





DEVELOPER PROFILE

Serene Surin Co.,Ltd. received the prestige award of Best Boutique Developer in Phuket 2020, by DOT Property Thailand Awards.

Serene Condominium also received verification of the project's main concept, Eco friendly and Sustainable, when DOT Property Thailand Awards awarded us with the Best Sustainable Eco Design awards on the same ceremony.

The achievements continued onto the next awards, where Serene Condominium also received the Highly Commended Best Green Development by Thailand Property Awards 2020.

We are proud to get our Green, Sustainable and Eco friendly philosophy confirmed and authenticated by all the major awards in Thailand.















ECO FRIENDLY CONCEPT

WHY WE CARE AND YOU SHOULD TOO



OUR CONCEPT IS BASED ON 4 MAIN DIRECTIONS



THE SUSTAINABLE SITE

WATER EFFICIENCY

ENERGY AND ATMOSPHERE MATERIAL AND RESOURCES

HOW WE MAKE A DIFFERENCE

- For Every Tree we cut down, direct or indirect, we will plant 2 new
- For every 1,000,000 THB you buy, we will donate 1,000 THB to an environmental foundation on your behalf
- We cover as many parts of the building as we can with leaf plants and trees in order to cool down the building and reduce our carbon footprint
- · We reject the usage of non-recycled plastic
- We use material with minimum maintenance which does not require chemicals
- We balance the usage of recycled, eco-friendly and highly durable materials
- Solar panels on the roof to supply the energy for some of the common area is considered if efficient
- · We use new and innovative technology that helps clean the environment

WHY WE CARE

- . More than 20% of the world's oxygen is produced in the Amazon Rainforest
- Every 1.2 Seconds, mankind destroys a forest area the size of a football field
- · 80% of the world's forests are already destroyed
- . 15% of all greenhouse gas emissions are the result of deforestation

WHY YOU SHOULD CARE

- A mature tree absorbs 22 kg 48 lbs of CO2 from the air and turn it into Oxygen
- This tree will absorb as much carbon in a year as an average car produces while driving 42,000 km – 26,000 miles
- That same tree can provide enough oxygen for 2-6 people per year
- Trees filter and provides improved water quality by slow filtering rain fall
- Trees and leaves also helps cooling down buildings 10-15 Degrees C
- In 1 day, a large tree can lift up to 378 liters of water out of the ground and discharge it into the air and thereby lower the air temperature
- . Trees results in a 30% reduced aircon saves energy cost
- Trees increases property value with 12-27%
- Trees are also shown to lower stress, reduce blood pressure and reduce anxiety

THE SUSTAINABLE SITE

Site and sustainability



The Site and Location

- The Site is an open area without forest or any big trees to minimalize the impact on the Nature during the Construction
- The Site is in the Yellow Zone, meaning less crowded and less dense habitation and allows for Condominum
- Surrounding Greenery is left untouched

Making the Building Green(er)

- In the area surrounding the project we have over 30% of General space.
- A Large Part of the Roof top is Green to absorb the heat and cool the building down
- The outside wall of the buildings are covered with climbing ky and plants hanging of the balconies, host-solating the Building which reduces the need for air conditioning while giving a green and caim eatherios.
- Preserving the existing greating growing around the building and adding some mon ensures feether as, cover temperatures and the surmanding wire enements liable.

Adding more green to the building



From the core design we added greenery, even on the insides with vertical gardens and pots with plans in the common areas of the foliatings:

This works as natural air fresheners; cleaning the air and also reclude head



A man-made waterfall velcomes you to the project. This cools down the water and the surrounding area, making the air more fresh.

It also look amazing with moving water and the sound of water has a proven therapeutic and calming effect, clearing the mind and the air.

WATER EFFICIENCY

Water resource management

Collecting Rain Water (Rain harvesting)

Used as a replacement for tap water for example:

- · Watering of plants throughout the project
- · Refiling the project's Waterfall and Pools
- · Washing common areas and similar
- . Flushing water for the toilets.

Gray water

Relatively clean waste water, reused for the best benefit

- · Shower waste water
- Sink waste water
- · Washing waste water

unnested through filters and cleaned it is collected in another turn and pumped back to be reused in various parts as suitab



ENERGY AND ATMOSPHERE

Energy Saving and Ambience

Colored glass to reflect and absorb light (Heat Absorbing Glass)

Reduces the heat from the sun that pass through it absorb and deflect around (35%-50%) of the heat from the sun that hits the surface thus contributing to reducing the cooling load of the air conditions and saving energy *depending on coating and thickness



T5 and LED bulbs throughout. for highest efficiency

Long-lasting, non-toxic, eco-friendly, safe, eve care, energy saving, money saving



Advantages of LED bulbs

- 1, up to 90% energy saving 60-80% energy efficiency over other regular bulbs
- 2. Long Service Lifespan Average LED lasts 50,000-100,000 hours
- 3. Environmental friendly No toxic compounds or elements (Mercury free) and are 100% recyclable
- 4. Ultra low UV Emission Majority of the light is in the visible spectrum. Virtually zero infrared or ultraviolet Emissions
- 5. Low radiated heat 95% of the energy is converted to light and only 5% is wasted as heat.
- 6. High Reliability Instant On and Off, and frequent switching. doesn't cause degradation in the device



Solar panels on the roof

Produces renewable energy for efficient use in the buildings and covers up to 30% of the total peak energy consumption.



Charging stations for Electric Cars Helping people to be Eco-friendly

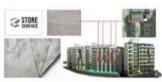
Reduces Fossil fuel consumptions and reduces global warming Helps to Reduce air pollution and less noise

- Installed by the Lobby parking.
- Installed in the underground parking EV zones.
- Sensors for light and comidors

MATERIAL AND RESOURCES

Selection of materials and construction resources to be Environmentally friendly

Natural stone veneer on most of the exterior walls Looks beautiful, heat isolation and durable



The ceiling of the common areas uses GREEN BOARD

Recycled material, shredded into small pieces and then pressed together using first hot and then cold press The process is eco friendly and use no chemicals or glue



Fitness Center ceiling

Made from waste material and has a texture t is unique and waterproof

100% termite proof and does not splinter It is a good heat and sound insulation

@ Q PANEL

Advantages of Q panel Walls





⊕ Eco-Laminates for Built-in

Quality laminates and veneers with certification of low emissions and green labeled.







Q PANEL

Q PANELS are lightweight, steel reinforced. groove & tongue panels that can be easily installed by your normal on-site installers G PANELS aggregate possesses unique properties such as:

- · Light weight
- · High strength.
- · Thermal insulation
- · Sound absorption
- · Fire resistance









DIPANEL



Selection of materials and resources for Environmentally friendly construction

TOA paint is LEED v4 certified.

Jeed on foundation, ceiling and interior

Green tones of the interior

Green comfortable tones in harmony with nature and has a calming effect



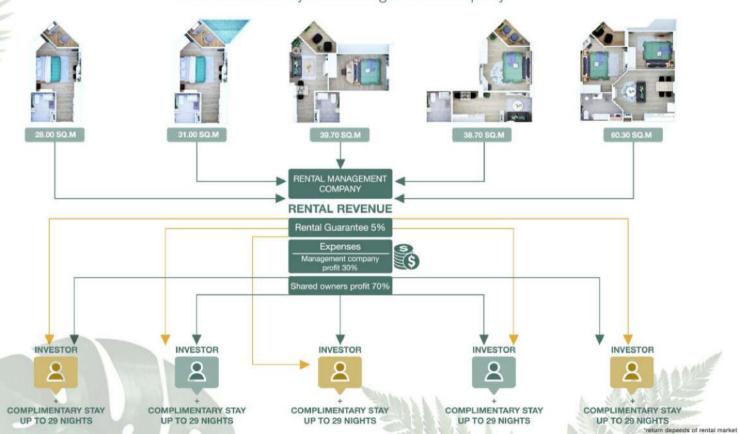






UNLIMITED RENTAL RETURN

Each of the participants in the program is added to the rental system and rented out by the management company.





LOCATION







* illustrative purpose only.

BLUE TREE

(WATER PARK)

PORTO DE PHUKET.

(CENTRAL SHOPPING MALL) LAGUNA GOLF CLUB

SURIN BEACH

BANGTAO BEACH

CATCH BEACH CLUB

BENNY'S AMERICAN BAR & GRILL

5 Min 2 Min

3 Min

(BEACH CLUB)

PALM SEASIDE

(RESTAURANT)

BLUE SIAM 2 Min

2 Min



PERSPECTIVE







BUILDING B



TRANSFORMABLE FURNITURE CONCEPT



FOLDABLE BED



BREAKFAST BAR







COFFEE TABLE / DINING TABLE



COMMON AREA















^{*} illustrative purpose only.







STUDIO [28.00 SQ.M]













BEDROOM / LIVING ROOM



KITCHEN BALCONY

















STUDIO POOL ACCESS [31.00 SQ.M]











KITCHEN

BALCONY WITH GARDEN / POOL ACCESS

SERENE Indipations & Desemble

LIVING ROOM / BEDROOM









TYPE B1

1 BEDROOM [39.70 SQ.M]



KITCHEN



BALCONY



BEDROOM



LIVING ROOM









TYPE B2

1 BEDROOM [38.70 SQ.M]



KITCHEN



BALCONY



BEDROOM



LIVING ROOM



















TYPE C1

2 BEDROOM [60.30 SQ.M]















100

KITCHEN

BALCONY

BEDROOM

LIVING ROOM















PENTHOUSE

3 BEDROOM [149.00 SQ.M]









FLOOR 3



FLOOR 4

FLOOR PLAN

"illustrative purpose only.



SERENE

FLOOR 5

6









FREDRIK YOUNG CARLSSON

Managing Director / Co-founds

Korean born and Swedish National Fredrik is the Founder and Managing Director of ClearVision Enterprises in Phuket, Thailand and has 15 years of experience in Phuket's Real Estate industry.

Together with a group of fellow entrepreneurs, he co-founded 3 of Phuker's best well known real estate companies and worked actively in 2 of them as a Realtor and Marketing Director With major success.

In 2014 he entered the property development business as a consultant for both new and old projects. With focus on making sustainable marketing stranges and businesses, both occomically and ecologically.

He fast became a key person in Phaket's real estate market and has since trained over 70 realtors and consulted numerous developments to auccess with his results-based training programs and consultations.

His vision of fransparency, professionalism and long term relations makes from one of Phylice's most sought after Realtons.

Fredrik grew up in Sweden and received his Degrees in Economy, Natural Science and Psychology.

CURRENT BUSINESS

Managing Director

Cleiar Vision Enterprises Co. Ltd. (24 March 2015 – Present)
 (Caur Vision Group – Properties, Management, Modia, Legal and Consulting)
 Savine Sunn Co. Ltd. (18 Sep 2019 – Present)



JO D'HONDT

Shareholder

Experienced entrepreneur and business magnate, Mr. Jo D'Hondt – founder of Several businesses in Belgium and internationally.

Founded and managed Omni Level NV which is a direct mail company that become one of biggest of its kind in Belgium, Magado Buba – Personal Mail company in Belgium, Magado Design Interior and Arzuoglo Co., Ltd. building company in Turkey.

Decades of experiences made from internal management and client dealings on an international market resulted in oriented management skills in encourage employee, guide and monitor all related department to perform their jobs on topefficiently.

CURRENT BUSINESS

Managing Director:

. Silk Projects Co. Ltd. (January 2012 to Present)



OLEG GOLUBEV
Sales Director / Co-founder

Innovations & Davelopments

Oleg was born in the small country of Belarus where he attended school with an European education.

Due to the limited expansion possibilities, Oleg moved away from Belarus in 2010 after working as an organizer for events.

He started working for Sun Beach Resort in Rhodes, Greece as a Sales Manager and quickly discovered his sales and marketing skills.

His Success lead him to Phuket where he first came for holiday but soon joined Diamond Condominium as a sales executive and quickly rise through the ranks to Ausistant Sales Director.

With the amazing success of Diamond Condominium and selling it out he naturally got offered to join next project, the Serene Condominium as Sales Director and Shareholder.

8 years of living in Phuket makes him the ideal leader for this project, having seen the property market developed during his carrier.

He is also successfully raising his family here in Phuket and is always looking forward to work as a family dad and sales director.

CURRENT BUSINESS

Sales Director:

· Serene Surin Co.,Ltd. (18 Sep 2019 - Present)

DEVELOPER PROFILE



DIAMOND CONDOMINIUM

292-Unit Condominium Completed in 2018 and is Located near Bangtao Beach It is Currently Managed under the Brand Name Diamond Resort.



INFUSE RESTAURANT

New Dining Destination in Diamond Report The Restaurant Provides Unique Cuinary Experience by the Talented Chef from Ecolum.



CLEARVISION GROUP

Real Estate and Media Agency with 15 Years Experience and Legal Consultancy Company.



www.serenecondophuket.com

PROJECT DETAILS
AND FEATURES







Laundry service



Fitness Center



3 Swimming pools

Rooftop pool, Ground floor direct pool access.



Underground parking



Rooftop restaurant and Pool Bar with in-pool seats.





24hr security, CCTV, WiFi



Shuttle bus service



24h Reception / Lobby / Concierge Services / Cafe



DEVELOPMENT NAME: SERENE CONDOMINIUM

LOCATION: SURIN/BANGTAO,PHUKET,THAILAND

DEVELOPER: SERENE SURIN COLTD

DEVELOPMENT TYPE: CONDOMINIUM

LAND SIZE: 3300 SQ.M

BUILDINGS: A (53 UNITS), B (138 UNITS)

TOTAL UNITS: 191

FLOORS: 8

PARKING: 46

