



THE ECO CONDOMINIUM INVESTMENT



# 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.







www.serenacondophuket.com

# 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



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## 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



### Adding more green to the building



From the core design we added greenery, even on the insides with vertical gardens and pots with plants in the common areas of the buildings.

This works as natural air fresheners, cleaning the air and also reduce heat.



A man-made waterfall welcomes 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.

### The Site and Location

- ✓ The Site is an open area without forest or any big trees to minimize 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 Condominium.
- ✓ Surrounding Greenery is left untouched.

### Making the Building Green(er)

- ✓ In the area surrounding the project we have over 30% of Green 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 Ivy and plants hanging of the balconies, heat-isolating the Building which reduces the need for air conditioning while giving a green and calm esthetics.
- ✓ Preserving the existing greenery growing around the building and adding some more ensures fresher air, lower temperatures and the surrounding area remains lush.

# 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.
- Refilling 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

Funneled through filters and cleaned it is collected in another tank and pumped back to be reused in various parts as suitable.

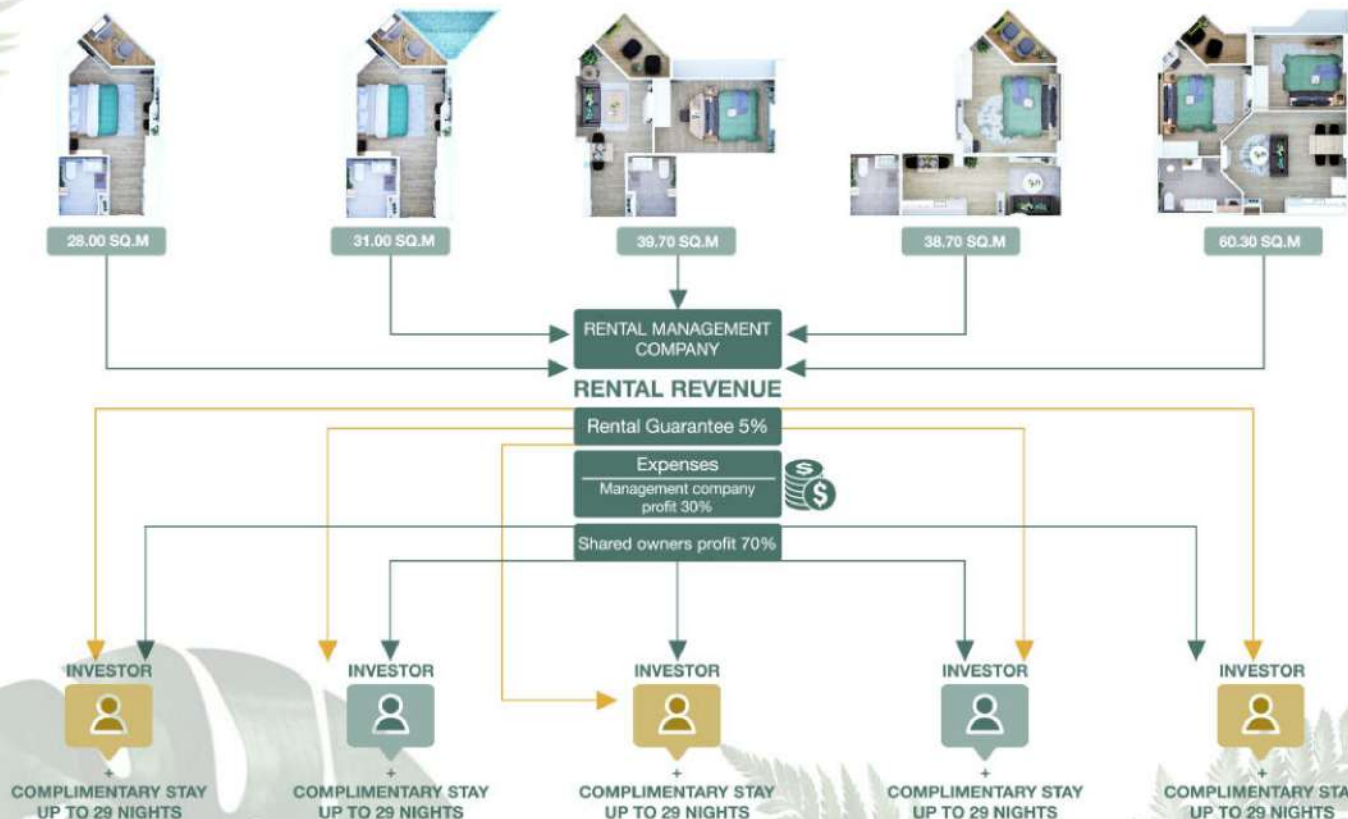






# UNLIMITED RENTAL RETURN

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



# LOCATION



BLUE TREE  
( WATER PARK )

15 Min

SURIN BEACH

3 Min

PALM SEASIDE  
( RESTAURANT )

2 Min

PORTO DE PHUKET  
( CENTRAL SHOPPING MALL )

10 Min

BANGTAO BEACH

3 Min

BLUE SIAM  
( BEACH CLUB )

2 Min

LAGUNA GOLF CLUB

10 Min

CATCH BEACH CLUB

5 Min

BOAT AVENUE

10 Min

BENNY'S AMERICAN BAR & GRILL

2 Min









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## TRANSFORMABLE FURNITURE CONCEPT



FOLDABLE BED



BREAKFAST BAR



COFFEE TABLE / DINING TABLE

\* illustrative purpose only.



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## COMMON AREA



UNLIMITED RENTAL RETURN  
COMPLIMENTARY STAY  
FOREIGN FREEHOLD AVAILABLE



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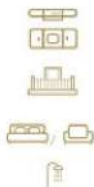


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## TYPE A1

STUDIO  
[ 28.00 SQ.M ]



KITCHEN

BALCONY

BEDROOM / LIVING ROOM

BATHROOM



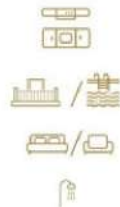
\* illustrative purpose only.





## TYPE A2

STUDIO POOL ACCESS  
[ 31.00 SQ.M ]



KITCHEN

BALCONY WITH GARDEN /  
POOL ACCESS

LIVING ROOM / BEDROOM

BATHROOM



# TYPE B1

1 BEDROOM  
[ 39.70 SQ.M ]



KITCHEN



BALCONY



BEDROOM



LIVING ROOM



BATHROOM





# TYPE B2

1 BEDROOM  
[ 38.70 SQ.M ]



KITCHEN  
BALCONY  
BEDROOM  
LIVING ROOM  
BATHROOM





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## TYPE C1

2 BEDROOM  
[ 60.30 SQ.M ]



KITCHEN



BALCONY



BEDROOM



LIVING ROOM



BATHROOM



\* illustrative purpose only.





# PENTHOUSE

3 BEDROOM  
[ 149.00 SQ.M ]



KITCHEN

BALCONY

BEDROOM

LIVING ROOM

BATHROOM

JACUZZI



FLOOR  
**1**



FLOOR  
**2**



## FLOOR PLAN

\* illustrative purpose only.







FLOOR  
**5**



FLOOR  
**6**

## FLOOR PLAN

\* illustrative purpose only.



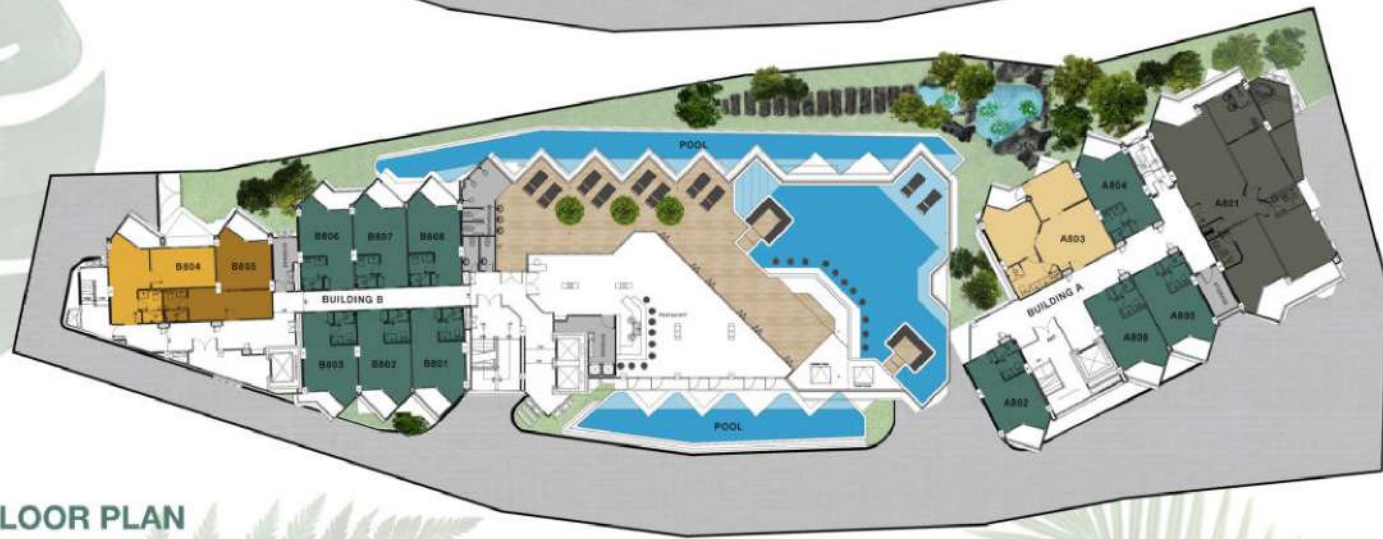




FLOOR  
**7**



FLOOR  
**8**



## FLOOR PLAN

\* illustrative purpose only.





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## FREDRIK YOUNG CARLSSON

Managing Director / Co-founder

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 Phuket'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 strategies and businesses, both economically and ecologically.

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

His vision of transparency, professionalism and long term relations makes him one of Phuket's most sought after Realtors.

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

### CURRENT BUSINESS

Managing Director:

- ClearVision Enterprises Co.,Ltd. (24 March 2015 – Present)
- (ClearVision Group – Properties, Management, Media, Legal and Consulting)
- Serene Surin Co.,Ltd. (18 Sep 2019 – Present)



## JO D'HOND

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 Anzuoglo 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 top efficiently.

### CURRENT BUSINESS

Managing Director:

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



## OLEG GOLUBEV

Sales Director / Co-founder

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 Assistant 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 career.

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 Located near Bangtao Beach It is  
Currently Managed under the Brand Name Diamond Resort.



INFUSE RESTAURANT

New Dining Destination in Diamond Resort  
The Restaurant Provides Unique Culinary  
Experience by the Talented Chef from Belgium.

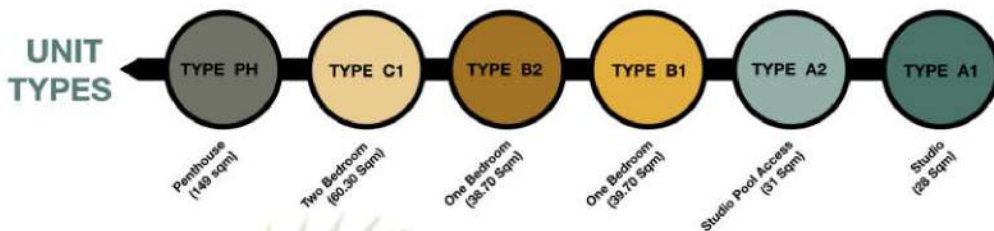


CLEARVISION GROUP

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

# PROJECT DETAILS AND FEATURES

<b>DEVELOPMENT NAME :</b>	SERENE CONDOMINIUM
<b>LOCATION :</b>	SURIN/BANGTAO, PHUKET, THAILAND
<b>DEVELOPER :</b>	SERENE SURIN CO.LTD
<b>DEVELOPMENT TYPE :</b>	CONDOMINIUM
<b>LAND SIZE :</b>	3300 SQ.M
<b>BUILDINGS :</b>	A (53 UNITS), B (138 UNITS)
<b>TOTAL UNITS :</b>	191
<b>FLOORS :</b>	8
<b>PARKING :</b>	46





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THANK YOU FOR BEING RESPONSIBLE AND CONSIDERING THE ENVIRONMENT BY RECYCLING

