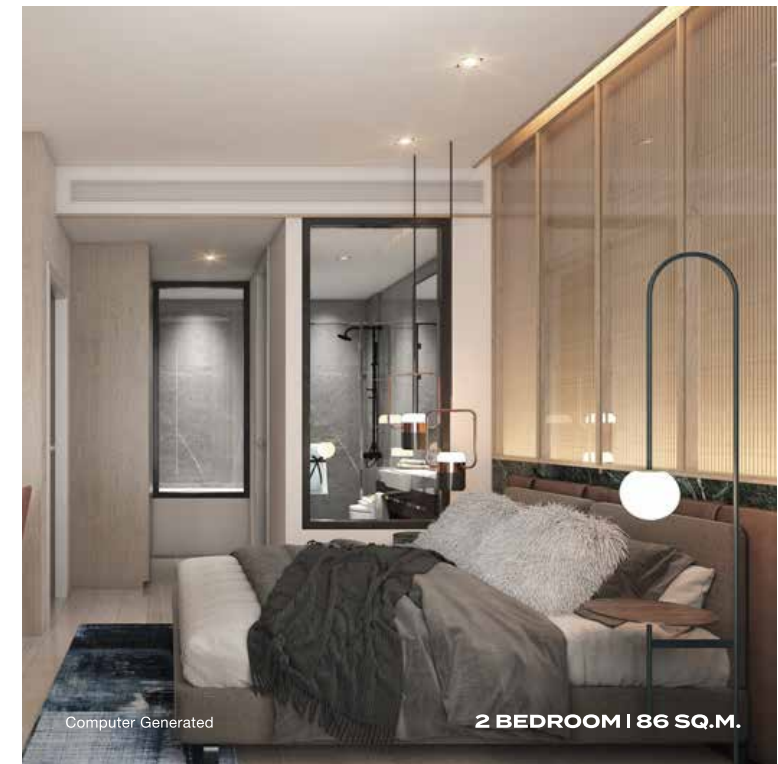
OCEAN INSPIRED INTERIORS

Inspired by the ocean, residences at SKYPARK LUCEAN JOMTIEN PATTAYA invoke a feeling of natural harmony and serene comfort. Timeless yet modern, uplifting contemporary décor is enhanced by a natural colour palette chosen from the surrounding landscape and seasons, creating a home that instantly feels welcoming and peaceful. With sea views from every unit, you are guaranteed a private window to the most spectacular sunrises and sunsets from your very own home.



Computer Generated

LOBBY TOWER A



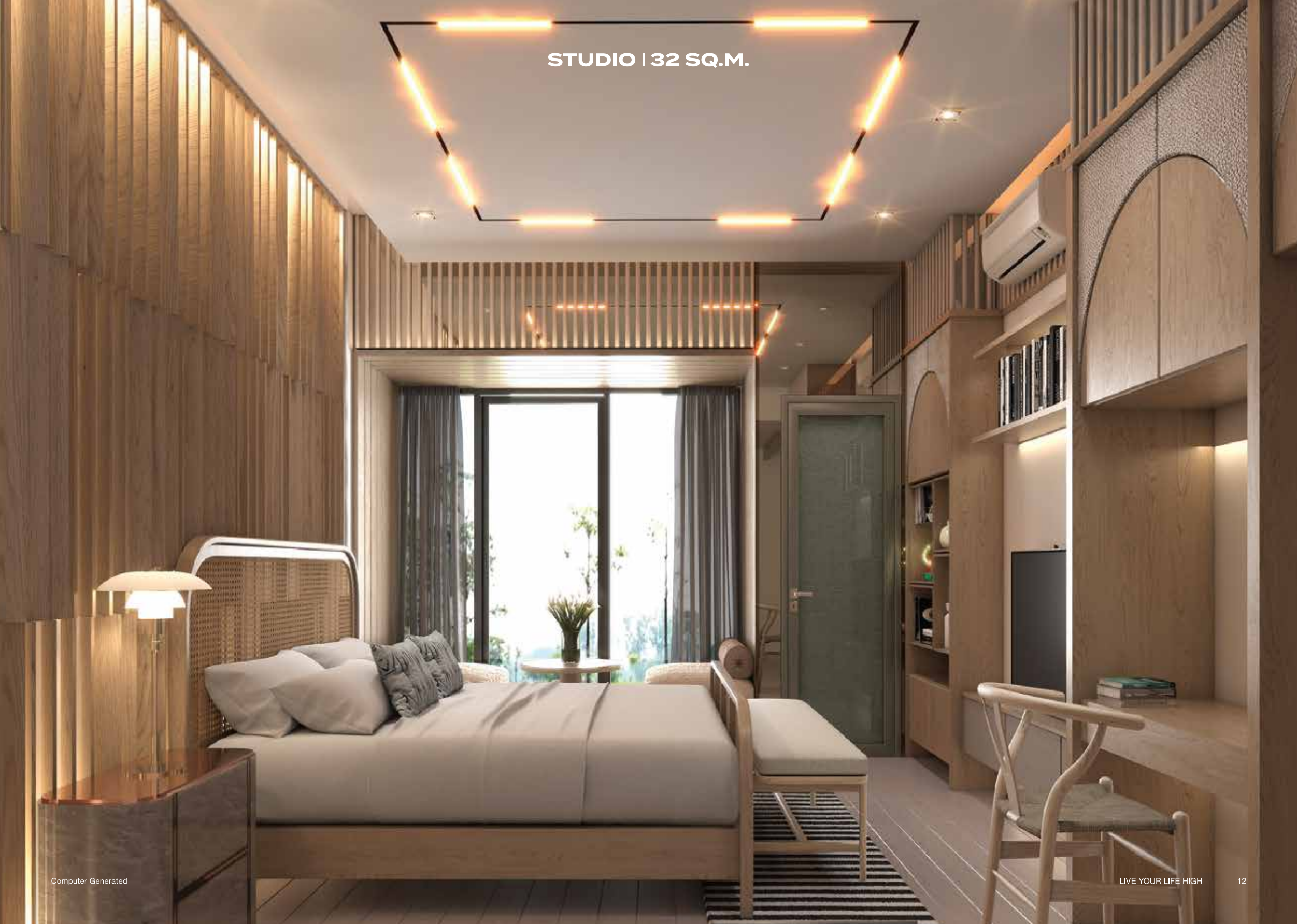
Computer Generated

2 BEDROOM | 86 SQ.M.

LIVE YOUR LIFE HIGH

11

STUDIO | 32 SQ.M.



1 BEDROOM | 40 SQ.M.

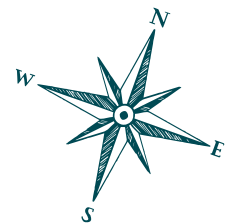


2 BEDROOM | 86 SQ.M.



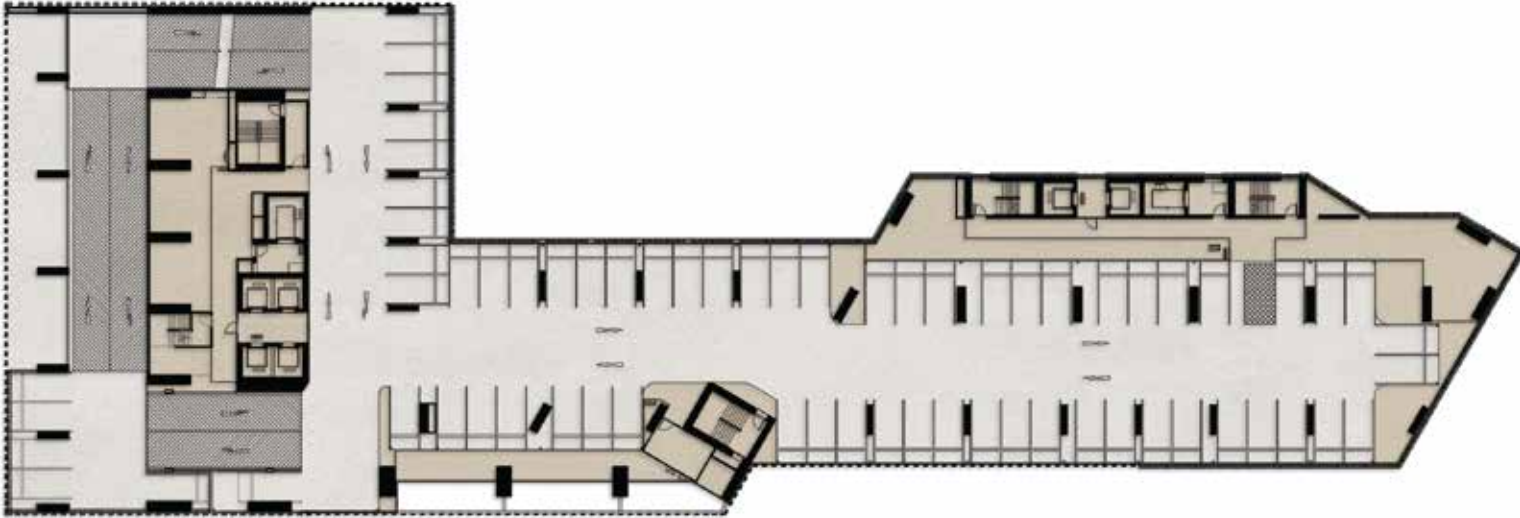
FLOOR PLAN

G FLOOR

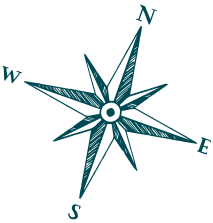
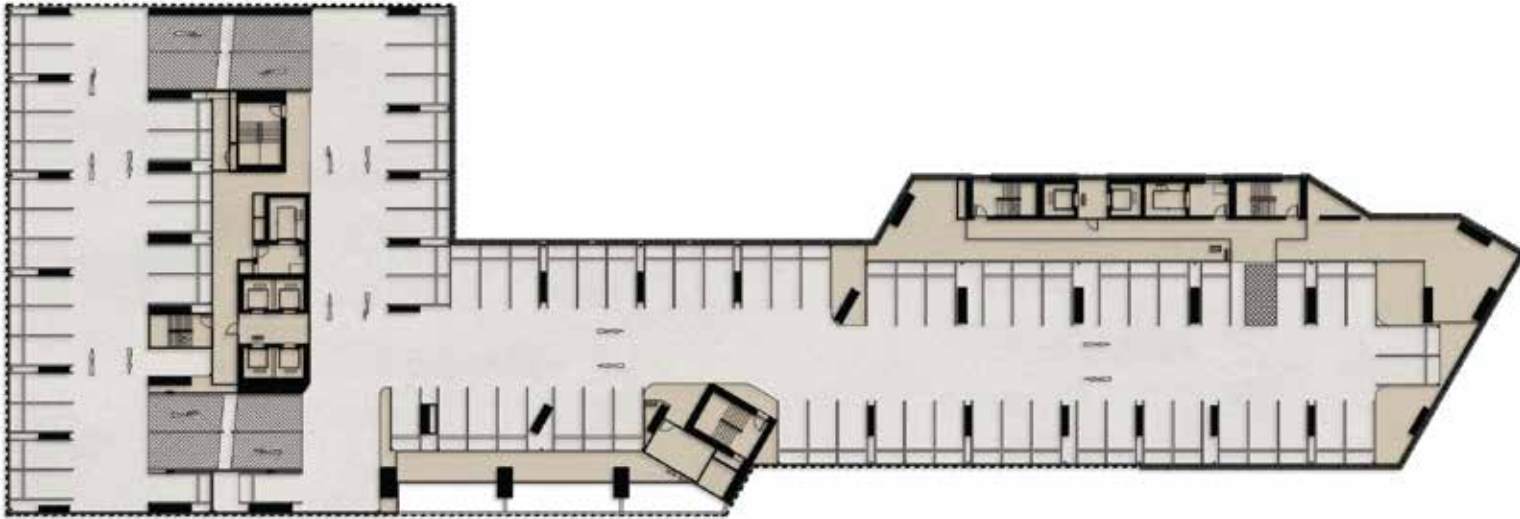


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2nd PARKING FLOOR

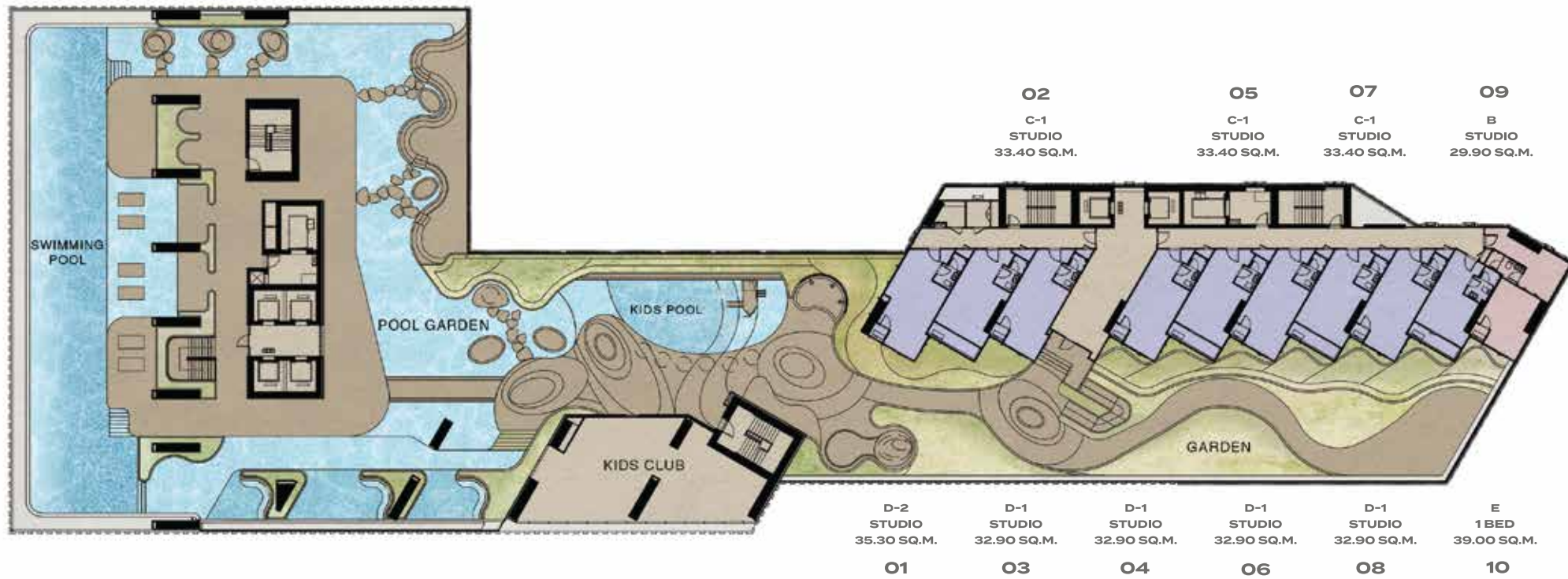


3rd-4th PARKING FLOOR

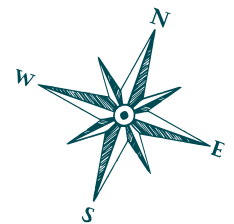


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6th FLOOR ITOWER A+B

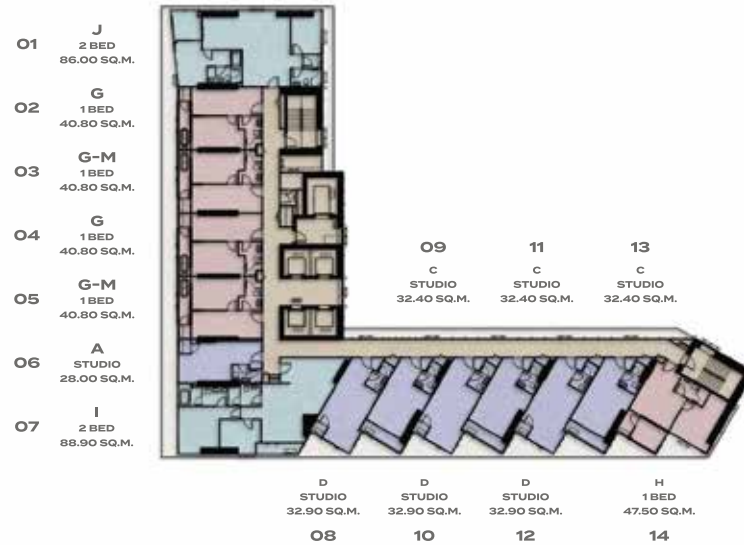


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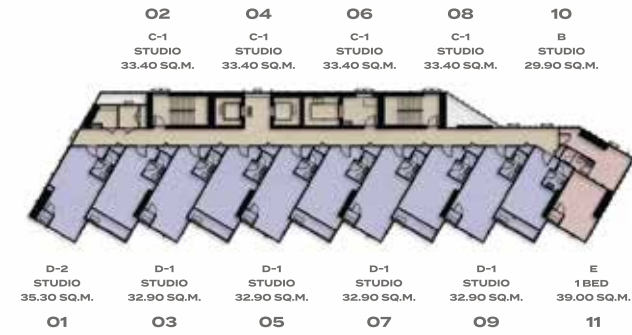


7th FLOOR

TOWER A

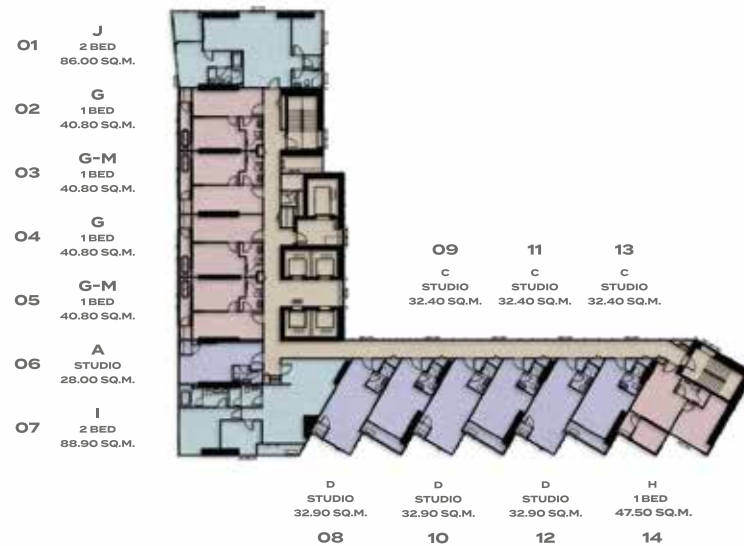


TOWER B

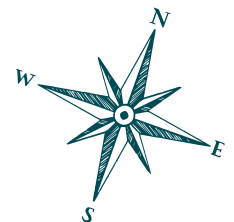
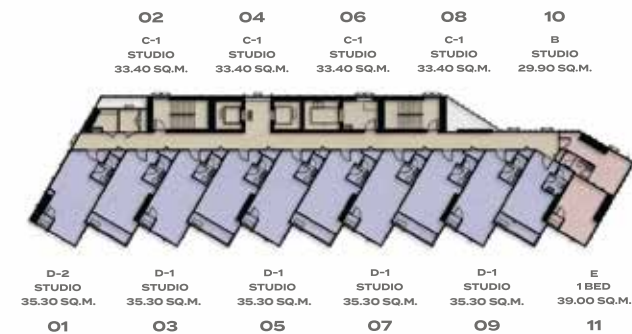


8th-16th FLOOR

TOWER A

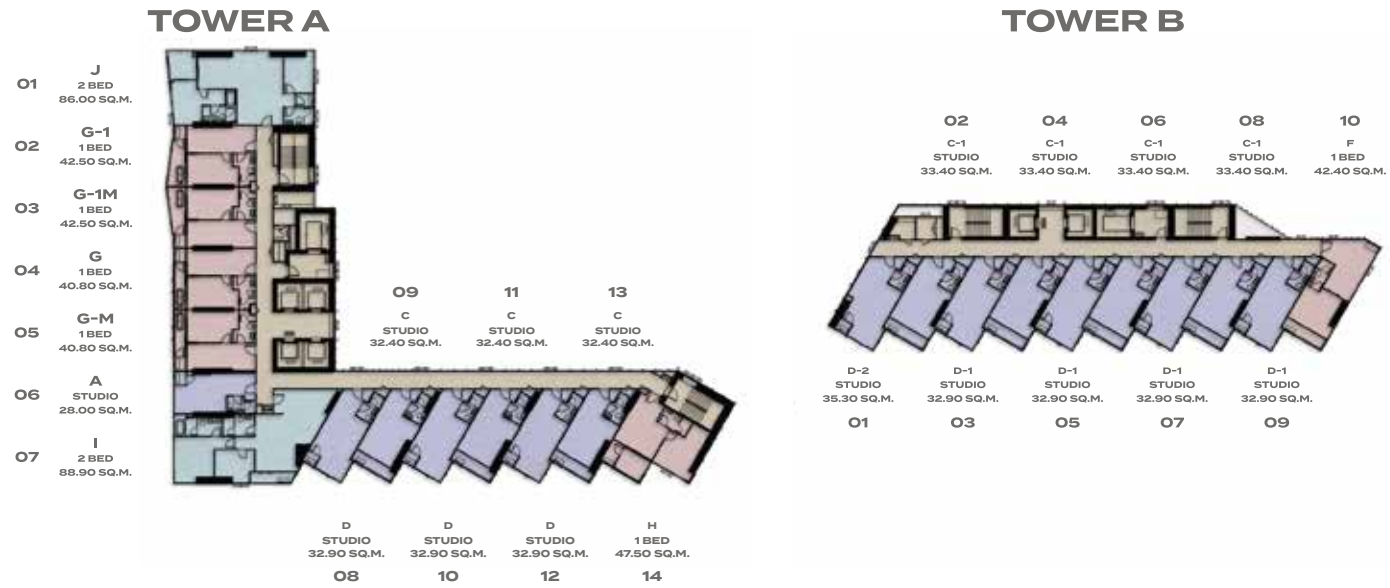


TOWER B

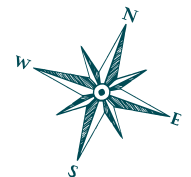
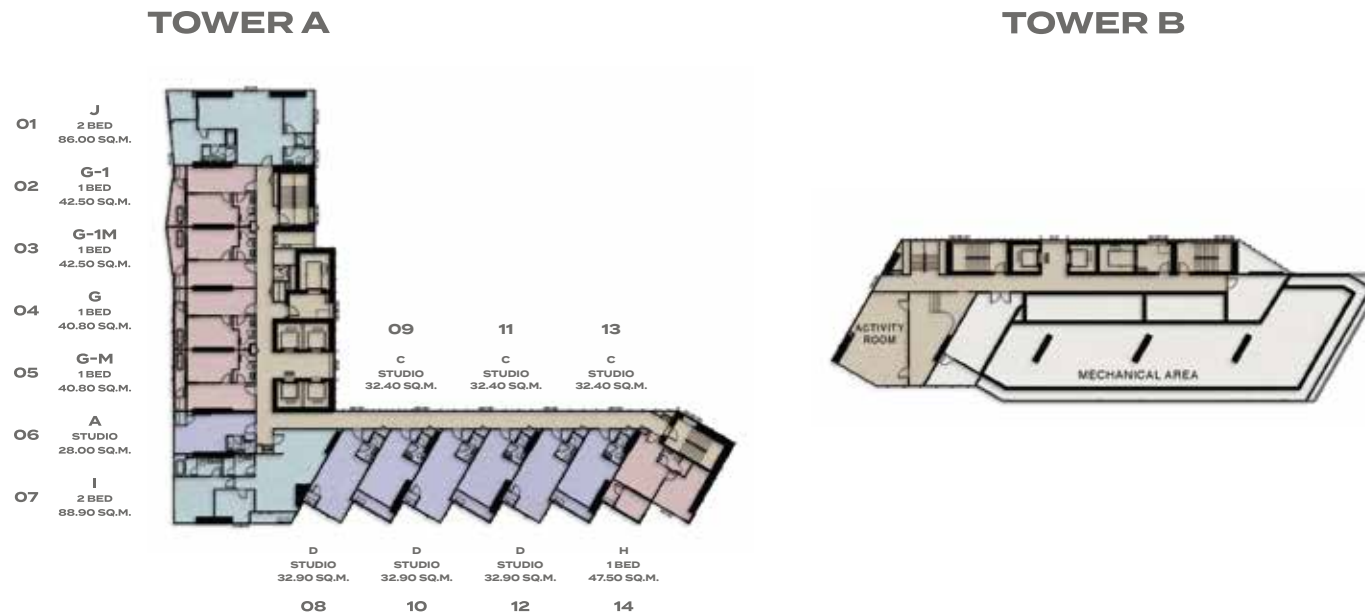


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27th-28th FLOOR



29th FLOOR



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30th FLOOR

31st FLOOR

TOWER A

TOWER B



TOWER A

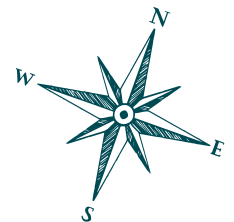
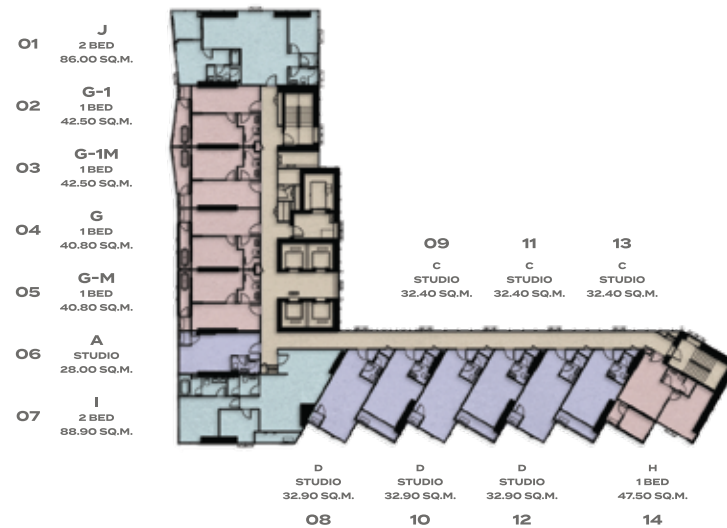
TOWER B



32nd FLOOR

TOWER A

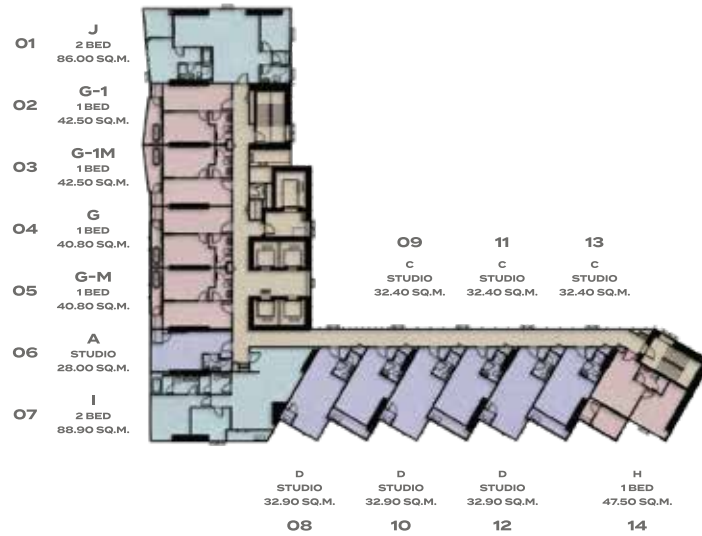
TOWER B



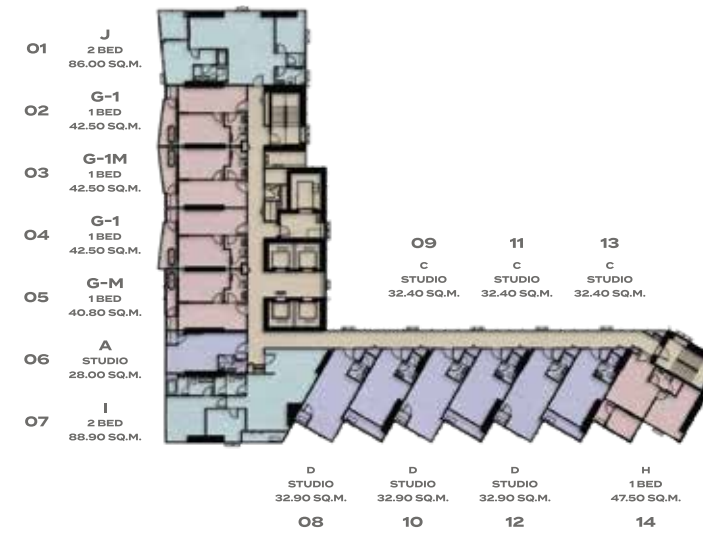
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33rd-34th FLOOR

TOWER A

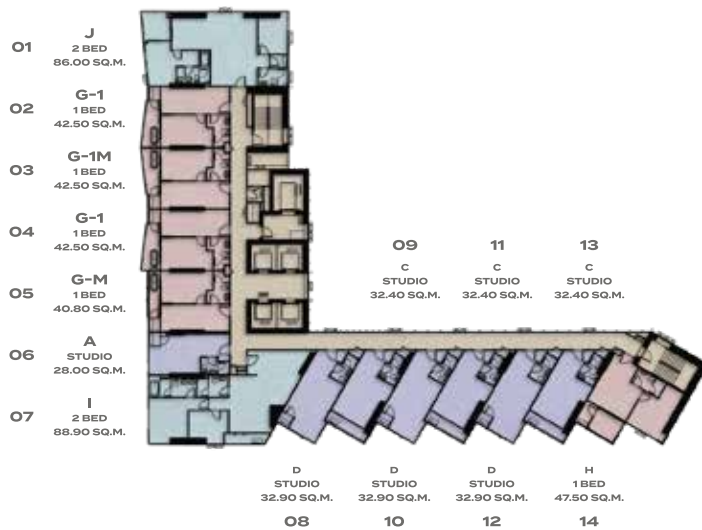


35th-39th FLOOR

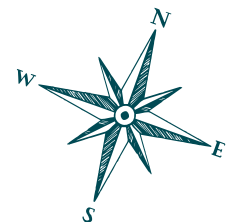
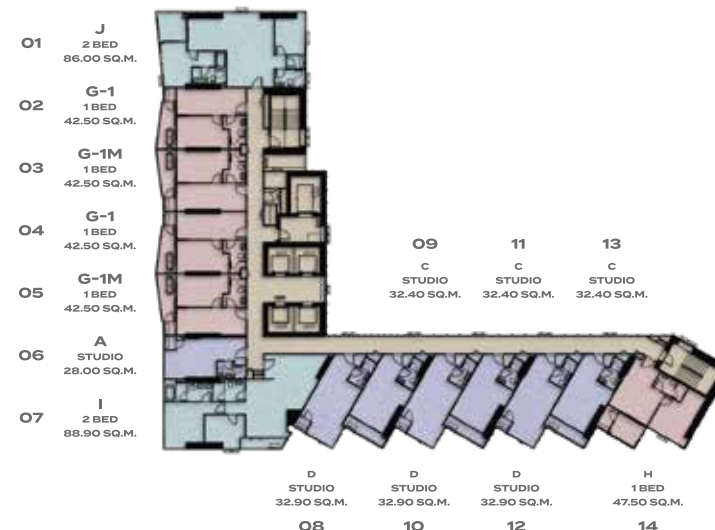


40th FLOOR

TOWER A



41st-44th FLOOR



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45th-47th FLOOR

TOWER A



48th FLOOR

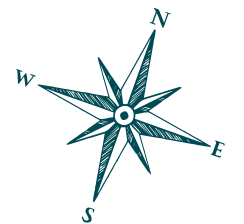
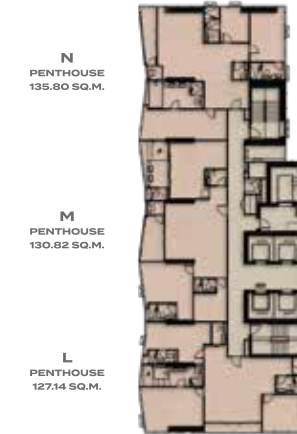


49th FLOOR

50th-59th FLOOR

60th FLOOR

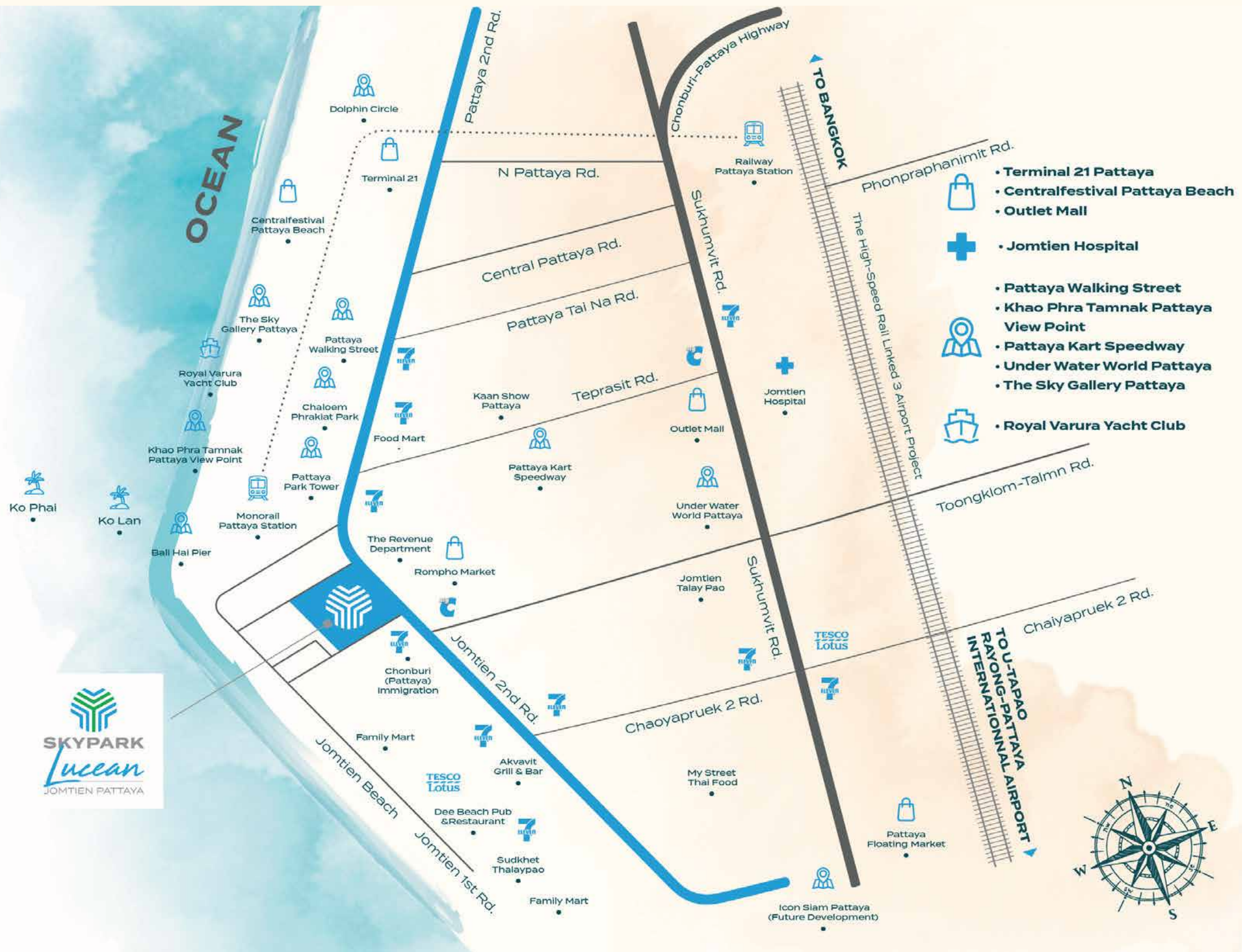
TOWER A



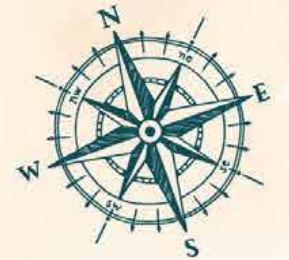
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OCEAN








- Terminal 21 Pattaya
- Centralfestival Pattaya Beach
- Outlet Mall
- Jomtien Hospital
- Pattaya Walking Street
- Khao Phra Tamnak Pattaya View Point
- Pattaya Kart Speedway
- Under Water World Pattaya
- The Sky Gallery Pattaya
- Royal Varura Yacht Club



PRIME JOMTIEN LOCATION

Pattaya is located along the Eastern Economic Corridor and considered one of Thailand's fastest growing and best-connected beach destinations. SKYPARK LUCEAN JOMTIEN PATTAYA is located just 2-300 meters from beautiful Jomtien Beach, a prime location offering unrivalled access to sun, sea and sand in an area surrounded by amazing dining, shopping, recreational, and entertainment options. Only a short commute from Bangkok via the motorway onto Sukhumvit main road, by high-speed rail, or by short domestic flights to U-Tapao Airport, SKYPARK LUCEAN JOMTIEN PATTAYA is conveniently accessible by road, rail, and air.

VIA ROUTE

-  • Bangkok Chonburi New Line (Toll Road)  • Don Muang Airport ↔ U-Tapao Airport
(≈ 1 h 54 min 150 km) (≈ 30 min)
-  • Bangna-Chonburi Expressway  • Royal Passenger Liner
(≈ 1 h 45 min 145 km) (≈ 2 h 116 km)
-  • U-Tapao Airport ↔ Skypark Lucean Jomtien Pattaya
(≈ 38 min 54.9 km)

NEIGHBORHOOD

SKYPARK LUCEAN JOMTIEN PATTAYA

Jomtien Second Road, Pattaya City Bang Lamung
District Chonburi 20150, Thailand



SHOPPING

- Terminal 21 Pattaya
- Central Festival Pattaya Beach
- Outlet Mall



ISLAND

- Ko Phai
- Ko Lan



ATTRACTION

- Pattaya Walking Street
- Khao Phra Tamnak Pattaya View Point
- Pattaya Kart Speedway
- Under Water World Pattaya
- The Sky Gallery Pattaya



HOSPITAL

- Jomtien Hospital



YACHT CLUB

- Royal Varura Yacht Club



A development by



LUNIQUE
REAL ESTATE

Part of
banyangroup

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"SKYPARK LUCEAN JOMTIEN PATTAYA" , owner of Lunique Real Estate Company Limited. Office located at 66 Moo 12, Nong Prue Sub-district, Bang Lamung District Chonburi Province with Miss Uradee Kunkiratyut as the authorized director, registered capital of 800,000,000.00 baht (eight hundred million baht), fully paid. Location number of the project No. 66 Moo 12, Nong Prue Sub-district, Bang Lamung District, Chonburi Province. Land title deeds No.4310 and 229457. Total area of Phase 1 about 5-0-73.1 rai, is 1 building,2 towers,31 floors and 60 floors, 896 residential units and 3 commercial units. The project has already received EIA approval and a construction permit. Construction will commence in August 2025 and is expected to be completed by December 2028. It will be registered as a condominium under the law. Land and condominium has no obligation to the Bank. Condominium owner has a duty to pay expenses and taxes that the ownership of condominium has the duty to pay under the law on condominium. All pictures are computer generated for advertising purpose only. All information are subject to change without prior notice.