



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.





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LIVE ONE'S FULL  
POTENTIAL LIFE



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WHERE EVERY MOMENT IS AN  
OPPORTUNITY TO FEEL ALIVE.







## TYPE A

**Modern Loft Private Pool Villa**  
3 Bedrooms : **272.25 - 311.98 m<sup>2</sup>**



## TYPE B

**Modern Loft Private Pool Villa**  
3 bedrooms : **315.55 - 348.26 m<sup>2</sup>**



**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 m<sup>2</sup>**  
Internal Area : **209.20 m<sup>2</sup>**  
External Area : **63.05 m<sup>2</sup>**



GROUND FLOOR PLAN



SECOND FLOOR PLAN



# VILLA TYPE B

Big Plot : **311.56-571.76 m<sup>2</sup>**

Internal Area : **235.52 m<sup>2</sup>**

External Area : **80.03 m<sup>2</sup>**



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

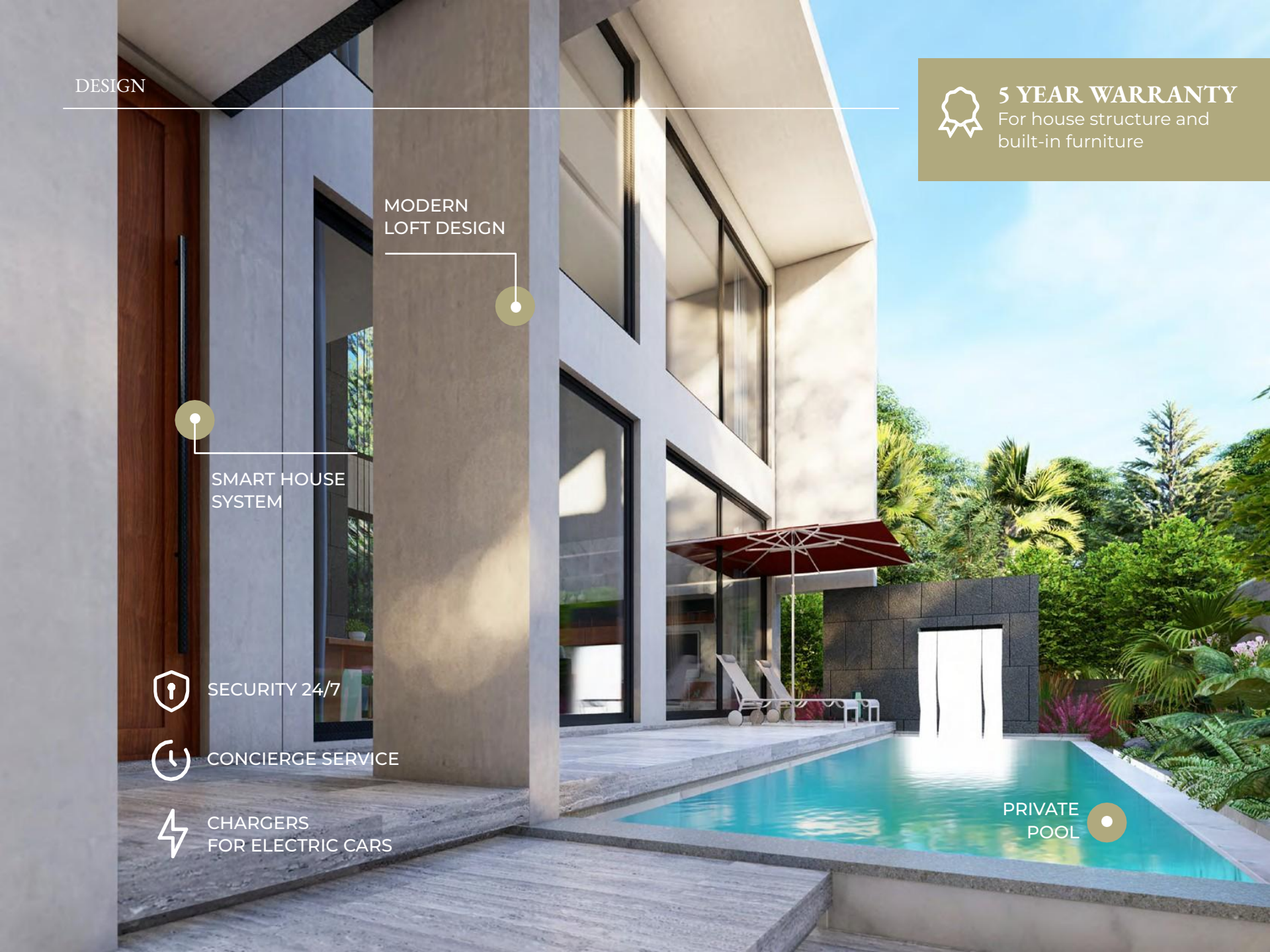


CONCIERGE SERVICE



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

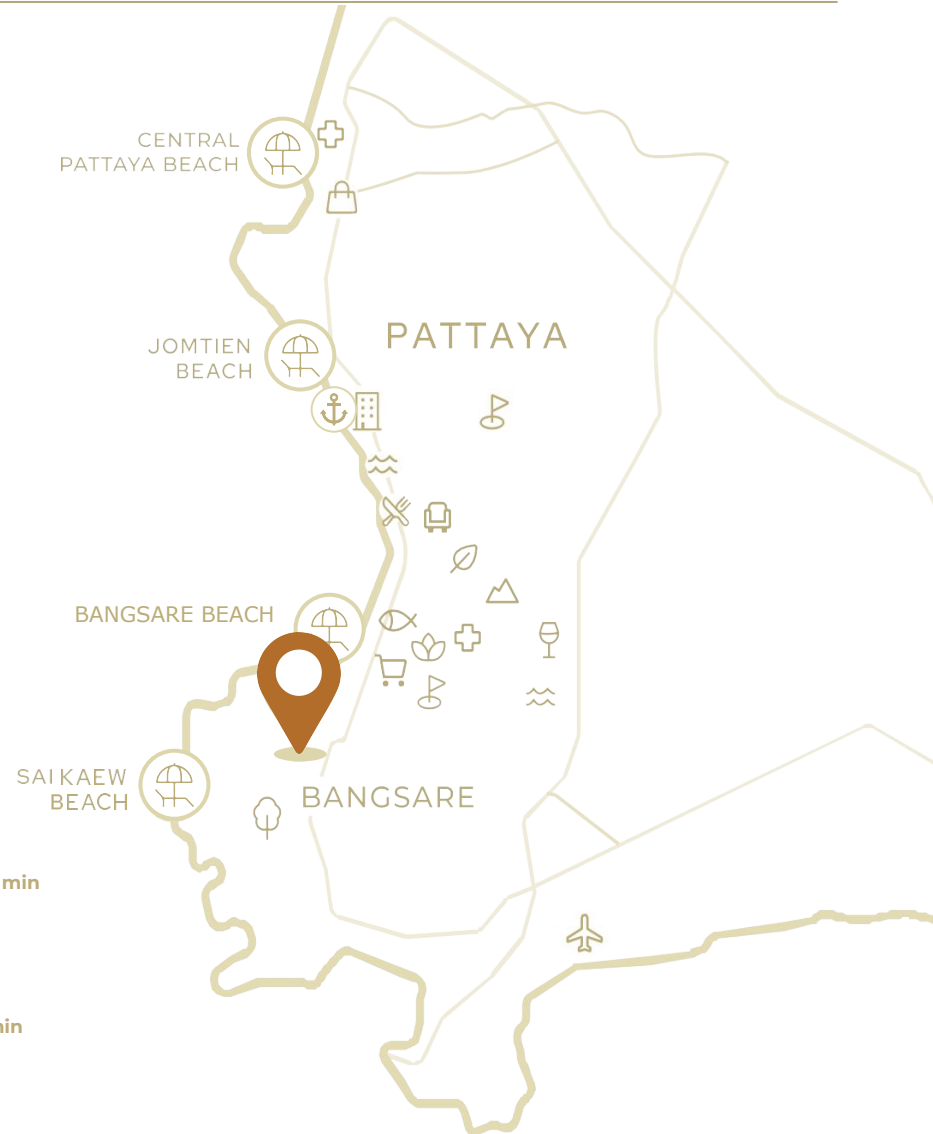
**5 min**  
to the beach

**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

2021

2023

2024

2025

**AURORA  
PRATUMNAK**



**BREEZE  
BANGSARAY**



**BREEZE  
BEACHSIDE**



**LAYAN RESIDENCE  
PATTAYA**



**LAYAN BANGSARE  
BEACH**

