



SKYPARK

Lucean

JOMTIEN PATTAYA



Banyan Tree Lijiang, China



Banyan Tree Bangkok, Thailand

THE BANYAN TREE GROUP

Banyan Tree, 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 Tree Group provide naturally-luxurious, ecological, culturally-sensitive experiences. Now, Banyan Tree Group operators in the hospitality and spa industry that manages more than **48 resorts and hotels, 64 spas, 74 retail galleries and three championship golf courses in 28 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 Tree, 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 Tree Group, provide residents peace of mind with **affordable live-in condominiums** that add convenience and style to tropical living.



Angsana Lang Co, Vietnam

THE SANCTUARY CLUB

Owners who buy into the Banyan Tree 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 Tree Group properties worldwide.



Banyan Tree Lang Co, Vietnam



Banyan Tree Grand Residences Phuket, Thailand



Banyan Tree Bintan, Indonesia



Cassia Phuket, Thailand



DESTINATION NETWORK

With a network of **40+** properties in destinations across the world, owners are offered the chance to seek out a wide choice of new travel inspirations and discover a world of wonders.





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)





“TIME IS THE MOST LUXURIOUS THING IN THE WORLD”

Time is the world’s most luxurious and precious asset.

At “**SKYPARK LUCEAN JOMTIEN PATTAYA**”, time with family and loved ones is brought to the forefront and elevated to amazing new heights in a luxurious condominium that becomes your oceanside sanctuary in the sky.

Feel free to create unforgettable memories with your loved ones in an **easily accessible location** that puts you right in the **very heart** of Jomtien, Pattaya’s trendiest lifestyle district, while still retaining a supreme sense of luxury and privacy. Inspired by proximity to the sea, live the **high life** in **plush sea view** residences where fully equipped **premium facilities** and **attentive services** enhance your day-to-day life, adding countless moments of joy and fulfilment to your precious time.

OCEANIC LUXURY

An architectural vision designed to take advantage of natural surroundings while optimizing relaxation and tranquillity, “**SKYPARK LUCEAN JOMTIEN PATTAYA**” creates an island of calm within the vibrant Jomtien beach location.

Inspired by windswept sea waves and jutting mountain peaks that rise majestically up towards an endless blue sky, homes at “**SKYPARK LUCEAN JOMTIEN PATTAYA**” bring timeless luxury vividly to life. All residences feature sea views with beautifully uplifting, ocean inspired contemporary interior décor. Access to exclusive and professionally managed **five-star facilities and services** make your time spent here effortlessly enjoyable, forming a treasure trove of priceless moments to be cherished forever.

LIVE YOUR LIFE HIGH

“**SKYPARK LUCEAN JOMTIEN PATTAYA**” is where your **high life** truly begins. Explore new levels of **luxury and privacy** while still maintaining an easy connection to all the places your love to visit for the time of your life. Soar above the Jomtien skyline and discover an **elite vertical living concept** that perfectly combines proximity to a **prime beach location** with outstanding surroundings offering an abundance of lifestyle amenities.

Feel free to live your life high with no limitations at “**SKYPARK LUCEAN JOMTIEN PATTAYA**”, where you can spend your precious time doing whatever delights and inspires you most.



“LIVE YOUR LIFE HIGH”





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PROJECT DETAIL

- PROJECT NAME :** SKYPARK LUCEAN JOMTIEN PATTAYA
- DEVELOPER :** Lunique Real Estate Co.,Ltd
- LOCATION :** 66 Jomtien Second road, Pattaya City, Bang Lamung District, Chon Buri 20150, Thailand
- TOTAL 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, Garden, Library, Jogging Track, Kids Club, Swimming Pool, Pool Garden, Activity Room, Sky Pool, Co - Library, Sky Lounge, Sky Gym, Co-Working Space, Party Room, Infinity Pool, Sky Garden

UNIQUE SELLING POINTS



HEART OF EAST



THE DEVELOPMENT CITY



THE SLEEPLESS CITY



BRANDED RESIDENCE



GOOD FOR INVESTMENT



SEA VIEW FOR ALL UNITS

A PROMISING FUTURE

- With a clear regulatory and governance structure, 1 EEC overall development plan has been **well Established**.
- The EEC Policy Committee is chaired by the **Prime Minister of Thailand**, comprises of 15 ministers and the others from government agencies, Private Sector Association, and specialists.
- EEC Office receives full support from the government with distinctive regulatory and governance structure.
- An integrated infrastructure is developed for EEC to become the prime gateway to both **South East Asia** and the **Asia Pacific** in the upcoming years.

THAILAND'S (2021)

Inflation rate (%)

0.7

GDP (Billion USD)

544.1

GDP Growth (%)

2.4

GDP/Capita (USD)

8,170.2

Source : NESDB, CEIC



THE ECC DEVELOPMENT PLAN



Intercity Motorway

New network that connects all essence of EEC

Year of operation: 2019

The extended **motorway No.7** and others will not only save precious time on the road, but these intercity motorways will also reach to various unexplored destinations and will facilitate the greenfield investment within the EEC area.



Double-Track Railway

Increase rail transportation in EEC

Year of operation: 2023

The new double track railway will pass through significant industrial areas and logistic centers, including Laem Chabang Port, Map Ta Phut, industrial zones nationwide and inland container depots. This will **enhance on-time and cost-efficient delivery.**



U-Tapao International Airport

60 million passengers/year,

Year of operation: 2024

The existing **U-Tapao International Airport** will be renovated and extended into a greenfield development with a second runway and a **world-class Terminal 3** as well as the commercial gateway, air cargo terminal, maintenance repair and overhaul service center (MRO), free trade zone, and aviation training center. The upgrading U-Tapao International Airport will serve as the **third international airport** of Bangkok and will be positioned as the regional aviation hub between EEC and major partners in Asia.



Map Ta Phut Industrial Port Phase 3

31 million tons of gas and liquid cargo shipment/year

Year of operation: 2024

Located in the Map Ta Phut Industrial Estate in Rayong province, the phase 3 development will consist of two terminals, **natural gas and liquid material**, and the area development for related industries such as power plant and warehouse. The capacity of the Liquefied Natural Gas (LNG) terminal will be approximately 20 million tons/year, while the capacity of the liquid material terminal will be approximately 11 million tons/year.



High-Speed Rail Linking 3 Airports

Less than an hour

Year of operation: 2025

The High-Speed Railways will provide fast and convenient journeys between **3 major international airports** of Bangkok, namely Don Mueang Airport, Suvarnabhumi Airport, and U-Tapao Airport, with the velocity of 250 kilometers per hour. The system comprises of 9 high-speed stations namely Don Mueang, Bang Sue, Makkasan, Suvarnabhumi, Chachoengsao, Chonburi, Si Racha, Pattaya, and U-Tapao with the Transit Oriented Development (TOD) at Makkasan and Si Racha station

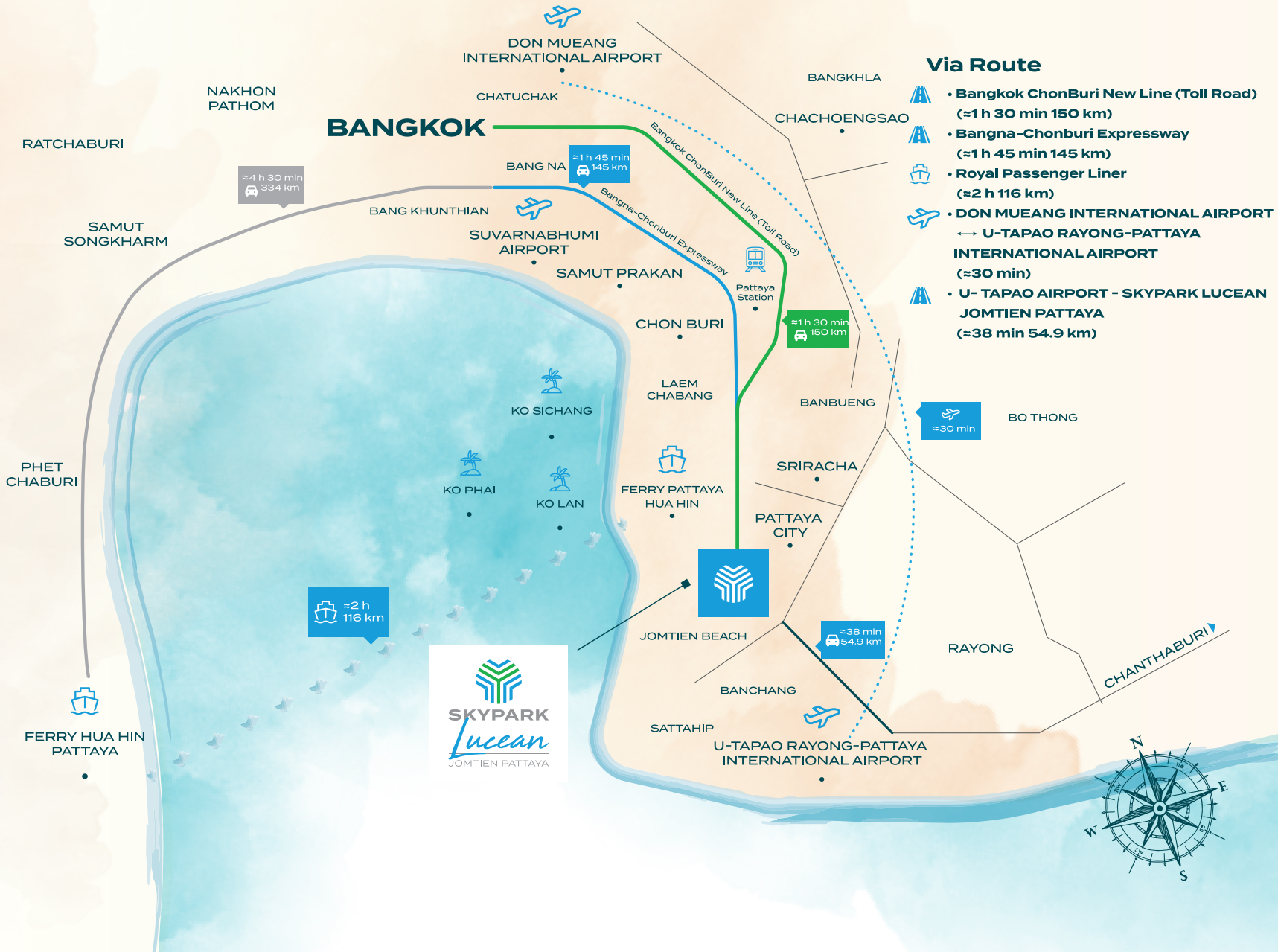


Laem Chabang Port Phase 3

18.1 million TEU/year

Year of operation: 2025

Located in Chonburi province, Laem Chabang Port will become one of **the best seaports** in the world using the automated system and advanced full-scale services. The construction will start in 2023 with an initial capacity of 4 million TEU/year



Via Route

-  • Bangkok ChonBuri New Line (Toll Road) (≈1 h 30 min 150 km)
-  • Bangna-Chonburi Expressway (≈1 h 45 min 145 km)
-  • Royal Passenger Liner (≈2 h 116 km)
-  • DON MUEANG INTERNATIONAL AIRPORT ↔ U-TAPAO RAYONG-PATTAYA INTERNATIONAL AIRPORT (≈30 min)
-  • U-TAPAO AIRPORT - SKYPARK LUCEAN JOMTIEN PATTAYA (≈38 min 54.9 km)

BANGKOK



≈4 h 30 min
334 km

≈1 h 45 min
145 km

≈1 h 30 min
150 km

≈2 h
116 km

≈38 min
54.9 km

≈30 min

OCEAN

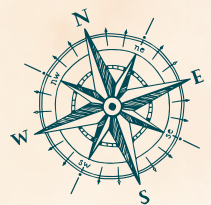


- Terminal 21 Pattaya
- Centralfestival Pattaya Beach
- Outlet Mall

- 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



Ko Phai

Ko Lan

Bali Hai Pier

Monorail Pattaya Station

Khao Phra Tamnak Pattaya View Point

Royal Varura Yacht Club

The Sky Gallery Pattaya

Centralfestival Pattaya Beach

Dolphin Circle

Terminal 21

Pattaya 2nd Rd.

N Pattaya Rd.

Central Pattaya Rd.

Pattaya Tai Na Rd.

Teprasit Rd.

Kaan Show Pattaya

Food Mart

Pattaya Park Tower

Chaloem Phrakiat Park

Pattaya Walking Street

The Revenue Department

Rompho Market

Chonburi (Pattaya) Immigration

Family Mart

TESCO Lotus

Dee Beach Pub & Restaurant

Sudkhet Thalaypao

Family Mart

Akvavit Grill & Bar

My Street Thai Food

Jomtien Talay Pao

Outlet Mall

Jomtien Hospital

Under Water World Pattaya

Railway Pattaya Station

Sukhumvit Rd.

Chonburi-Pattaya Highway

TO BANGKOK

The High-Speed Rail Linked 3 Airport Project

Phonpraphanimit Rd.

Toongklom-Talmn Rd.

Chaoyapruet 2 Rd.

TO U-TAPAO INTERNATIONAL AIRPORT

Icon Siam Pattaya (Future Development)

Pattaya Floating Market



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FACILITIES

**G FLOOR | LOBBY/ LIBRARY
GARDEN/JOGGING TRACK**

**6TH FLOOR | KIDS CLUB
KIDS POOL / SUNLIGHT GARDEN POOL / VIEW POINT POOL**

29TH FLOOR | YOGA GREENERY

30TH FLOOR | SKY POOL/CO-LIBRARY

31ST FLOOR | SKY LOUNGE

48TH FLOOR | SKY GYM/CO-WORKING SPACE

**49TH FLOOR | ROSY CLOUDS BAR /
INFINITY POOL/SKYLINE SUNSET GARDEN**



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SKYPARK
Lucon
JOMTIEN PATTAYA

LOBBY



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LOBBY | TOWER A



LOBBY | TOWER A



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LOBBY | TOWER B



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FL 6th SUNLIGHT GARDEN POOL



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FL 6th VIEW POINT POOL



Computer Generated

FL 6th KIDS CLUB



FL 29th YOGA GREENERY



FL 30th SKY POOL



Computer Generated

FL 30th CO-LIBRARY



FL 31st SKY LOUNGE



Computer Generated

FL 48th SKY GYM



Computer Generated

FL 48th GO - WORKING SPACE



FL 49th SKYLINE SUNSET GARDEN



Computer Generated

FL 49th ROSY CLOUDS BAR



Computer Generated



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.

**“AN OCEANSIDE SANCTUARY THAT BRINGS JOY
AND TIMELESS LUXURY VIVIDLY TO LIFE”**

STUDIO | 32 SQM.



1 BEDROOM | 40 SQM.



1 BEDROOM | 40 SQM.



2 BEDROOM | 86 SQM.



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2 BEDROOM 186 SQM.

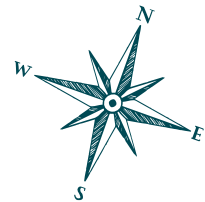
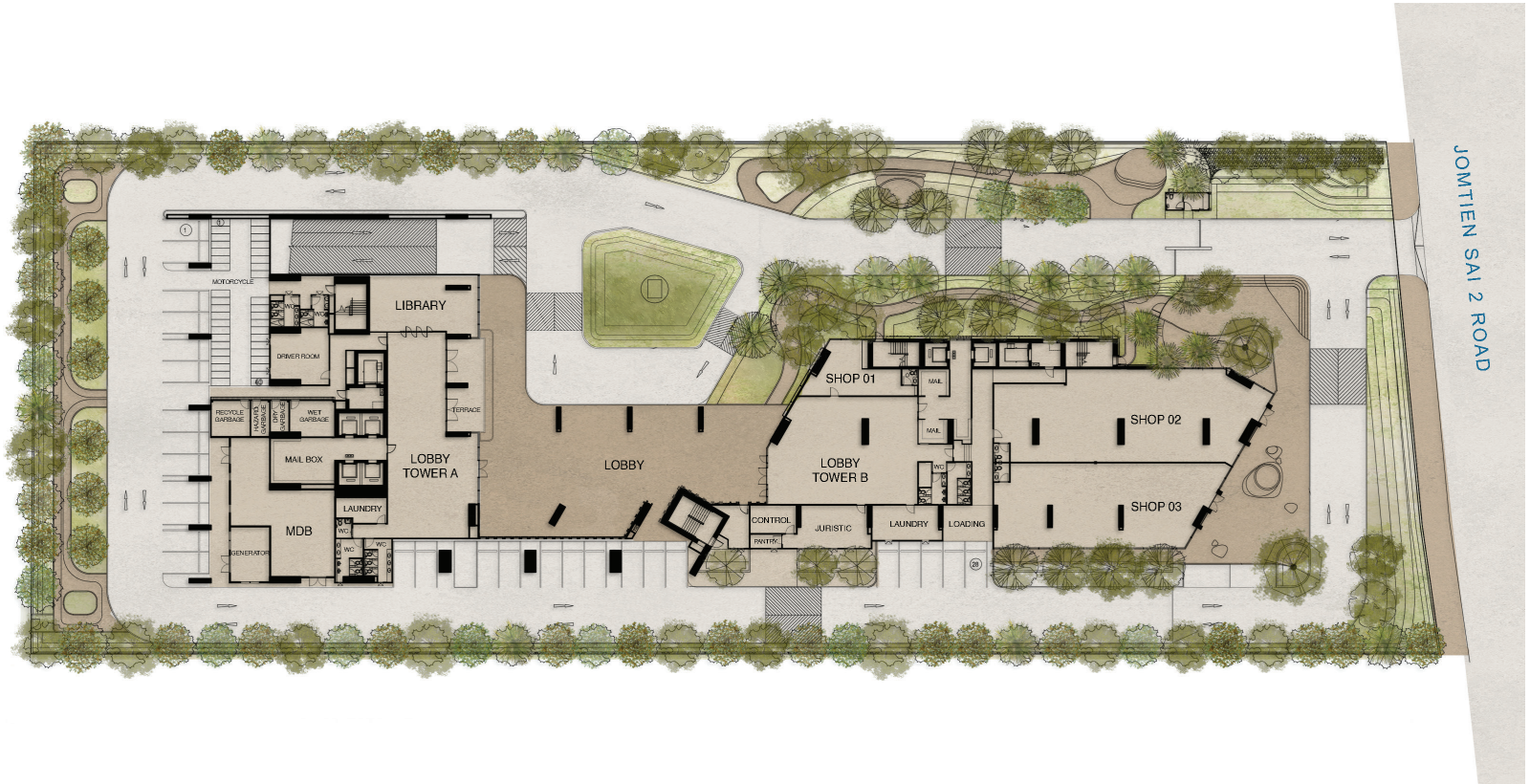


2 BEDROOM | 86 SQM.



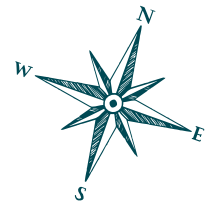
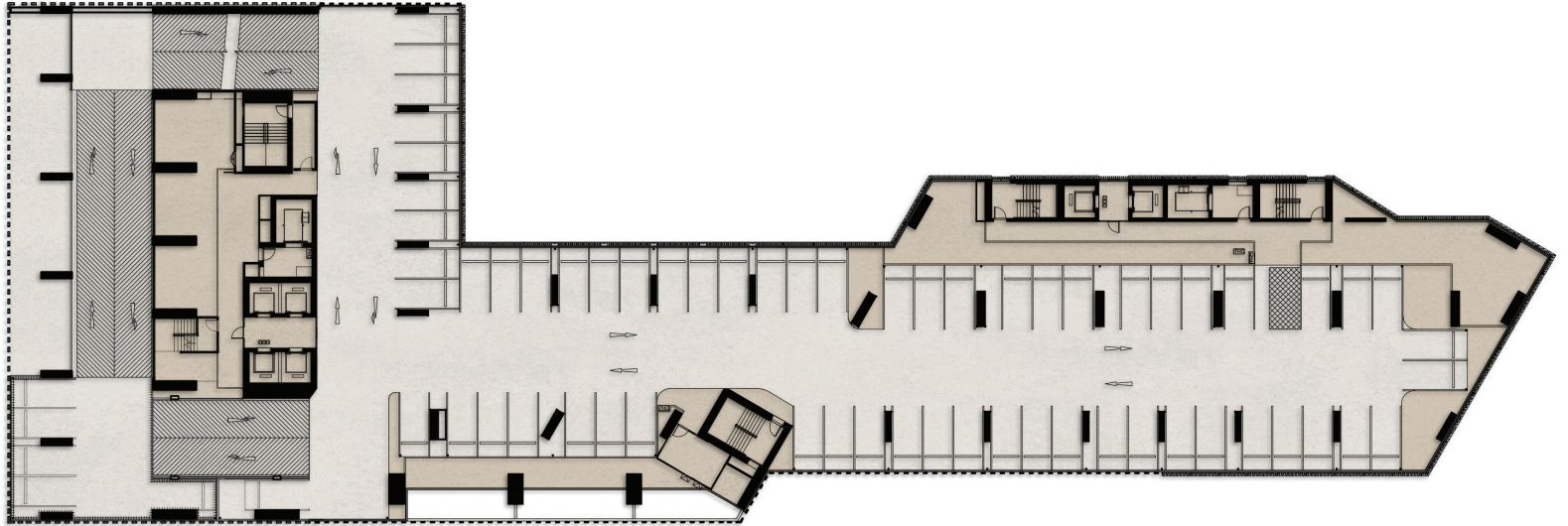
FLOOR PLAN

G FLOOR



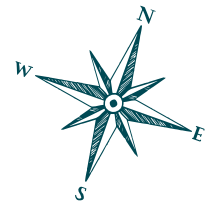
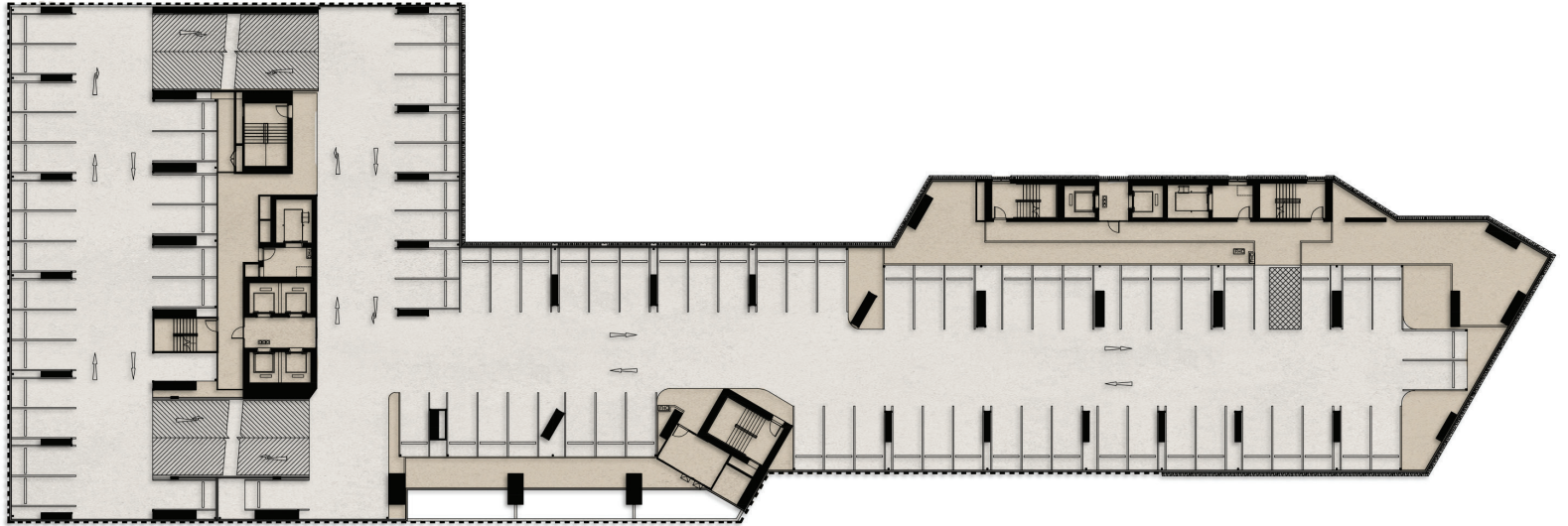
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2nd PARKING FLOOR



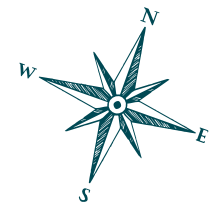
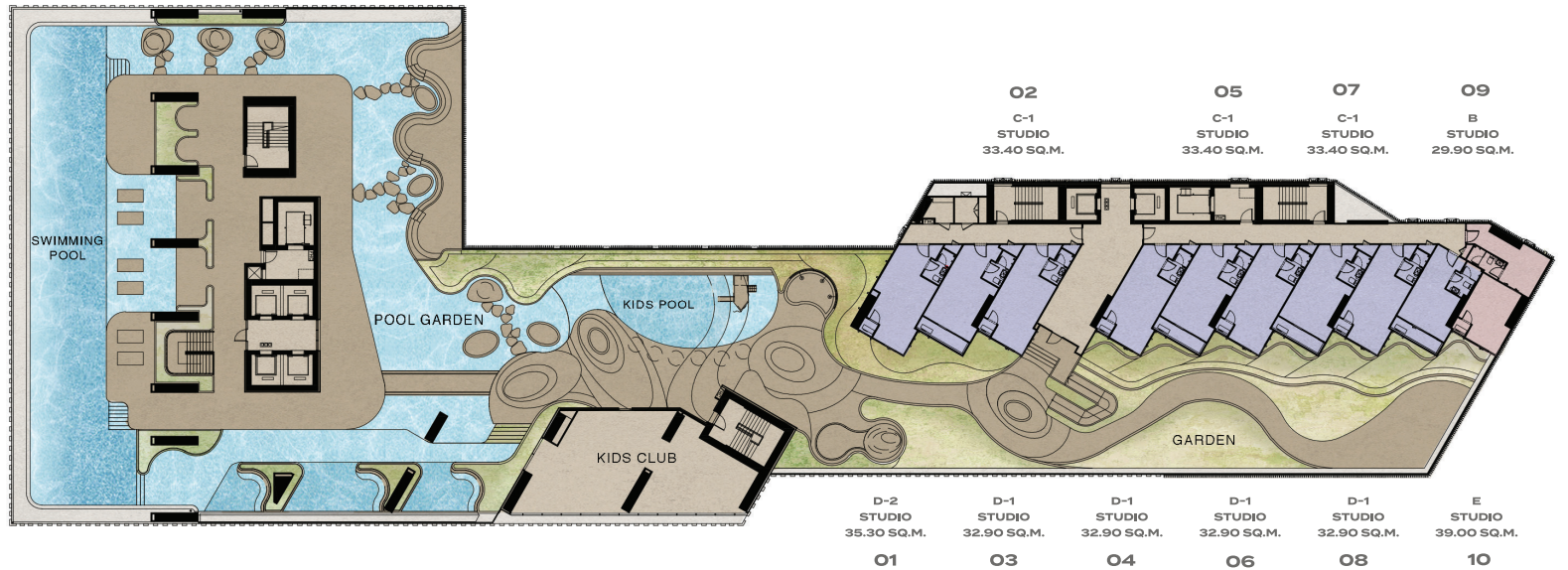
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3rd-4th PARKING FLOOR



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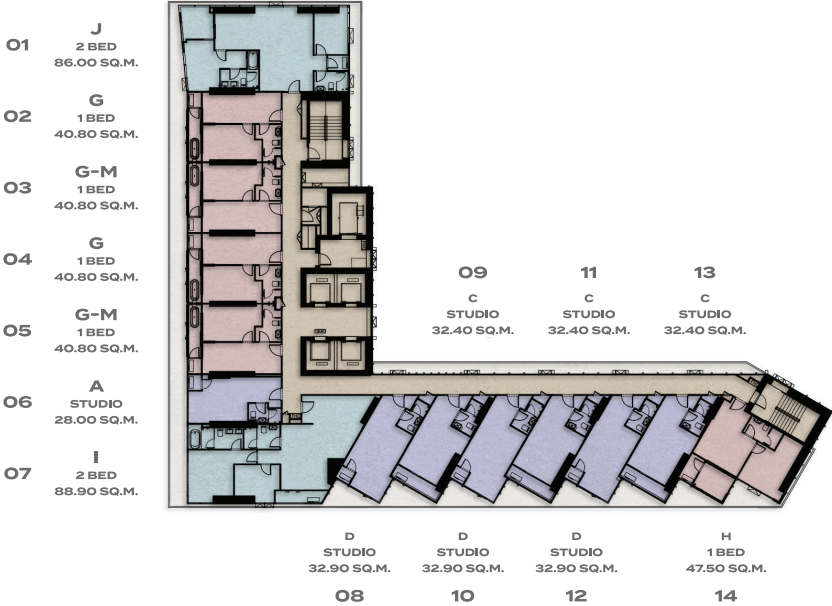
6th FLOOR I TOWER A+B



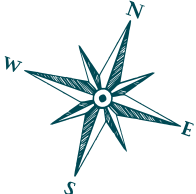
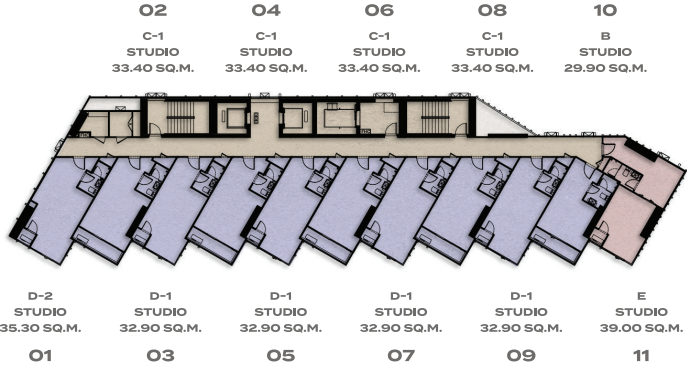
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7th FLOOR

TOWER A



TOWER B

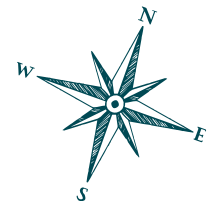
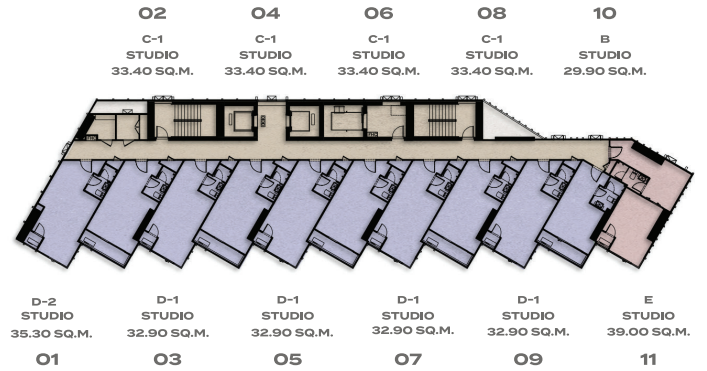
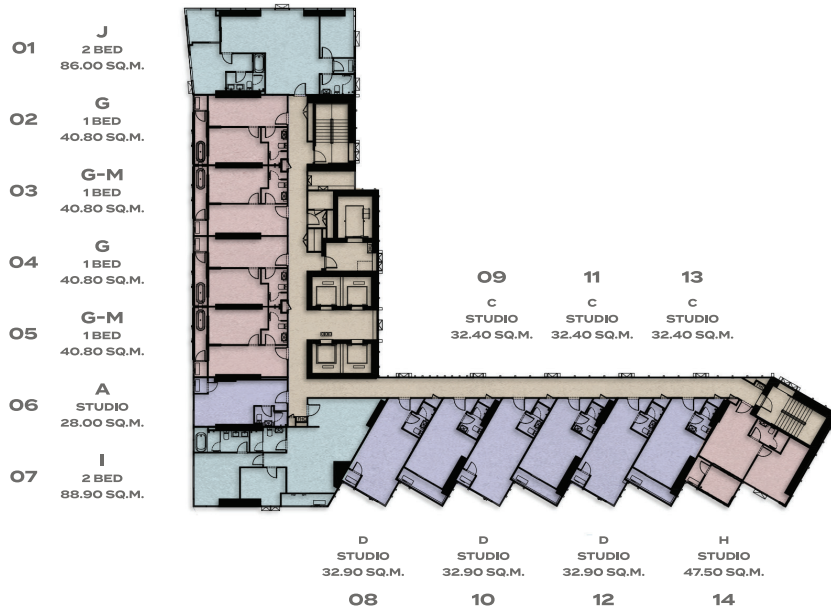


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8th-16th FLOOR

TOWER A

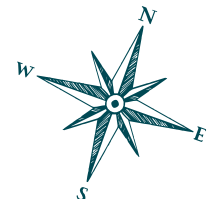
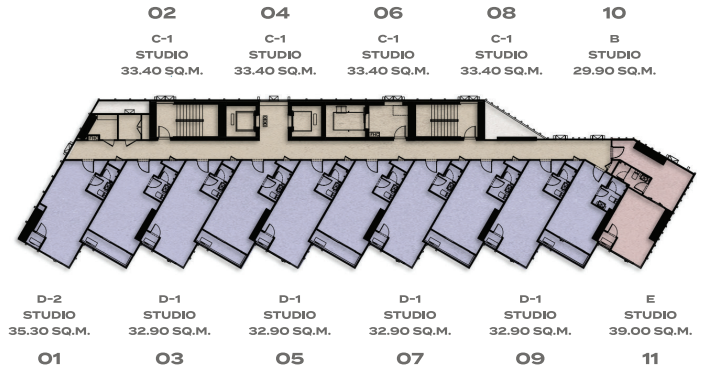
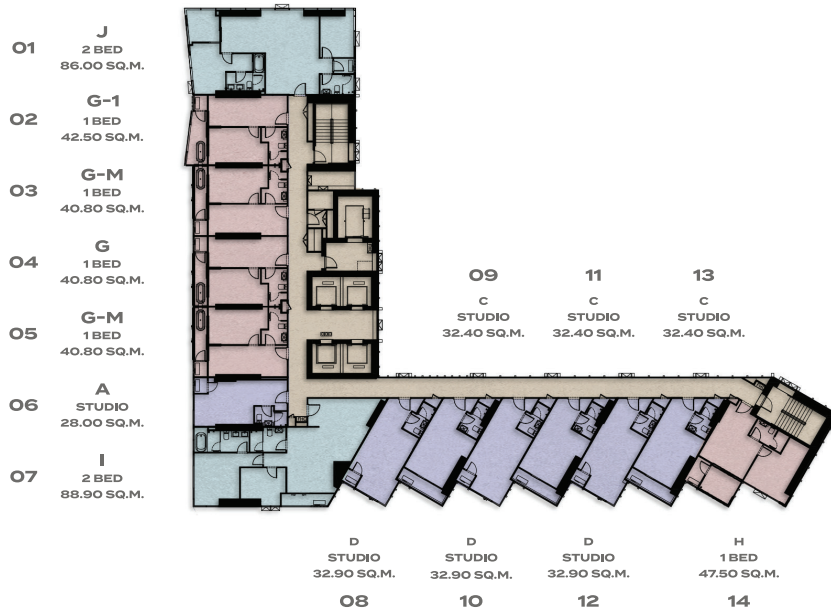
TOWER B



17th-25th FLOOR

TOWER A

TOWER B

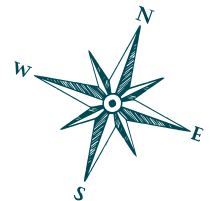
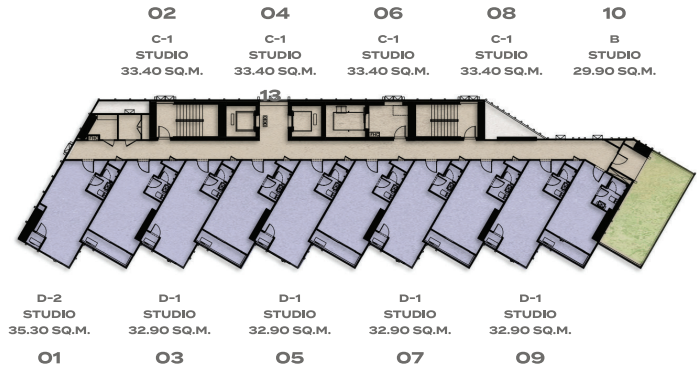
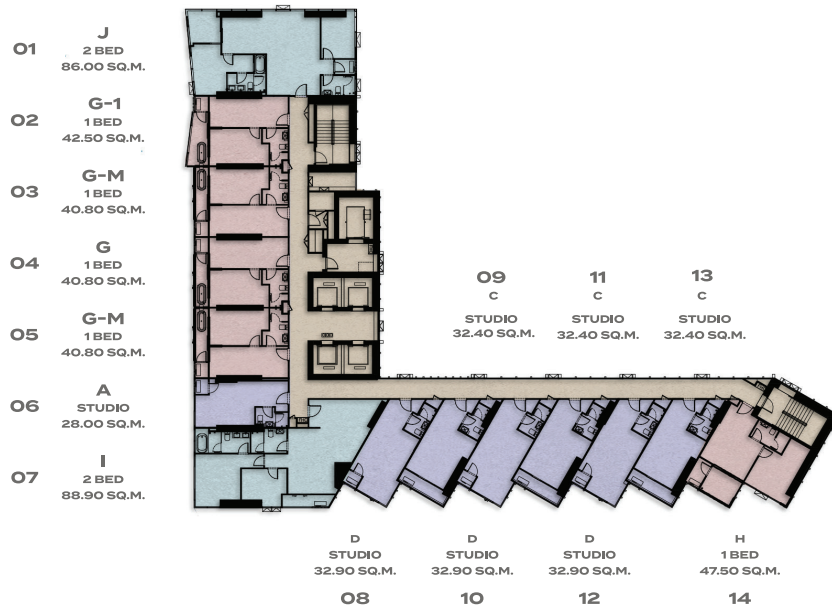


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26th FLOOR

TOWER A

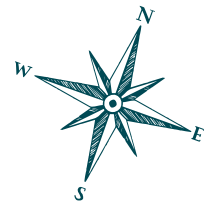
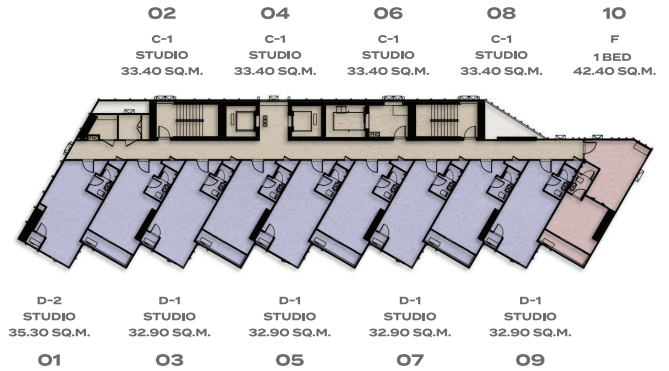
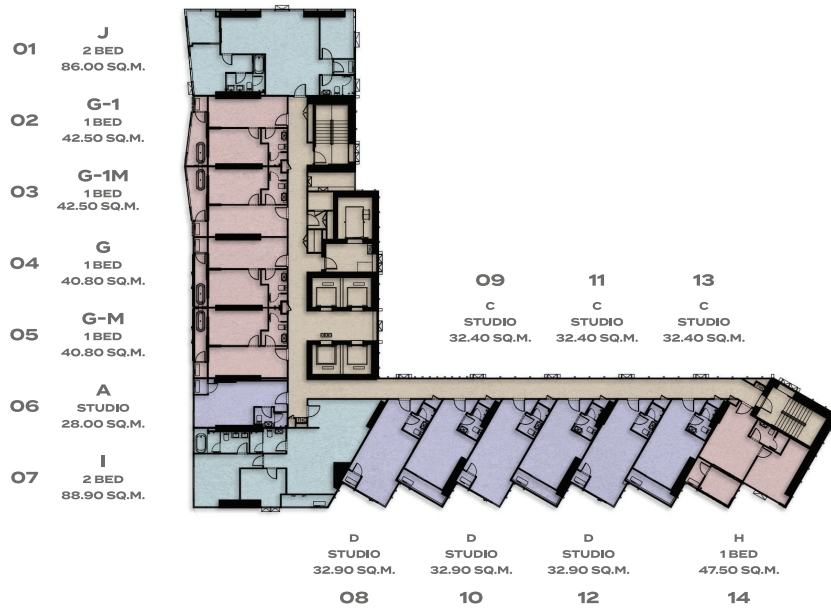
TOWER B



27th-28th FLOOR

TOWER A

TOWER B

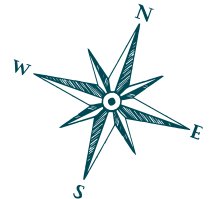
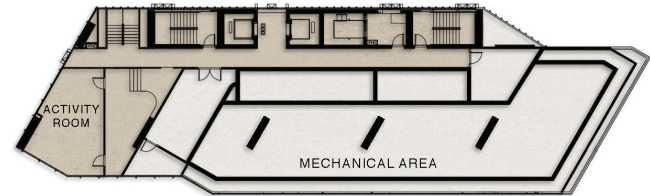
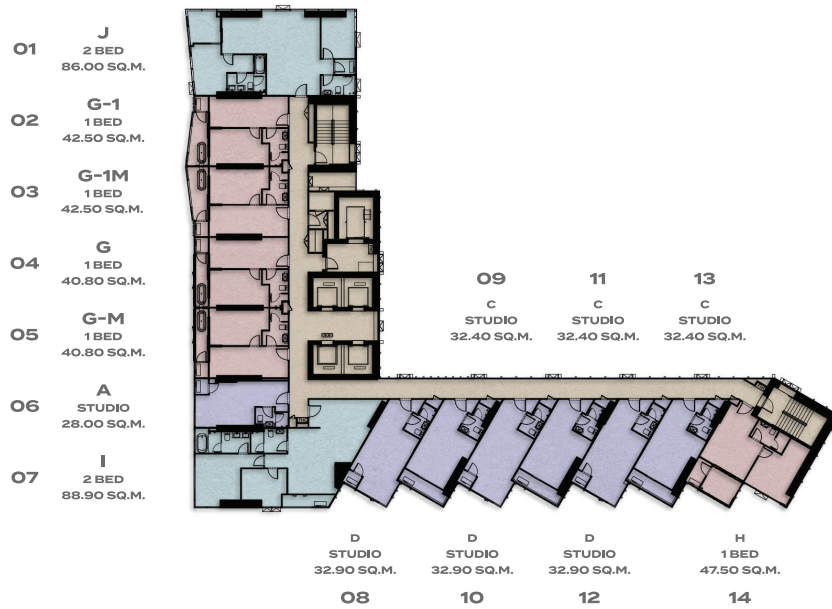


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29th FLOOR

TOWER A

TOWER B

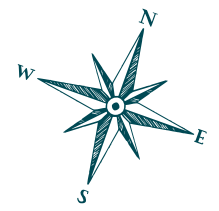
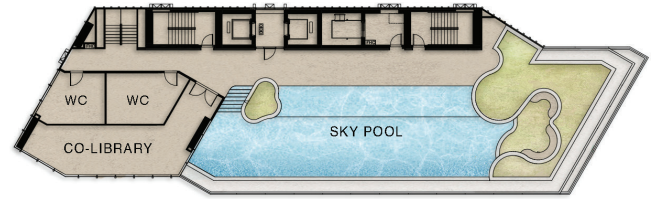
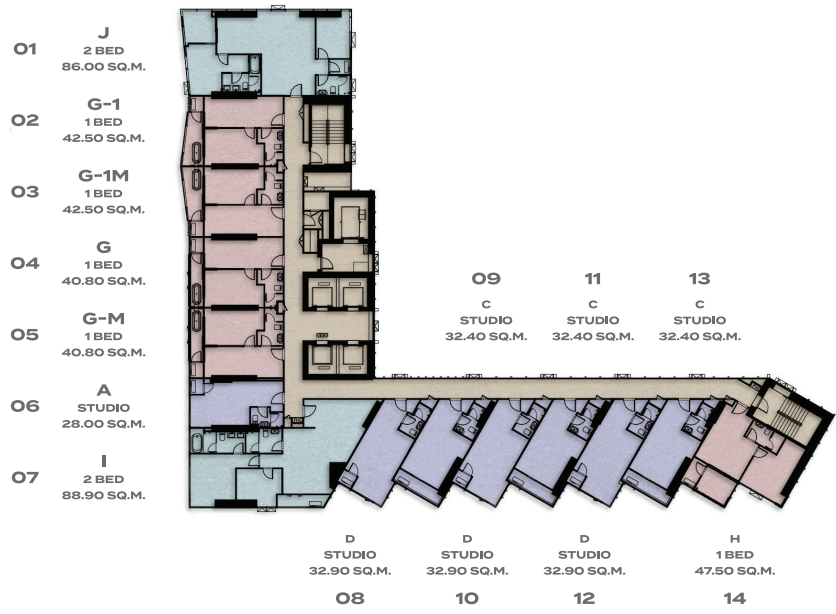


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30th FLOOR

TOWER A

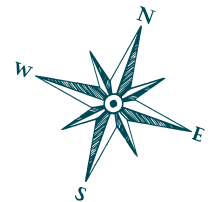
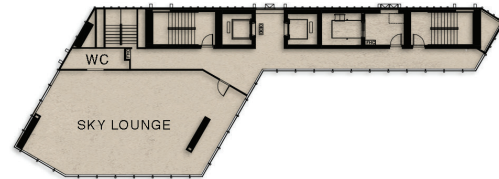
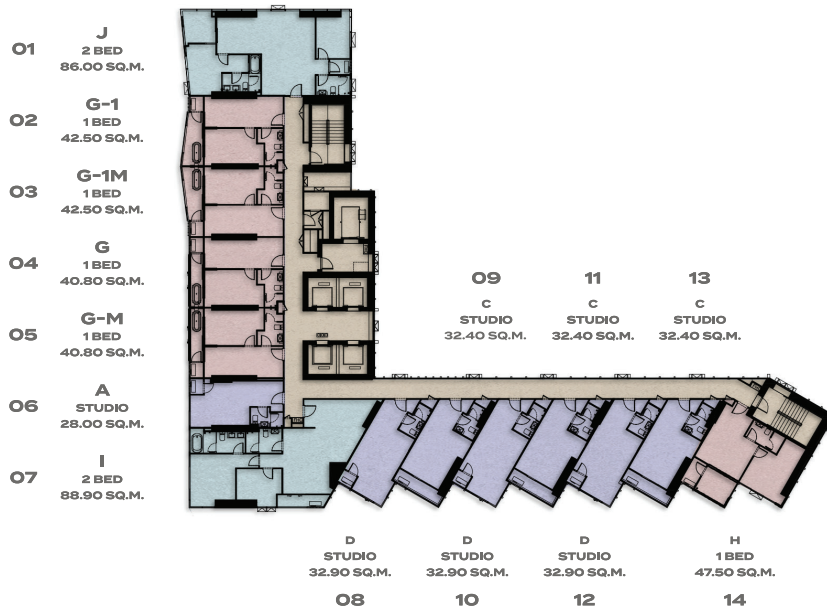
TOWER B



31th FLOOR

TOWER A

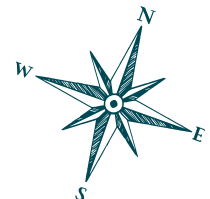
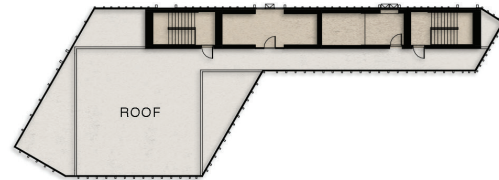
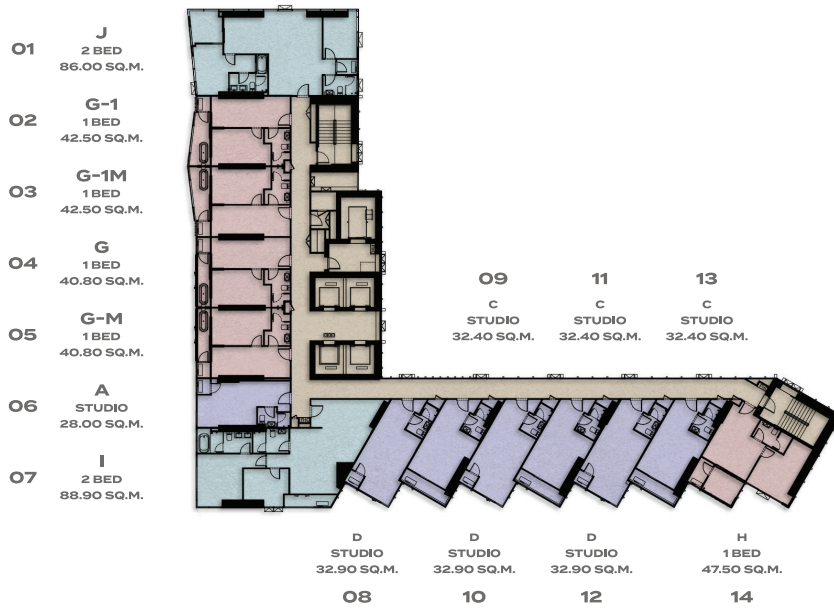
TOWER B



32th FLOOR

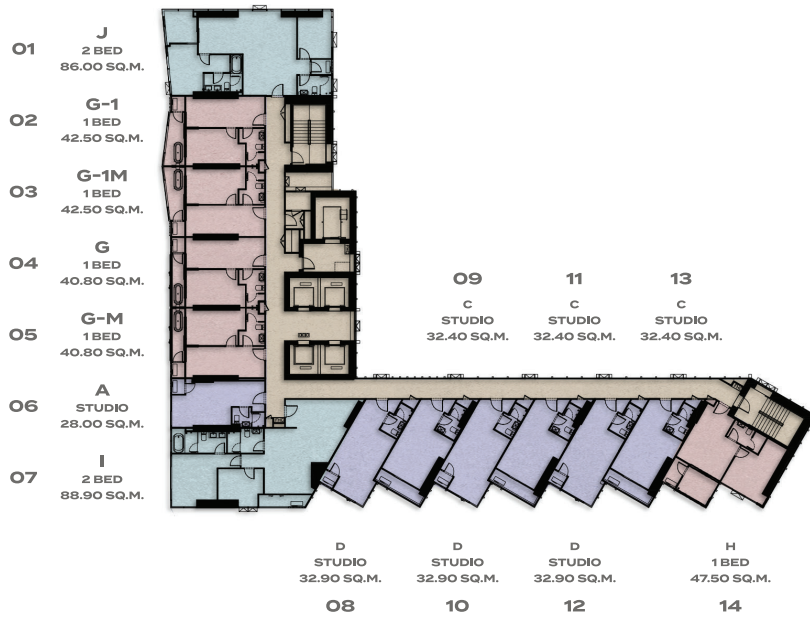
TOWER A

TOWER B



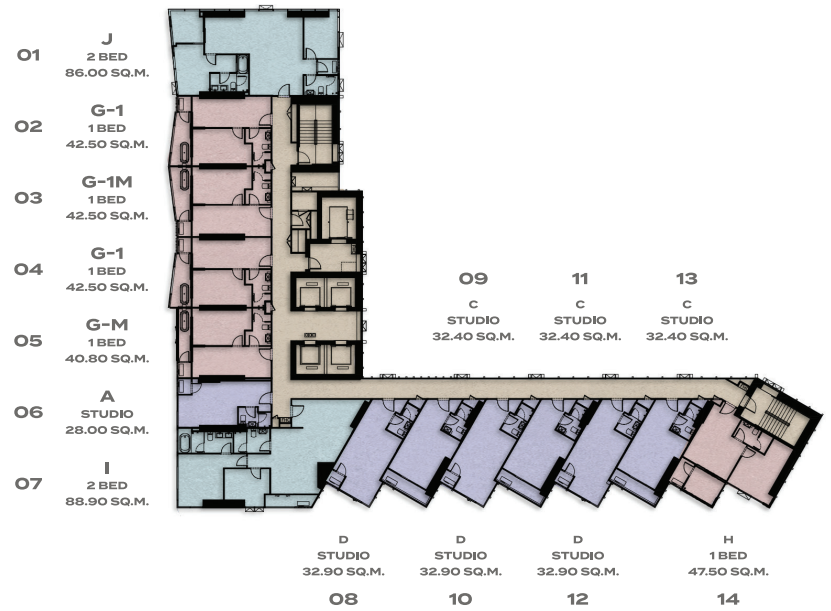
33th-39th FLOOR

33th-34th FLOOR

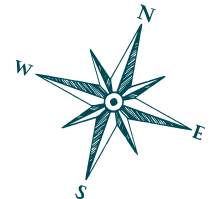


TOWER A

35th-39th FLOOR

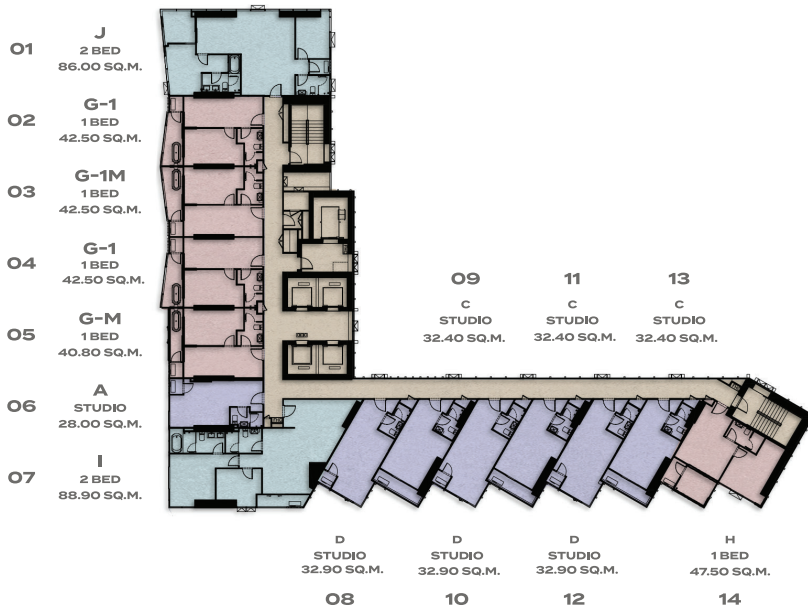


TOWER A



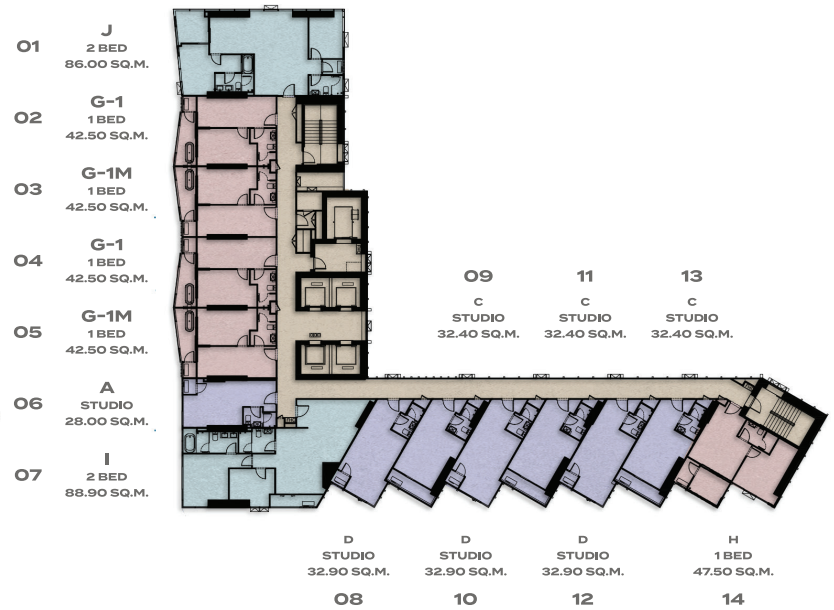
40th-44th FLOOR

40th FLOOR

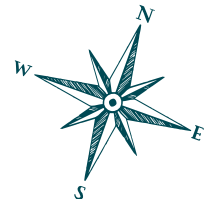


TOWER A

41th-44th FLOOR

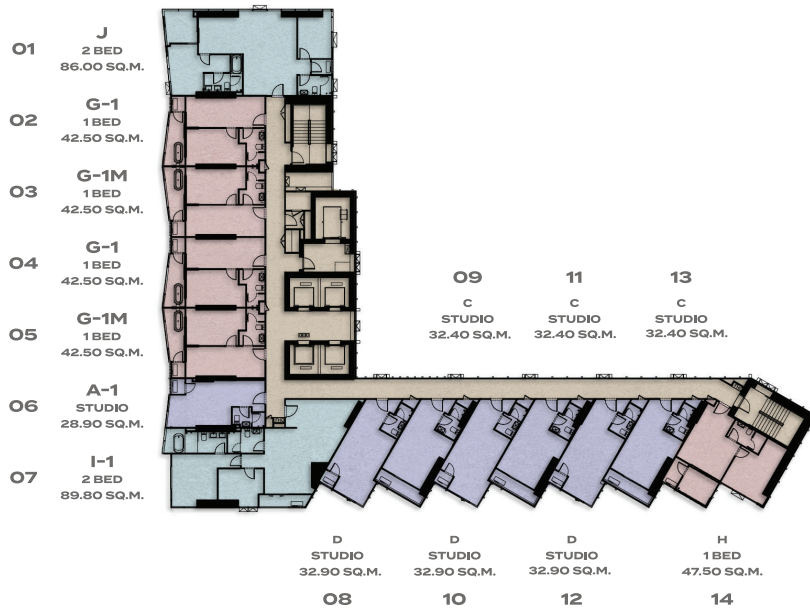


TOWER A



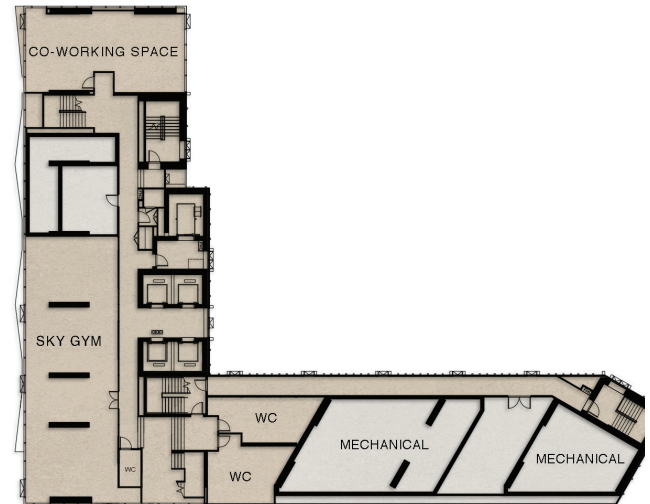
45th-48th FLOOR

45th-47th FLOOR

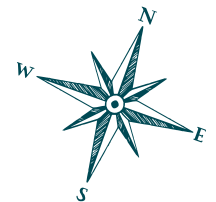


TOWER A

48th FLOOR

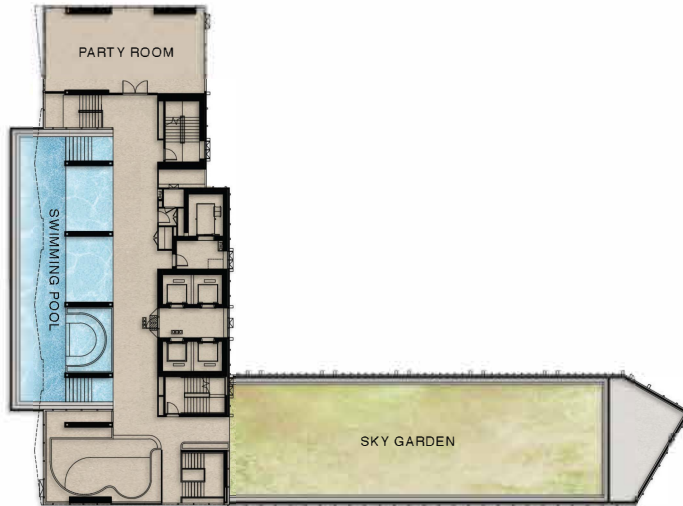


TOWER A



49th-60th FLOOR

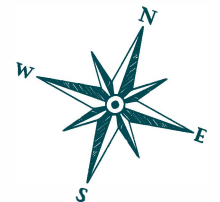
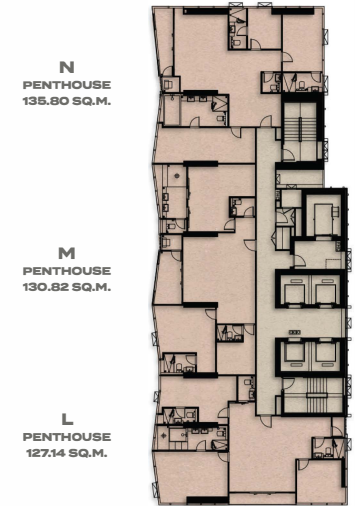
49th FLOOR



50th-59th FLOOR

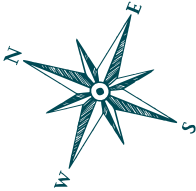
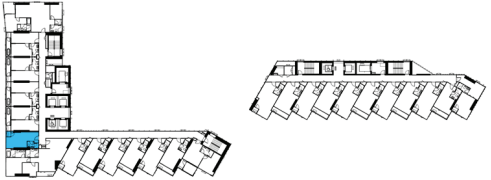
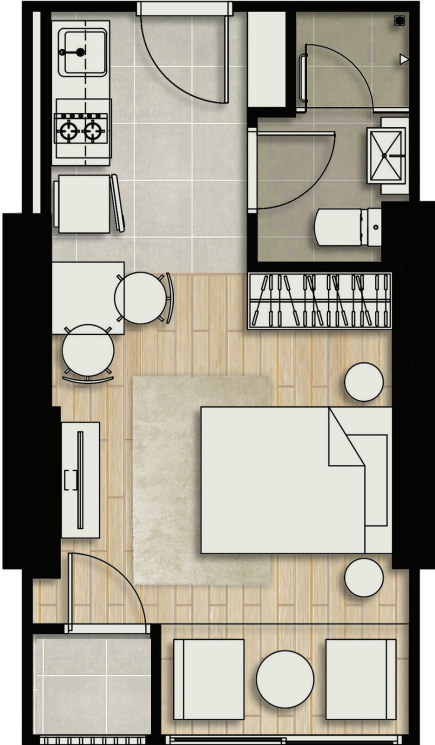


60th FLOOR



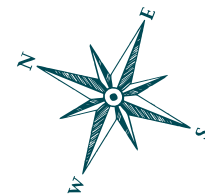
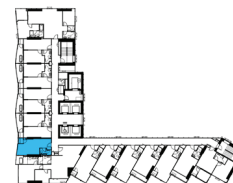
ROOM LAYOUT

STUDIO TYPE A 28.00 SQ.M.



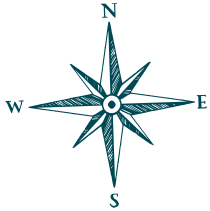
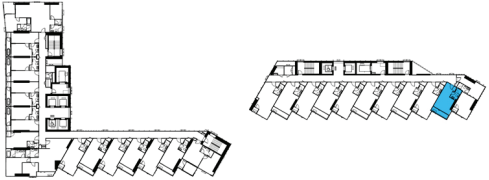
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STUDIO TYPE A-1 28.90 SQ.M.



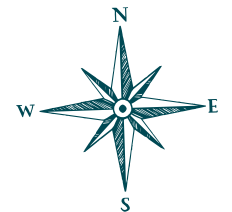
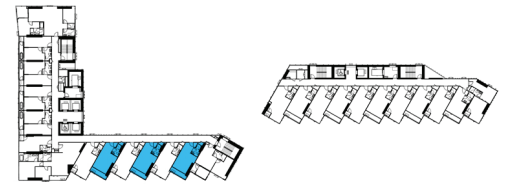
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STUDIO TYPE B 29.90 SQ.M.



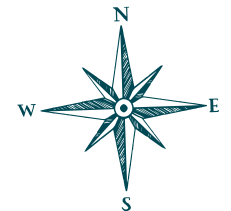
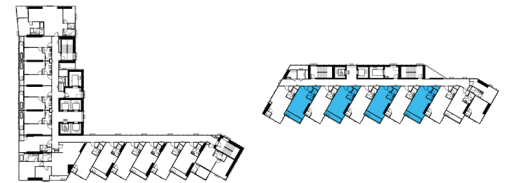
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STUDIO TYPE C 32.40 SQ.M.



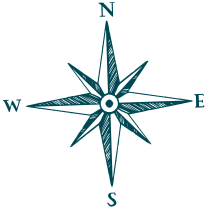
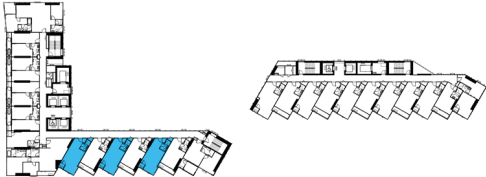
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STUDIO TYPE C-1 33.40 SQ.M.



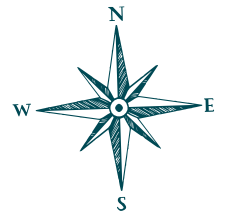
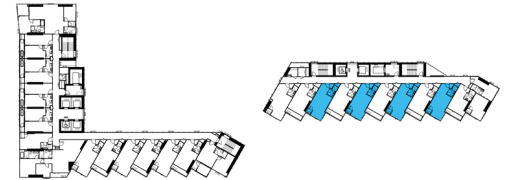
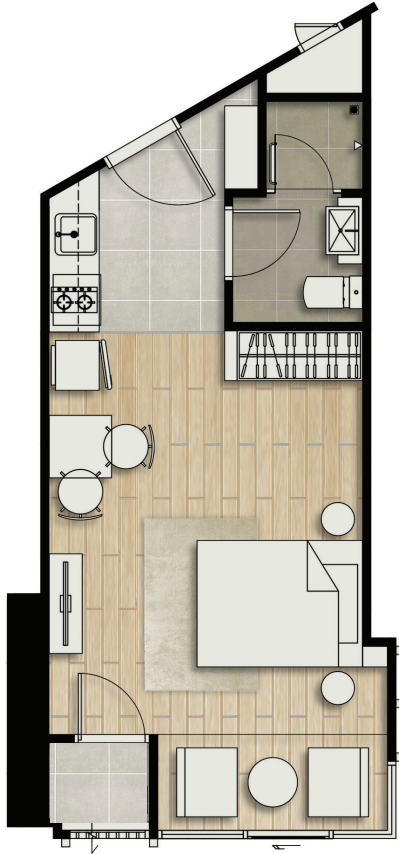
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STUDIO TYPE D 32.90 SQ.M.



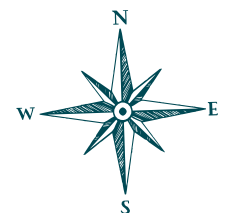
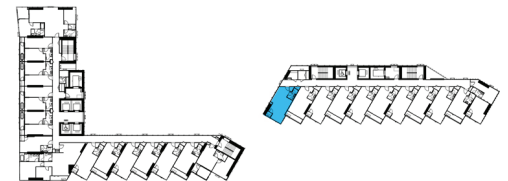
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STUDIO TYPE D-1 32.90 SQ.M.



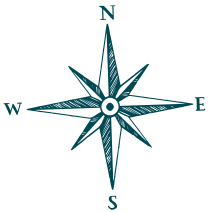
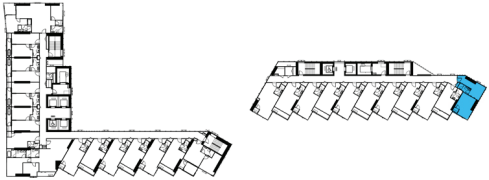
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STUDIO TYPE D-2 35.30 SQ.M.



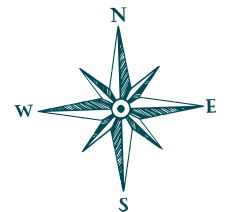
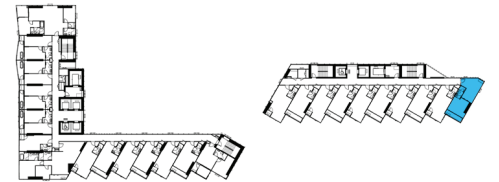
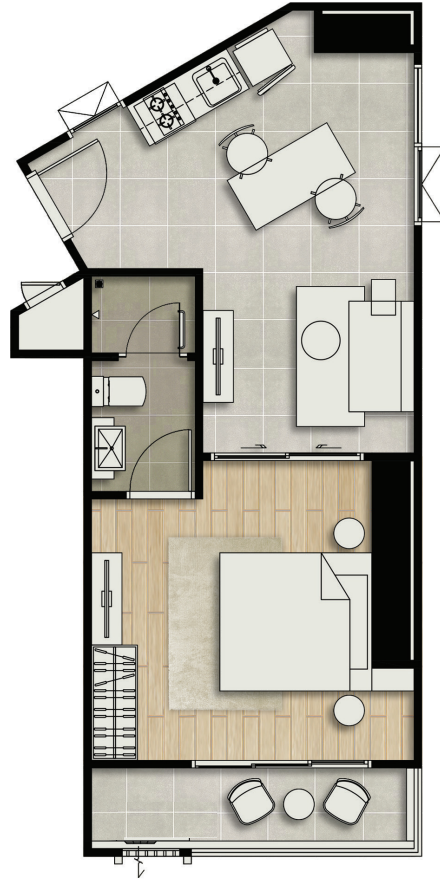
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STUDIO PLUS TYPE E 39.00 SQ.M.



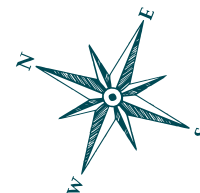
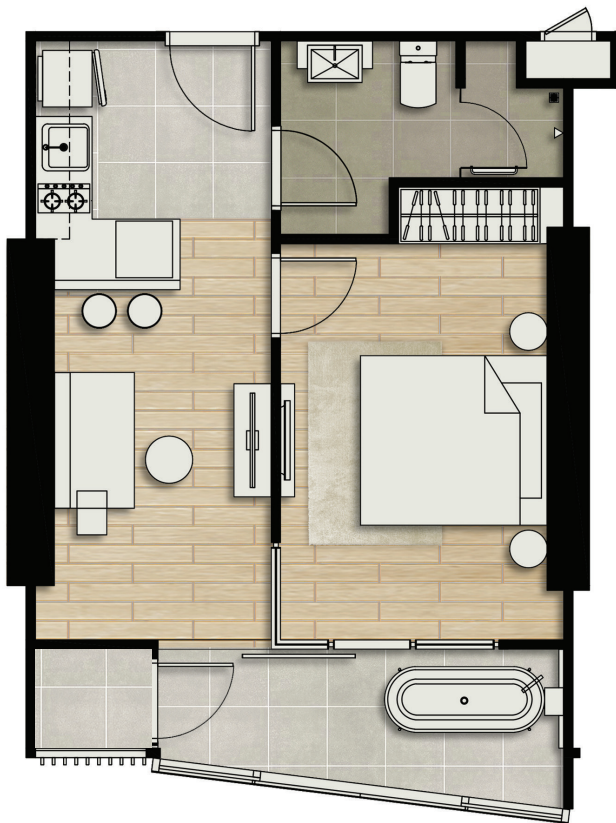
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1 BEDROOM TYPE F 42.40 SQ.M.



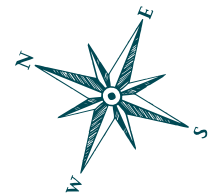
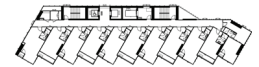
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1 BEDROOM TYPE G-1 42.50 SQ.M.



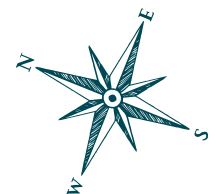
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1 BEDROOM TYPE G/G-M 40.80 SQ.M.

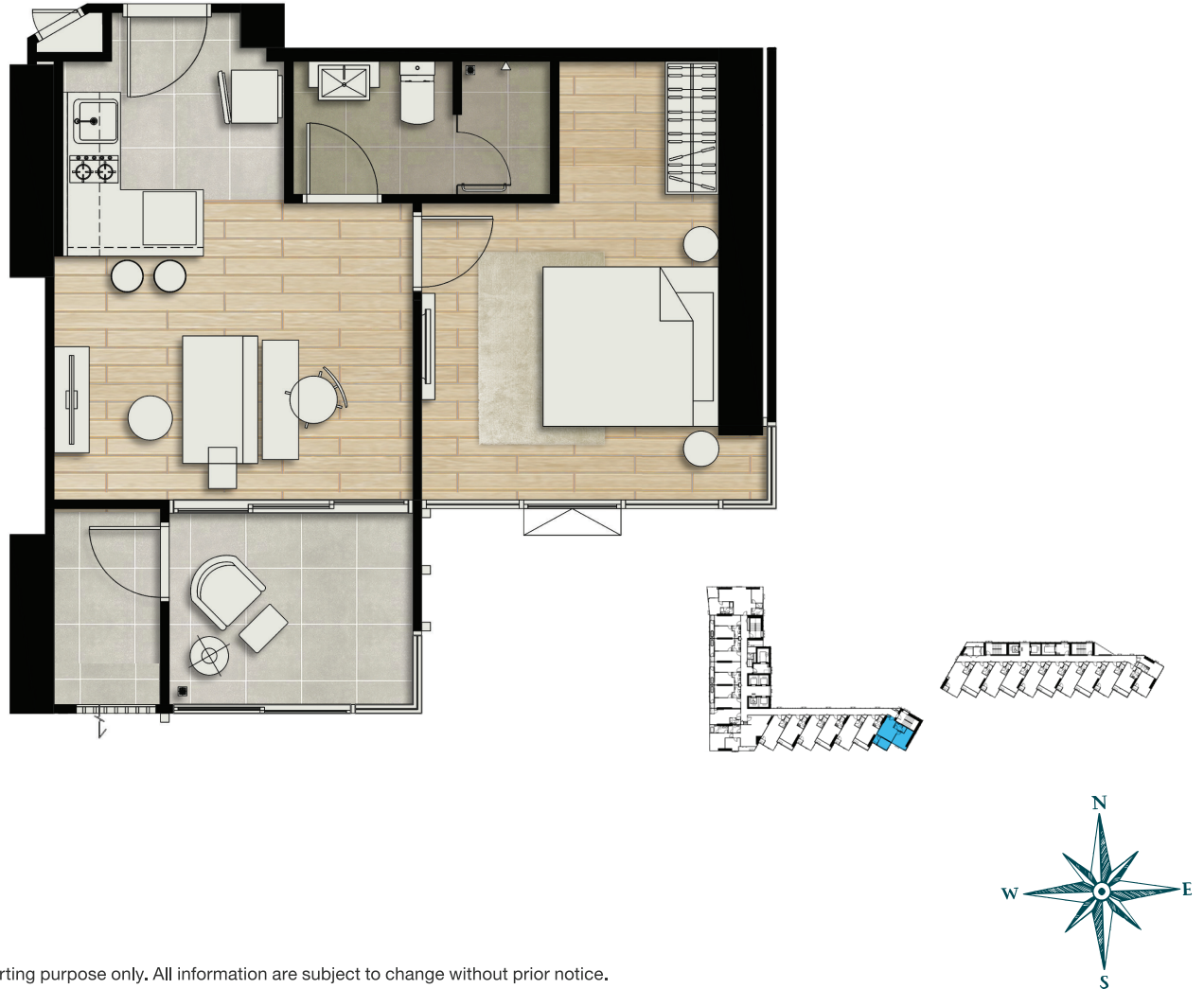


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1 BEDROOM TYPE G-1M 42.50 SQ.M.

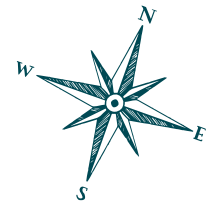


1 BEDROOM TYPE H 47.50 SQ.M.



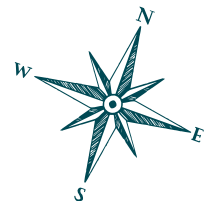
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2 BEDROOM TYPE I 88.90 SQ.M.



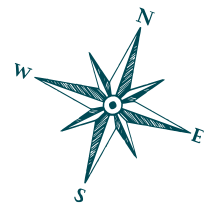
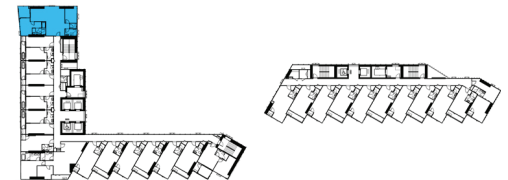
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2 BEDROOM TYPE I-1 89.80 SQ.M.



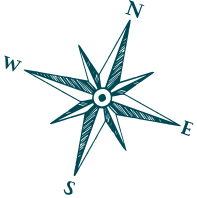
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2 BEDROOM TYPE J 86.00 SQ.M.



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3 BEDROOM TYPE K 94.60 SQ.M.



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