



**LUNIQUE**  
REAL ESTATE



Founded in 2016, **Lunique Real Estate** brings a fresh, modern take to Thailand's property scene. We design homes that match the lifestyle and values of the new generation—simple, high-quality, and sustainable.

Our goal is to create spaces that truly feel like home, while **uplifting communities and setting new standards for better living.**

### 2021

Banyan Group progresses Skypark Lucean Jomtien Pattaya project

### 2024

Award-Winning Excellence  
Skypark Lucean Jomtien Pattaya proudly received the Asia Pacific Property Awards 2024–2025

### 2026

Launching Lucean Bay

### 2016

Established in 2016, Lunique Real Estate brings a fresh and youthful perspective to Thailand's real estate industry

### 2023

Lunique Real Estate and Banyan Group have jointly launched Skypark Lucean Jomtien Pattaya

### 2025

Launching Scholar on Q4

Dot Property Thailand Awards 2025 - Skypark

- Best Condominium Branded Residence (Skypark)

Asia Pacific Property Awards 2025 – (Scholar)

- Residential development 10-19 units Thailand (Scholar)

LivingInsider Thailand Developer Awards 2025

- Best Private Residential Awards (Skypark)
- Best High Value Investment Awards (Skypark)



## A Visionary Approach

We aim to redefine the concept of home, inspired by the aspirations of the young generation. With a focus on simplicity, quality, and sustainability, we deliver tailored property solutions to homeowners, investors, and valued partners.

Our mission is to create the perfect haven that reflects your unique needs and desires. Through innovative design and a deep understanding of emerging trends, we strive to uplift communities and elevate living standards.

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## “ CRAFTING DISTINCTION FOR LIFE ”

At Lunique, we celebrate life's uniqueness by crafting homes that not only shelter but also elevate every moment. As a visionary developer with East Asian expertise, we create future-perfected living where fresh perspective meets exceptional quality. Our mission is to redefine modern living through human-centered design, creating spaces that don't just keep pace with life, but actively enrich it.

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LUNIQUE  
REAL ESTATE

**“ CRAFTED FOR THE FUTURE ”**

# Current Projects

The Skypark Lucean Jomtien Pattaya



The Scholar Don Mueang



# Award - Winning Development

## Asia Pacific Property Awards 2024 - Skypark

- Best Residential High Rise Architecture Thailand
- Award Winner Mixed Use Development Thailand

## Dot Property Thailand Awards 2024 - Skypark

- Best Condominium Eastern Seaboard
- Best Developer Eastern Seaboard (awarded to Lunique Real Estate Co., Ltd.)

## Dot Property Thailand Awards 2025 - Skypark

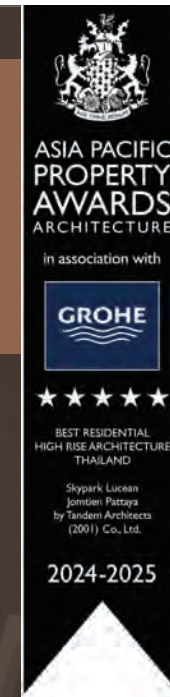
- Best Condominium Branded Residence Asia Pacific Property Awards 2025

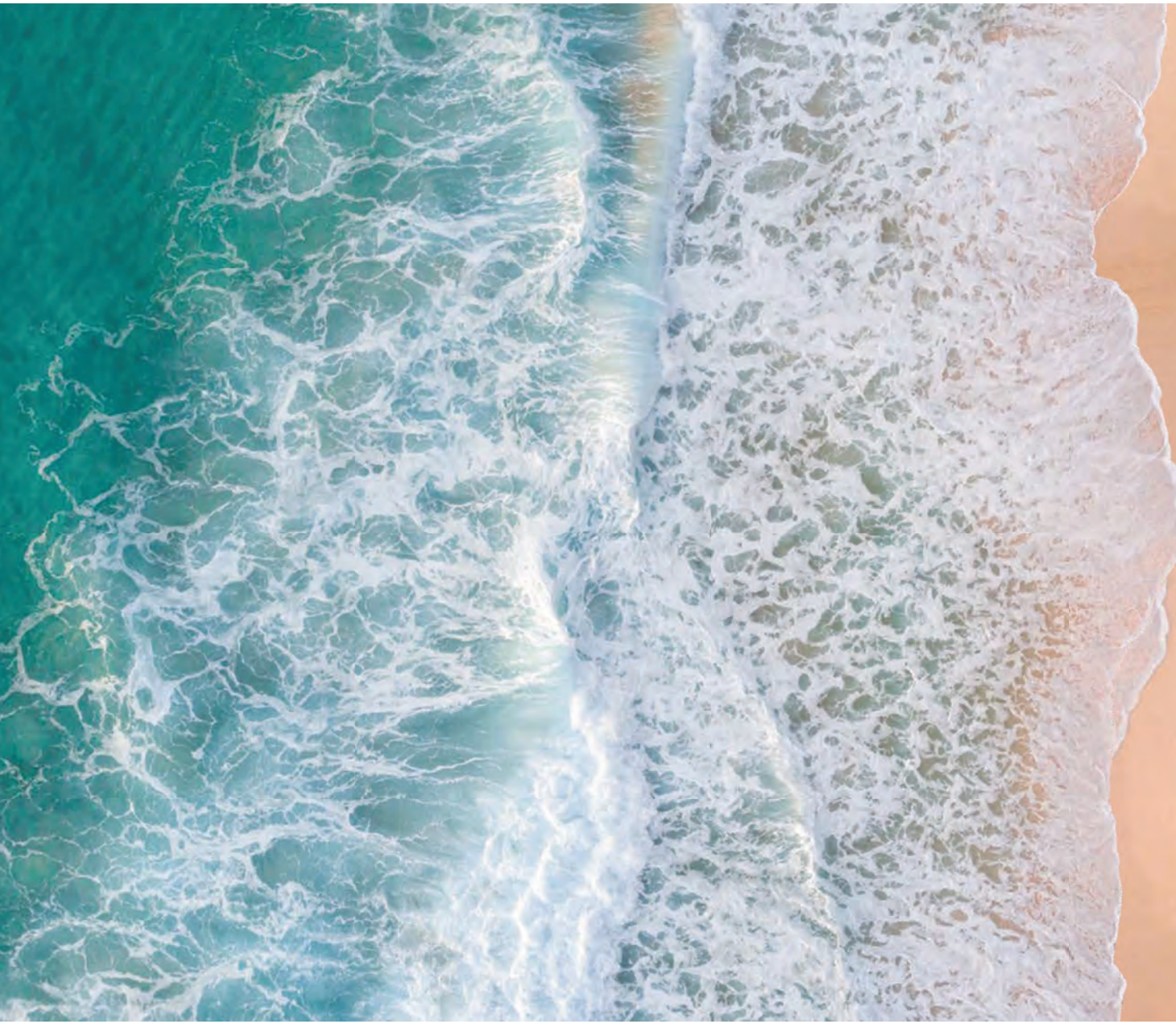
## Asia Pacific Property Awards 2025 - Scholar

- Residential development 10-19 units Thailand

## LivingInsider Thailand Developer Awards 2025 - Skypark

- Best Private Residential Awards
- Best High Value Investment Awards





SKYPARK  
*Lucean*  
JOMTIEN PATTAYA

Part of  
**banyan**group

A nighttime photograph of a city skyline along a waterfront. The sky is a deep twilight blue. In the foreground, the dark water of a bay or river reflects the lights from the buildings. A large, modern skyscraper with a distinctive stepped top and illuminated facade is the central focus on the right side. Other buildings of varying heights are visible in the background, their lights creating a bokeh effect against the dark sky.

# A Visionary Approach

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Elevate Pattaya's residential living to a world-class luxury  
and resort-style hospitality standard

# BANYAN GROUP

A multi-branded ecosystem



# **THE SANCTUARY CLUB**

**“SKYPARK” IS A BRAND OF BANYAN GROUP**

# BANYAN GROUP

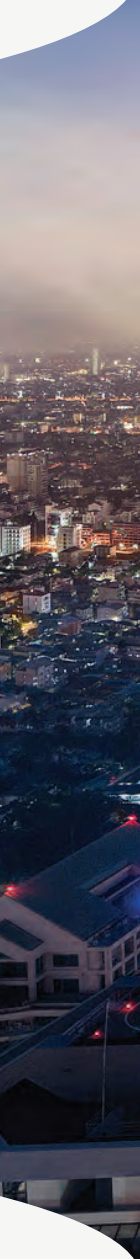
Leaders in hospitality





30%

Discount on best available rates for hotel accommodation and on golf green fees





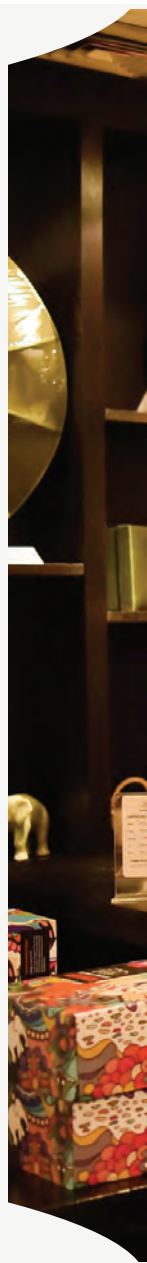
25%

Discount on food and beverage



20%

Discount on à la carte spa menu





20%

Discount on gallery merchandise and in-house tours



10%

Discount on airport and ferry terminal transfers

# **Banyan Living**

Hotel management service

# PARTNERSHIP WITH BANYAN LIVING



- Global portfolio of residences designed for extended stays
- Properties chosen for their unique character and prime locations
- 24-hour multilingual customer service for all guests
- Access to premium amenities for a comfortable lifestyle
- Platform designed to help developers and unit owners:
  - Increase property visibility
  - Generate reliable rental income

# BANYAN BENEFIT FOR

**DEVELOPER**

OWNER

GUEST



more information for developer



Operational Support and Quality Assurance



Revenue Optimisation and Reporting



Guidelines for Estate Management and Hospitality Services



Future Growth and Expansion

# BANYAN BENEFIT FOR

DEVELOPER  
**OWNER**  
GUEST



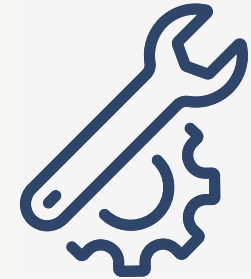
more information for owner



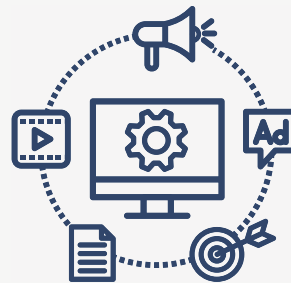
Maximising returns with  
Banyan living



Comprehensive revenue  
management



Quality and  
Maintenance services



Enhanced  
Marketing visibility



Customer service  
excellence

# BANYAN BENEFIT FOR

DEVELOPER  
OWNER  
**GUEST**



more information for guest

- Exceptional extended stay experience
- Seamless booking and personalised services
- Commitment to quality and safety
- Personalised guest experience
- Exclusive amenities and services



# DESIGN CONCEPT



2001

**TANDEM  
ARCHITECTS  
(2001)**



ROSEWOOD BANGKOK



UOB (THAILAND) HEAD  
OFFICE



THE ESSE SUKHUMVIT 36



COMPASS SKYVIEW  
BANGKOK



# OCEAN INSPIRE

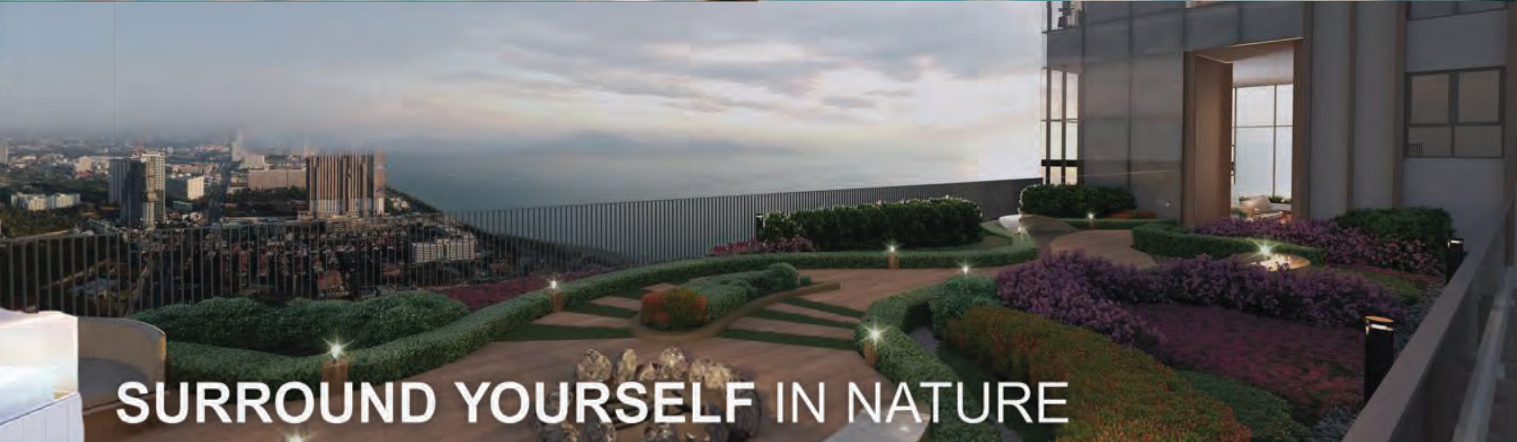
TIMELESS YET MODERN

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Natural harmony and Serene comfort



**LET THE SKY RELAX YOU**



**SURROUND YOURSELF IN NATURE**



**LIVE YOUR LIFE HIGH**

# SKYPARK LUCEAN JOMTIEN information

**Location** Jomtien Second Road (200 metres from Jomtien Beach)

**Project Value** 7,500,000,000 THB

**Land Area** Phase 1 5-0-73.1 Rai  
Phase 2 3-3-88 Rai ( Tower C )

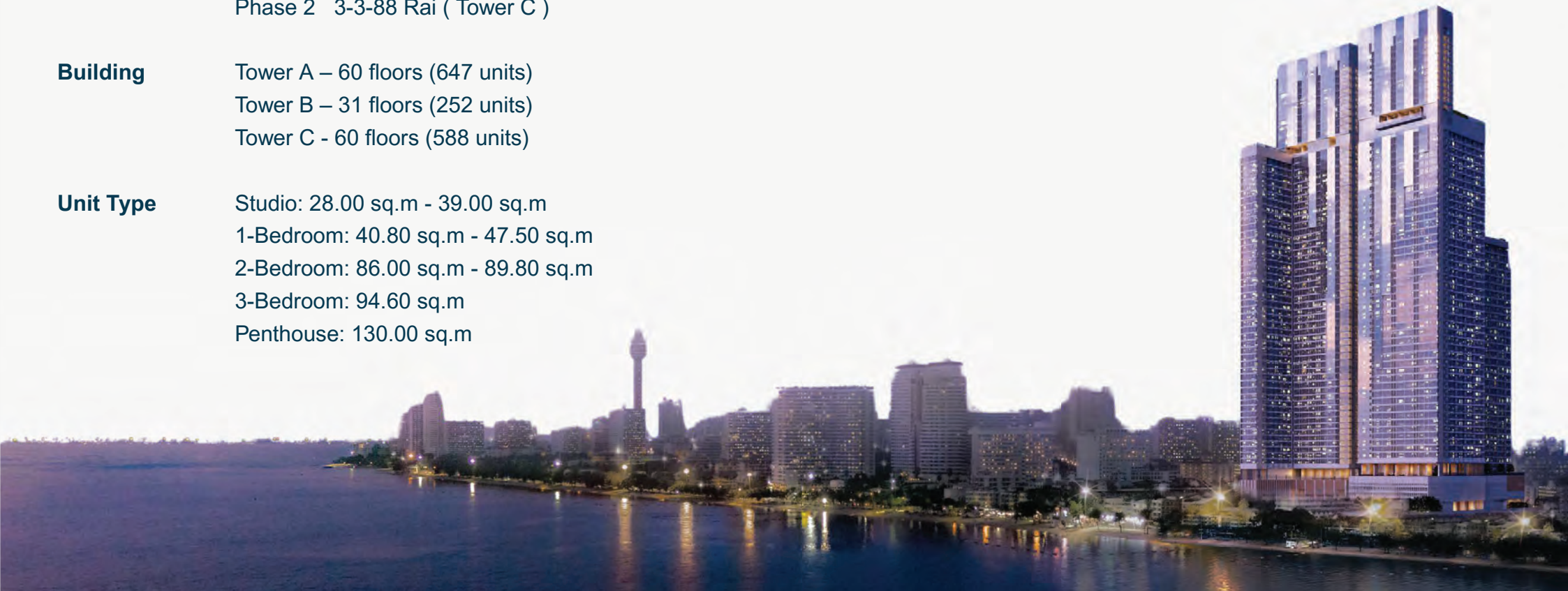
**Building** Tower A – 60 floors (647 units)  
Tower B – 31 floors (252 units)  
Tower C - 60 floors (588 units)

**Unit Type** Studio: 28.00 sq.m - 39.00 sq.m  
1-Bedroom: 40.80 sq.m - 47.50 sq.m  
2-Bedroom: 86.00 sq.m - 89.80 sq.m  
3-Bedroom: 94.60 sq.m  
Penthouse: 130.00 sq.m

## Starting Price...

**4.3-36** MB

Average Price/sq.m 175,000 THB/sq.m



# SKYPARK LUCEAN JOMTIEN information

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Residential Area **38,207.70** sq.m.

Retail Area **517.20** sq.m.

Common Area **4,700.00** sq.m.

Parking Area **7,909.45** sq.m.

Service Area **21,285.69** sq.m.

Total Parking Space **279** cars

**100% Indoor**

EV Charging Station - 4 Spots



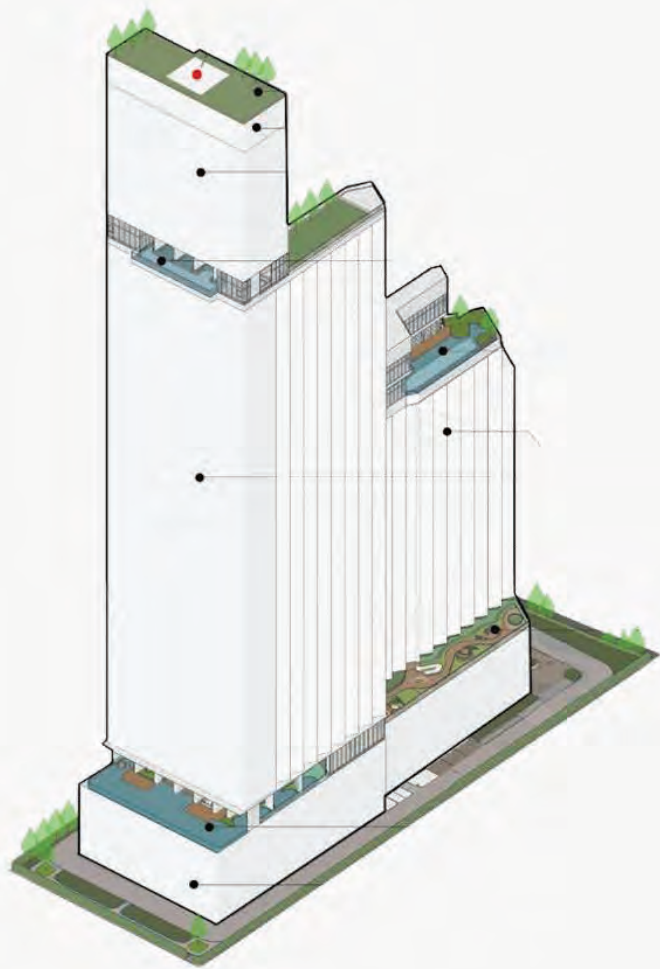
# SKYPARK LUCEAN JOMTIEN information

## KEY HIGHLIGHT

- The **first branded residences** in Pattaya under Banyan Group
- Exclusive **Banyan Group** privileges worldwide, including benefits of up to 30% off
- Professional hotel-style service and **rental management** by Banyan Living (Tower B)
- Privacy-focused, **single-corridor design**
- Flexible layouts with **combination options**
- **Only 200 metres** from Jomtien Beach

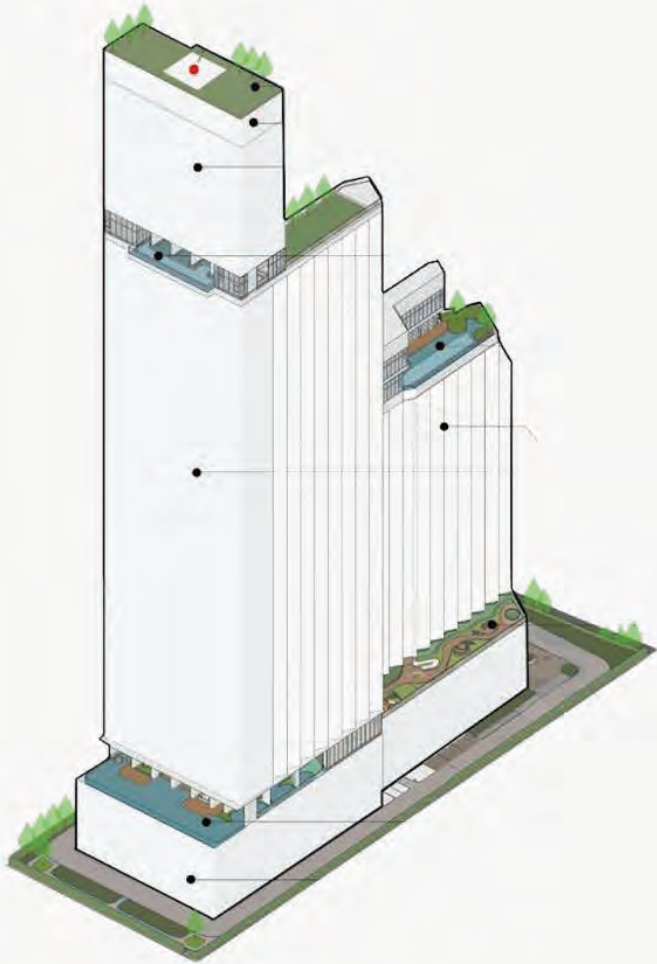


# SKYPARK LUCEAN AMENITIES



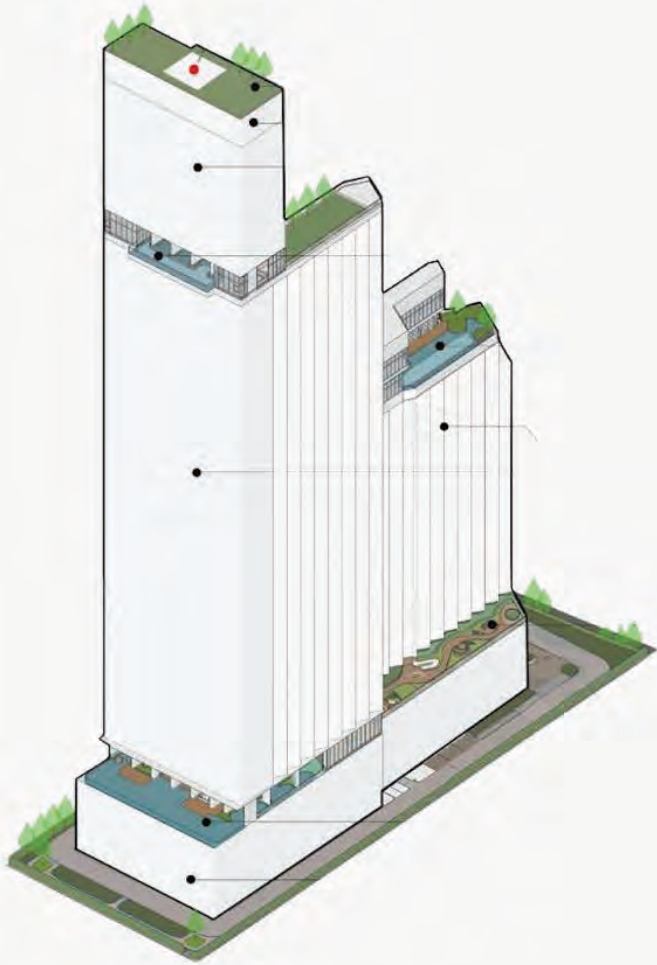
LOBBY TOWER A

# SKYPARK LUCEAN AMENITIES



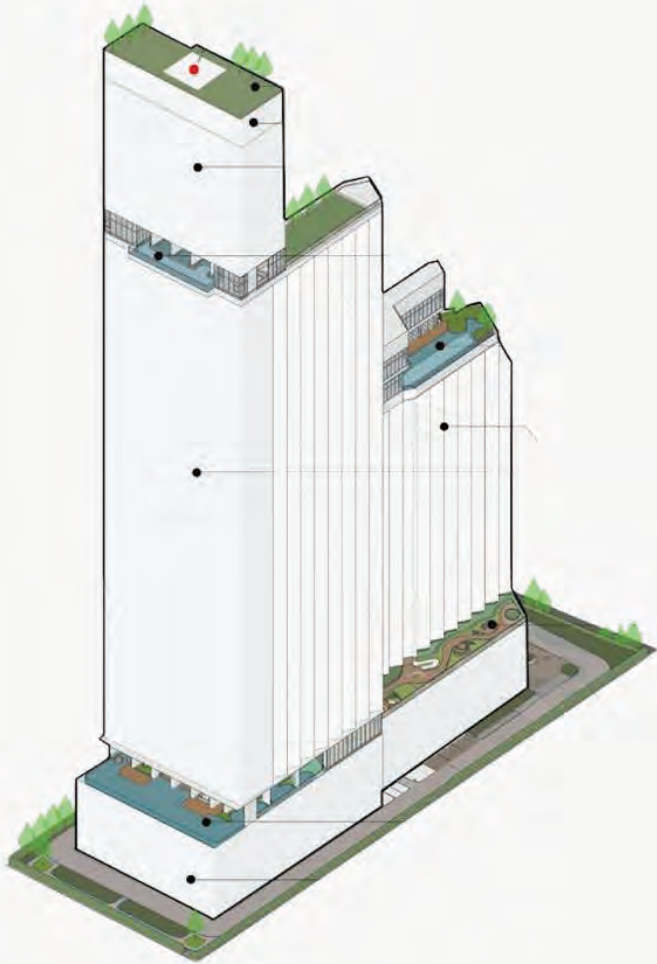
SEMI OUTDOOR AREA (LOBBY A)

# SKYPARK LUCEAN AMENITIES



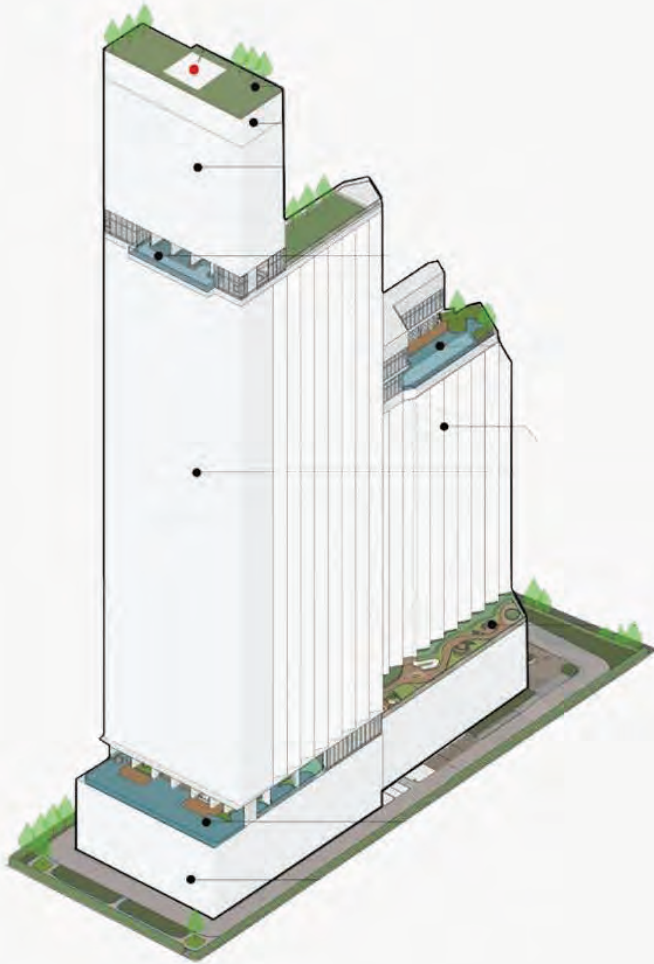
MEETING AREA (LOBBY A)

# SKYPARK LUCEAN AMENITIES



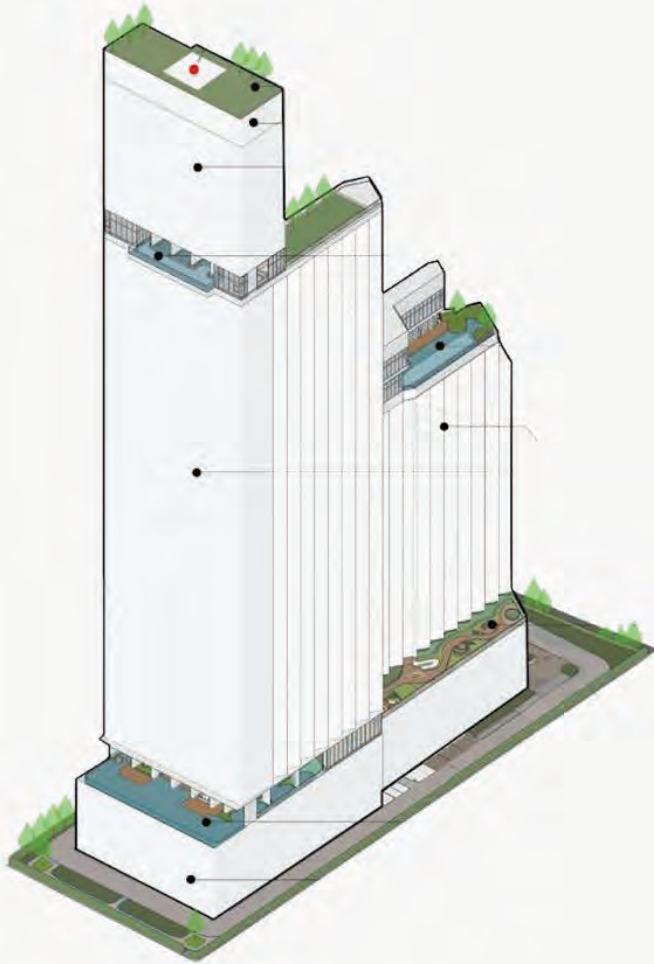
KIDS CLUB (FL.6)

# SKYPARK LUCEAN AMENITIES



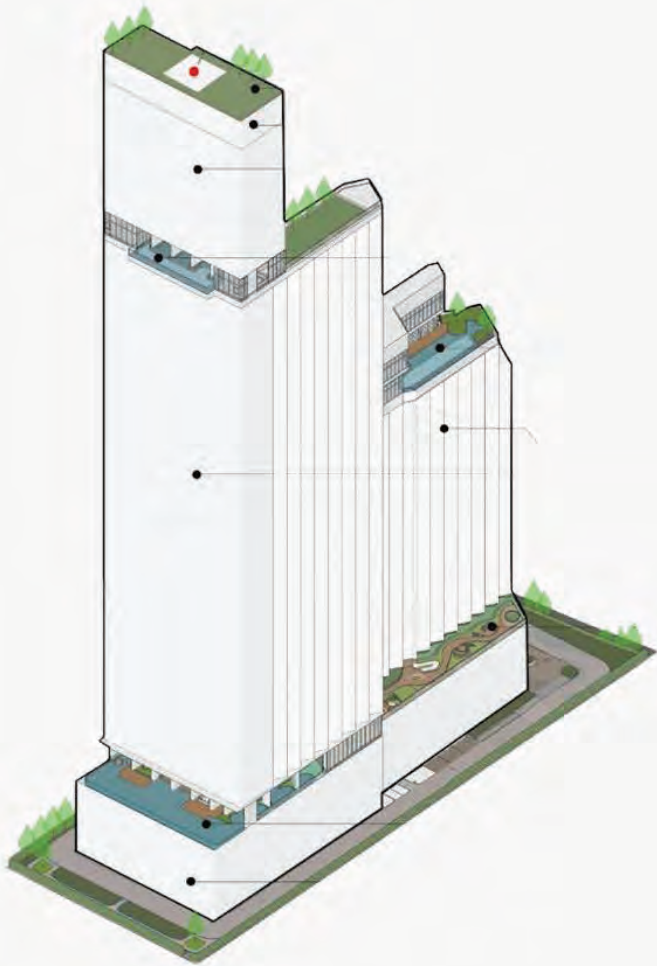
SUNLIGHT GARDEN POOL (FL. 6)

# SKYPARK LUCEAN AMENITIES



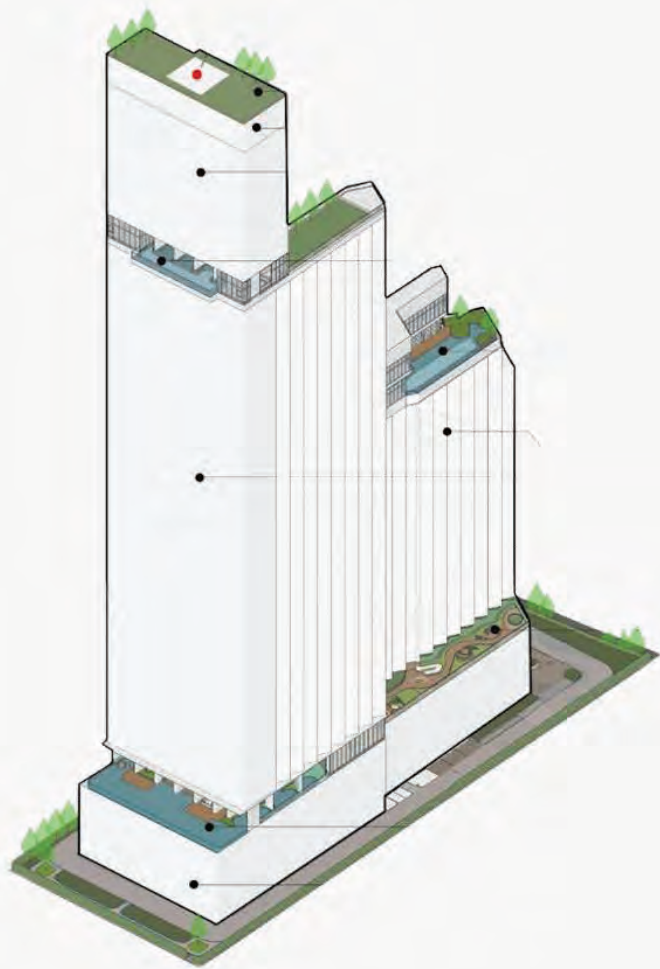
GARDEN POOL (FL. 6)

# SKYPARK LUCEAN AMENITIES



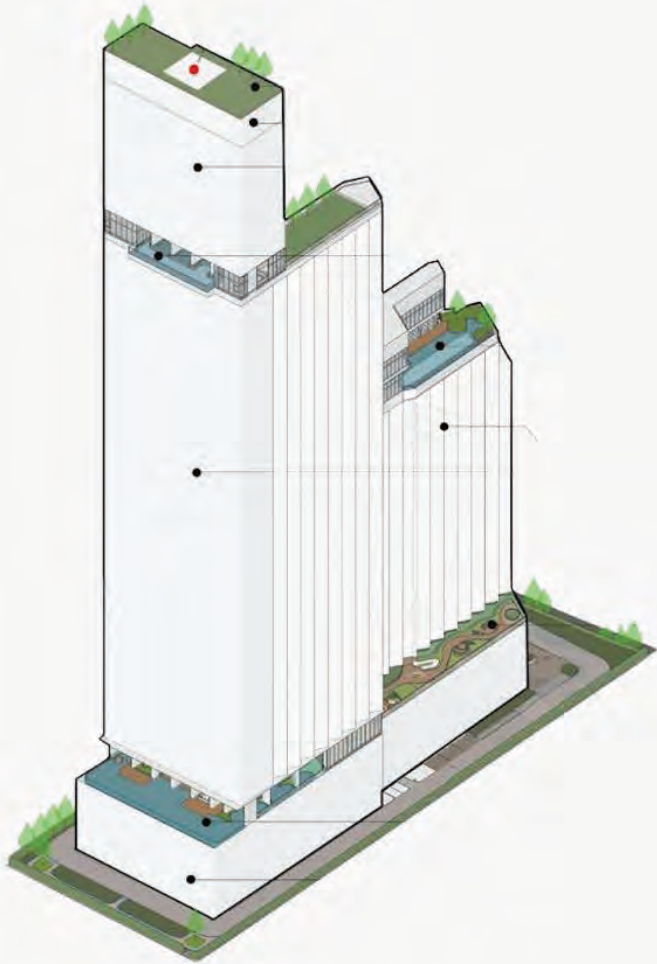
YOGA GREENERY (FL. 29)

# SKYPARK LUCEAN AMENITIES



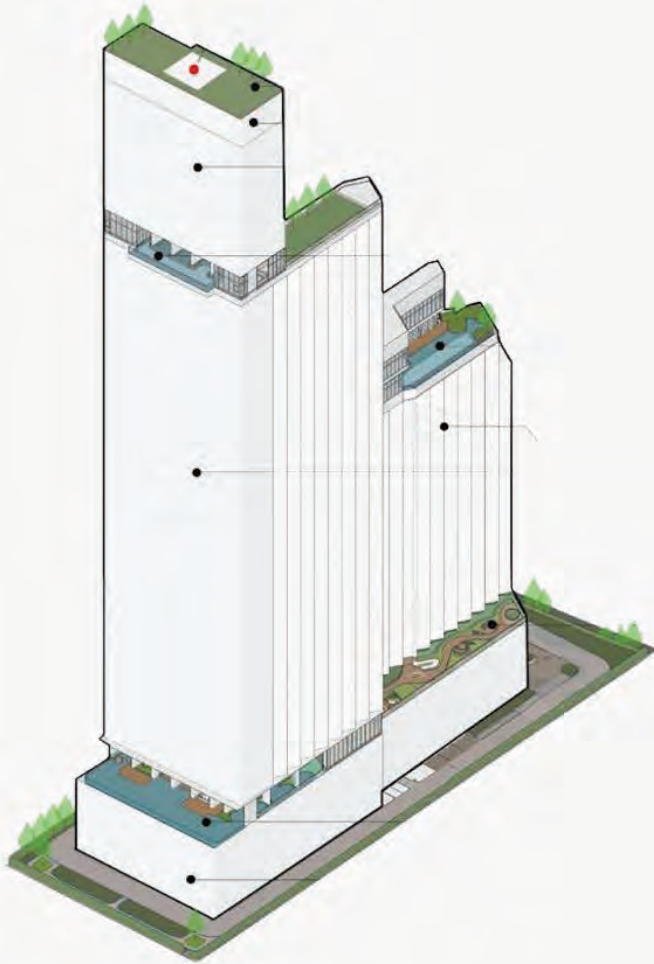
SKY LOUNGE (FL.31)

# SKYPARK LUCEAN AMENITIES



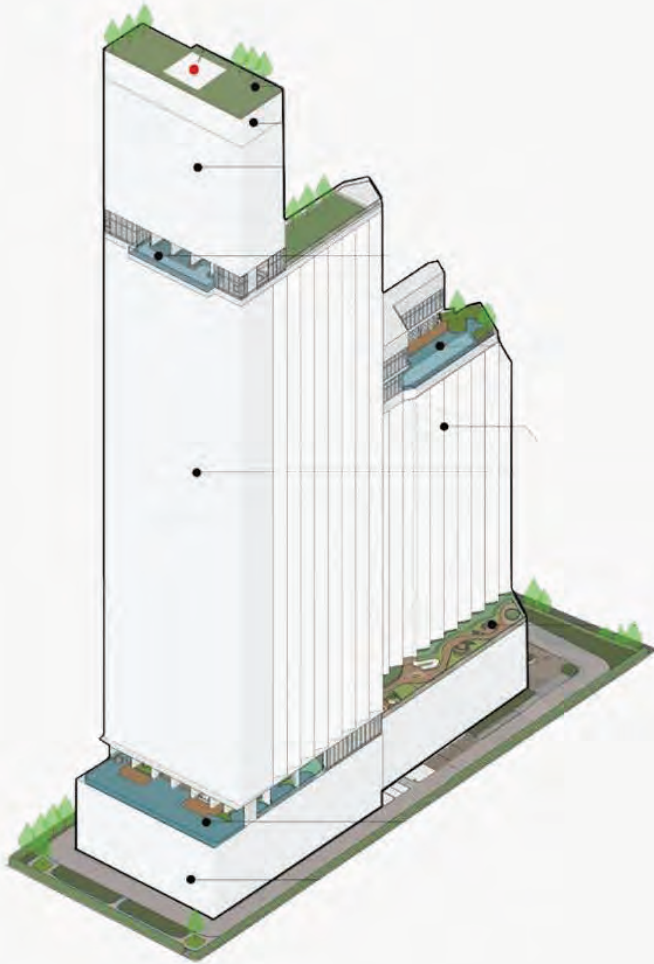
SAUNA (FL. 48)

# SKYPARK LUCEAN AMENITIES



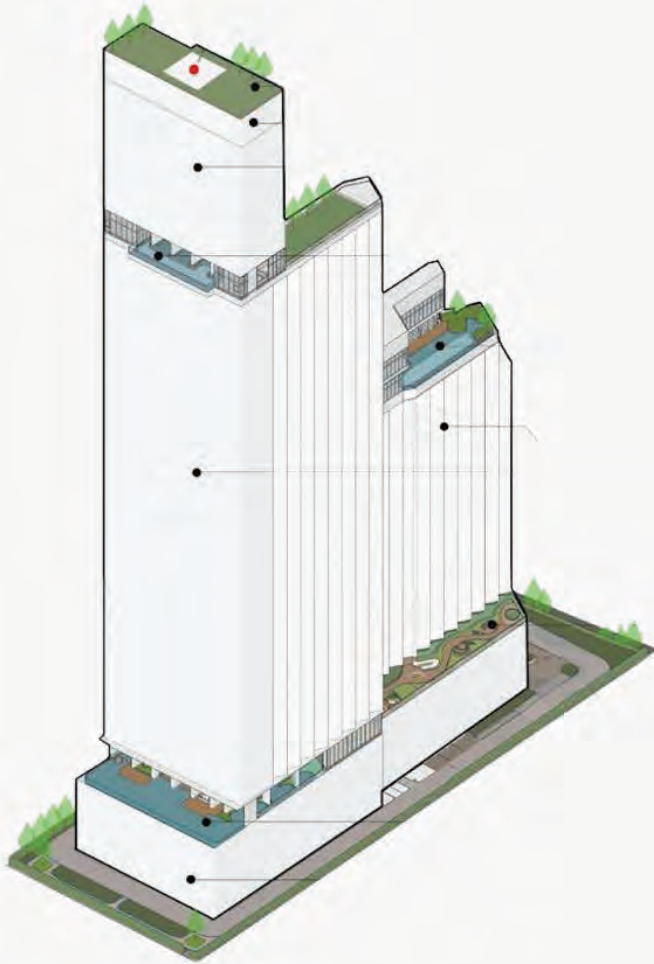
SKY GYM & SAUNA (FL.48)

# SKYPARK LUCEAN AMENITIES



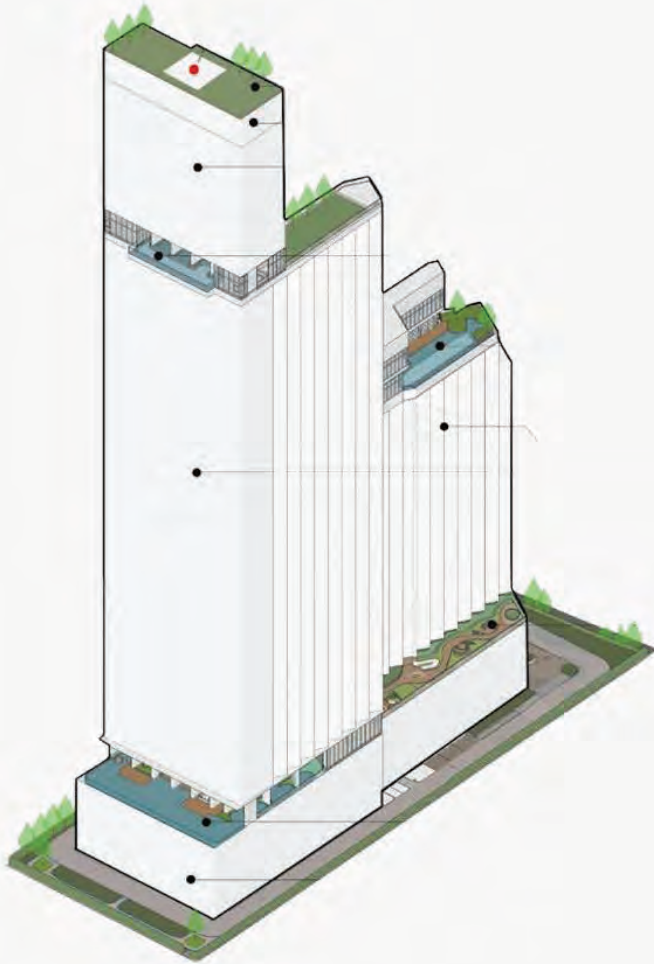
INFINITY POOL (FL. 49)

# SKYPARK LUCEAN AMENITIES



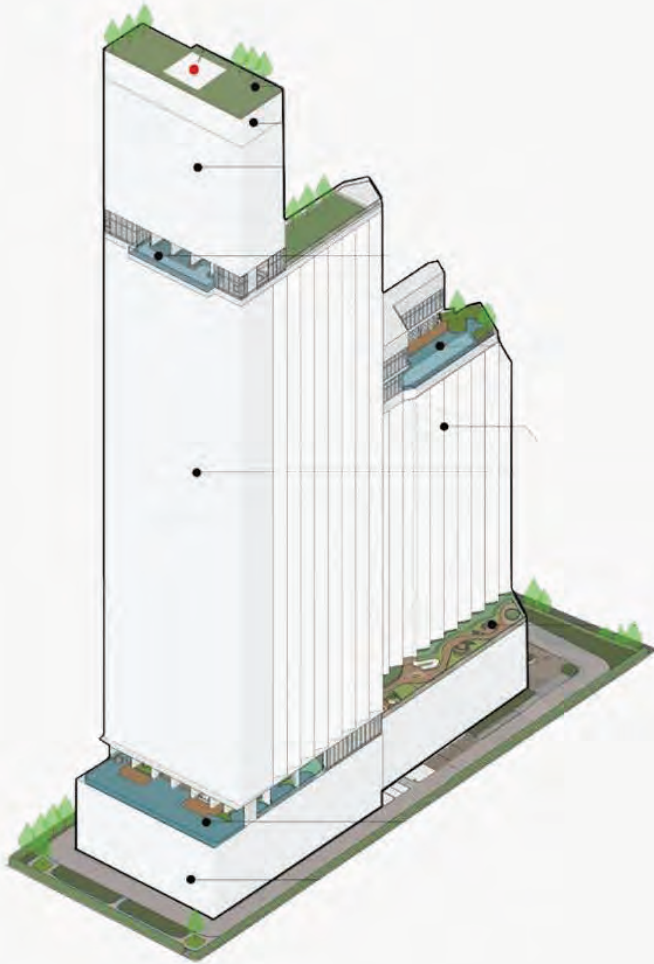
ROSY CLOUDS BAR (FL.49)

# SKYPARK LUCEAN AMENITIES



CO-WORKING SPACE (FL. 49)

# SKYPARK LUCEAN AMENITIES



SKYLINE SUNSET GARDEN (FL.49)

# SHOW UNIT KEY HIGHLIGHT

Studio type 32.90 sq.m.

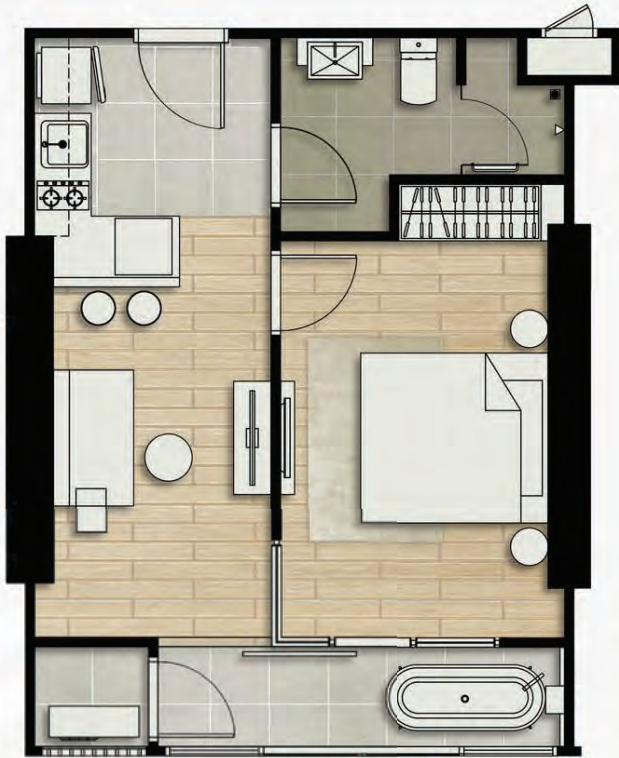


## Highlights

- Living area and bedroom connect to a double enclosed balcony
- Enclosed balcony double full-height UV-protective glass
- Additional storage room provided
- Ceiling height of 2.7 meters

# SHOW UNIT KEY HIGHLIGHT

1-Bedroom Unit 40.80 sq.m.



## Highlights

- Private Balcony Bathtub
- Living room and bedroom both connect to an \*\*enclosed balcony
- Balcony features double full-height glass panels with UV protection (Double Balcony)
- Includes a storage room
- Ceiling height of 2.7 meters for enhanced spaciousness

# SHOW UNIT KEY HIGHLIGHT

2-Bedroom Unit 86.00 sq.m.



## Highlights

- Spacious living area (including kitchen, living room, and bedroom)
- Specially designed enclosed balcony with panoramic view
- U-shaped kitchen design
- His and hers wash basins
- Corner unit – quiet and private

An aerial photograph of a modern high-rise building complex at sunset. The buildings are tall and slender, with a mix of white and light brown facades. They are situated on a coastal area with a large body of water in the background. The sky is a mix of blue, orange, and pink. In the foreground, there are lower-rise buildings, green spaces, and a road. The text "Pricing and investment" is overlaid in the center of the image in a large, white, sans-serif font.

# Pricing and investment

# Pricing and investment



Starting at  
**4.3** MB.

Guarantee Yield  
**6%**  
for 3 years

Project Growth

**15%**

in June

expected to increase to

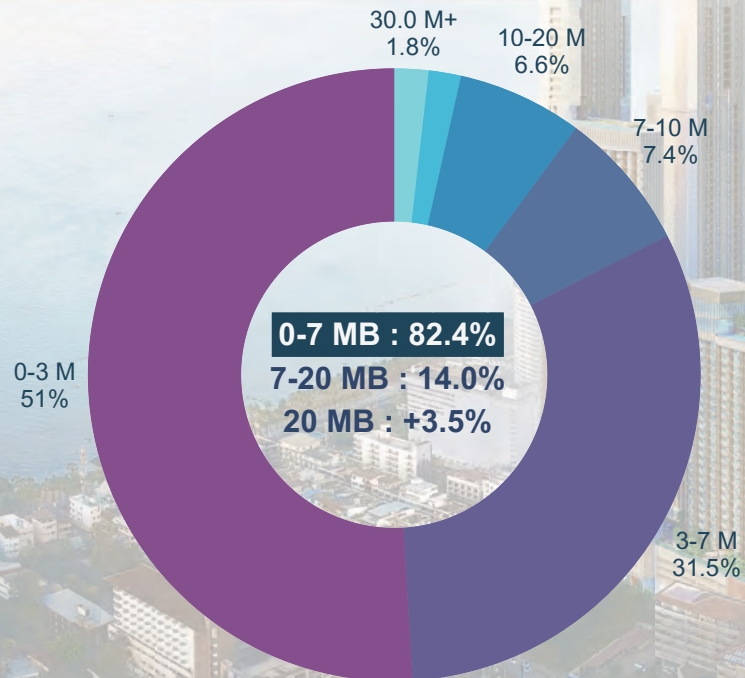
**30%**

upon project completion.

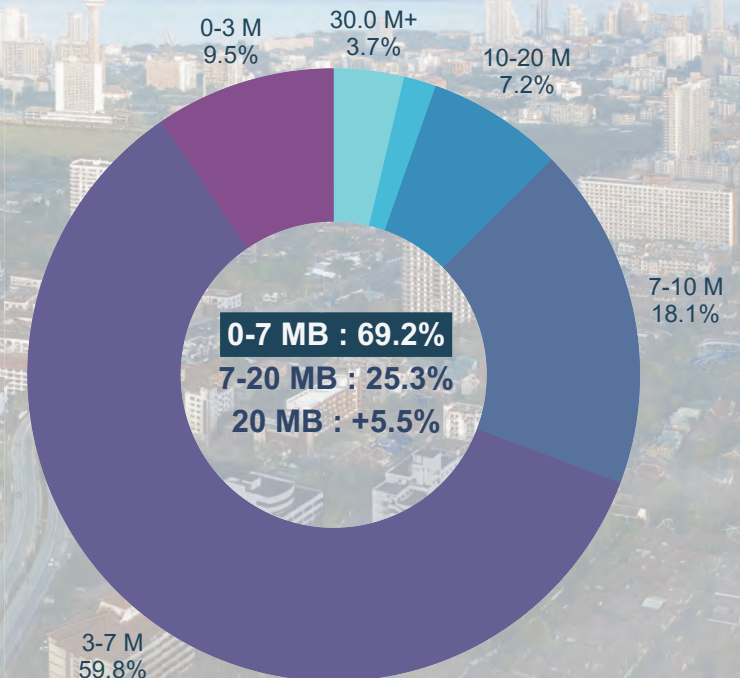
# Eastern Seaboard

## Transaction Price Movements

Pattaya Sales Enquiries by Price Range - 2023

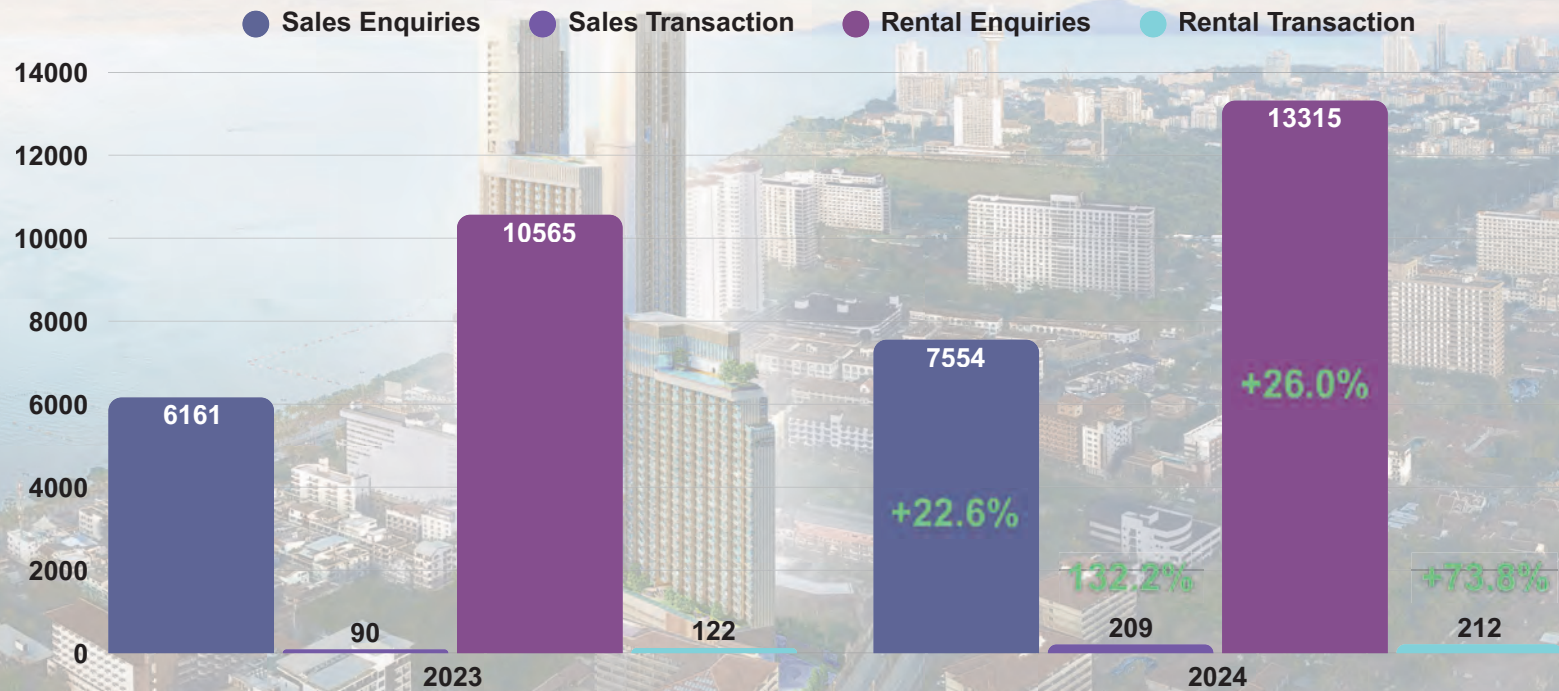


Pattaya Sales Enquiries by Price Range - 2024



# Eastern Seaboard

## Buyer Enquiries YOY



# HIGH potential

Condominium Location

# 6-10%

ROI Higher Than Bangkok

**Rising Long-Term Tourism & Residential Demand**

(Driven by Russian, Chinese, and European Visitors)

**Ongoing Infrastructure Growth**

(by the EEC, U-Tapao Airport, and High-Speed Rail)

**New Projects Launched Annually**

(Over THB 12 Billion in Q1 2025)

**Just 200m from the Beach**

(Close to Pattaya's Premier Lifestyle Attractions)

**Convenient Access from Bangkok**

(Only 150 km or a 2-Hour Drive)

# Target Customers



**International Investor**



**Retiree Seeking Seaside Living**



**EEC Professional**



**Thai Holidaymaker**

# Sold update



36% sold to FQ

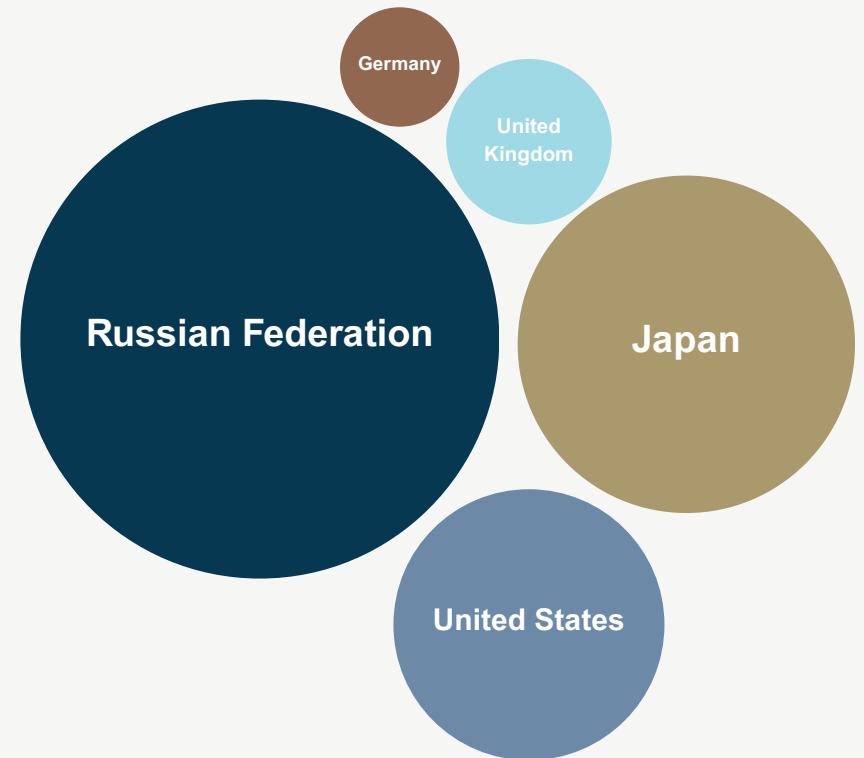
13% FQ Available

# Customers Insights

## Top 5

buyer nationality

1. Russian Federation
2. Japan
3. United States
4. United Kingdom
5. Germany





Part of  
**banyan**group

THE  
EXCLUSIVE  
REVEAL AWAITS





WELCOME TO THE CROWN OF LUXURY



# SKY PENTHOUSE

EXCLUSIVE | PRIVATE | PRESTIGIOUS



# SKY PENTHOUSE

54<sup>th</sup> Floor



**379**  
SQM

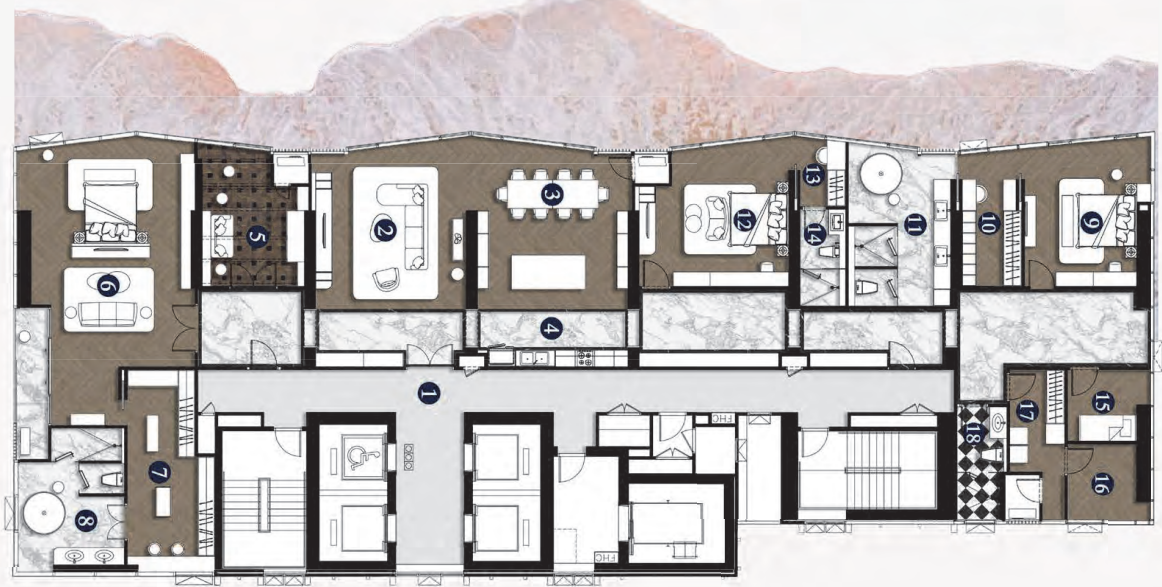
GRAND LIVING ROOM | FORMAL DINING AREA | WESTERN GOURMET KITCHEN  
PRIVATE CIGAR LOUNGE | MASTER SUITE WITH GRAND WALK-IN CLOSET  
DEDICATED MAID'S QUARTERS | SPACIOUS STORAGE ROOM | LAUNDRY ROOM

# SKY PENTHOUSE



ONLY **110** MB.

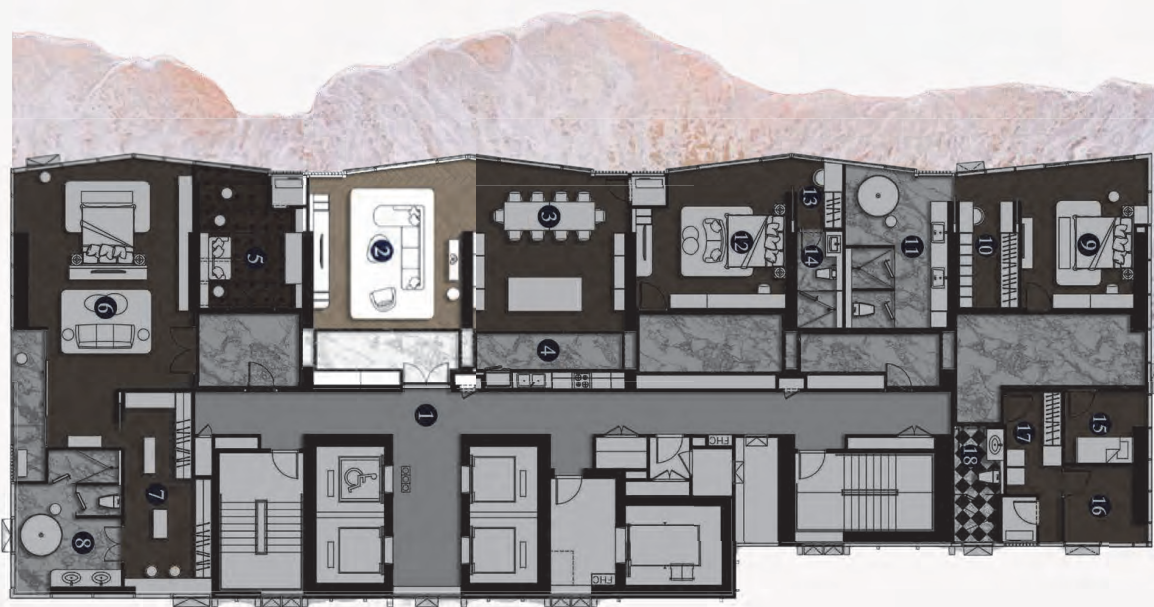
54<sup>th</sup> Floor



EXCLUSIVE FOR 1 UNIT



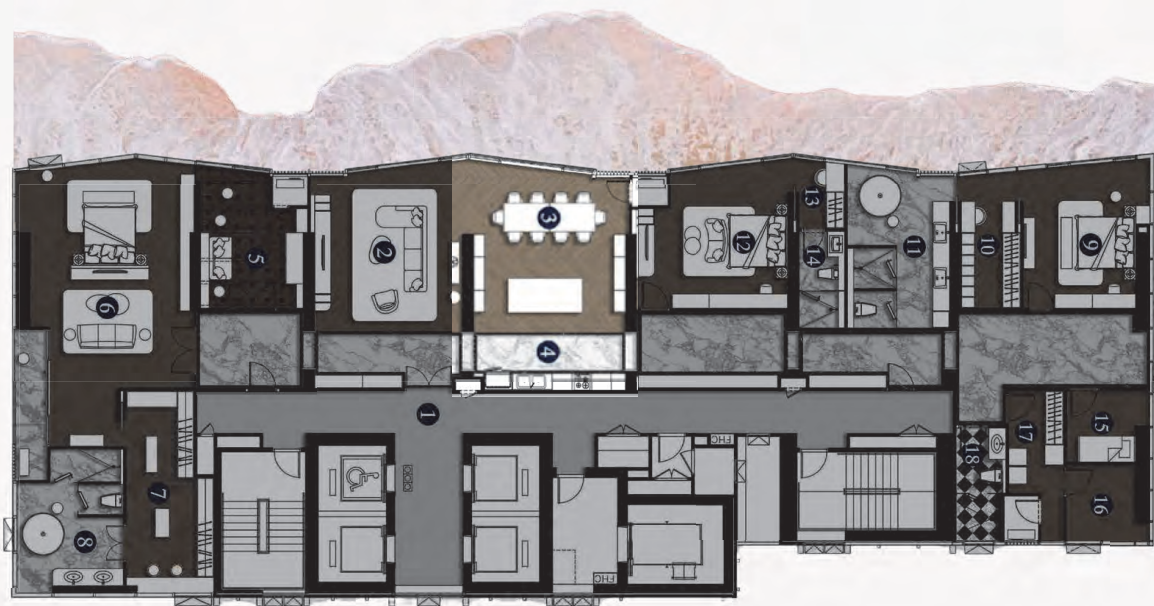
# SKY PENTHOUSE



**379**  
SQM

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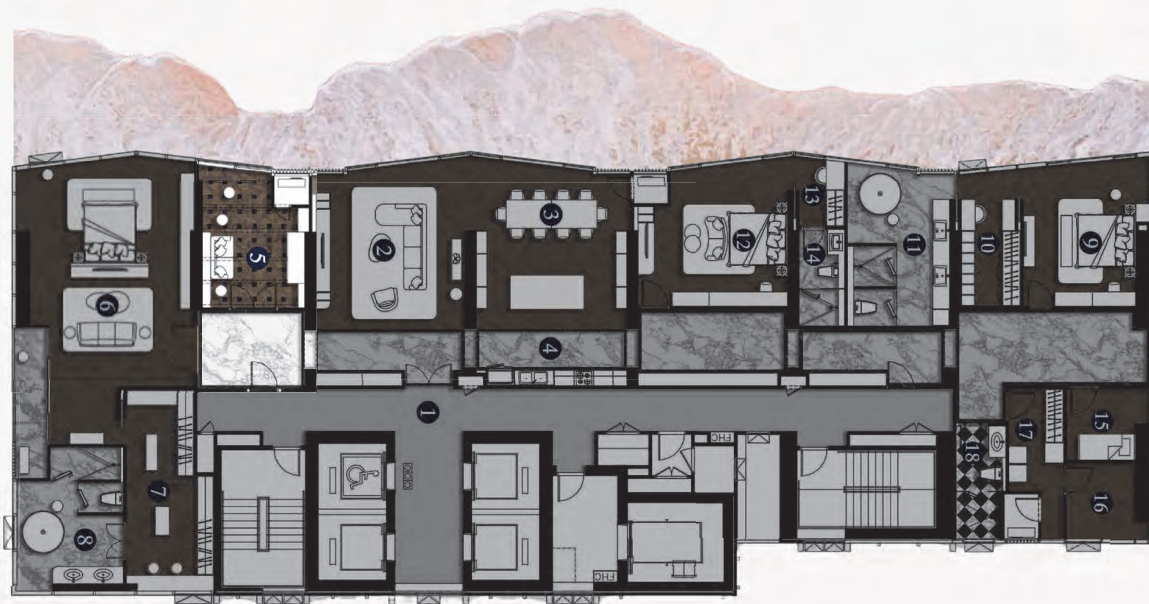
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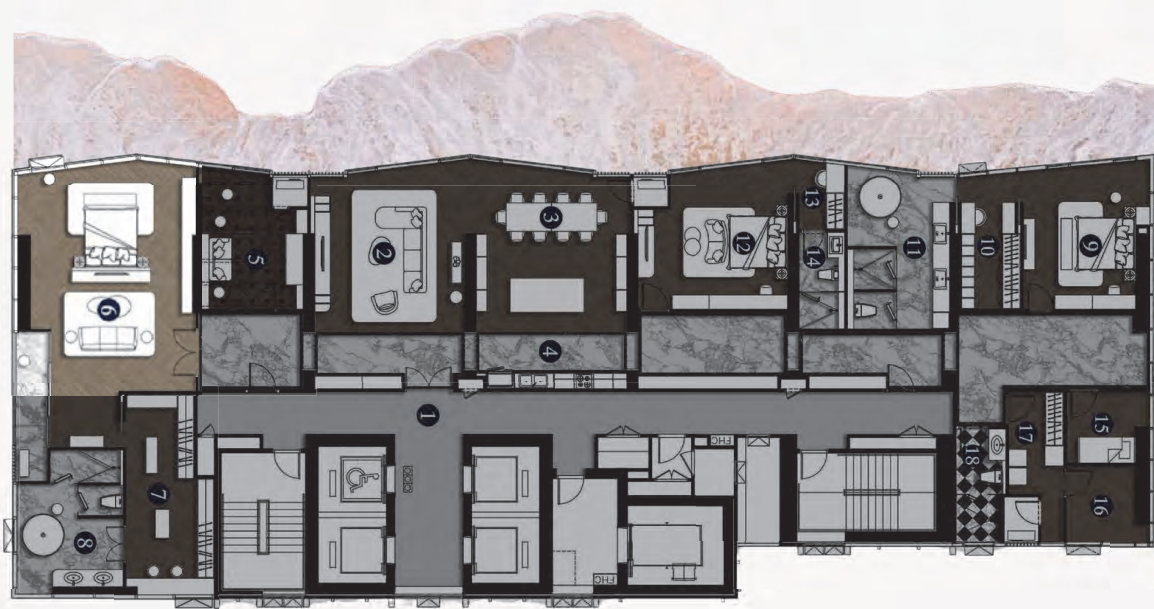
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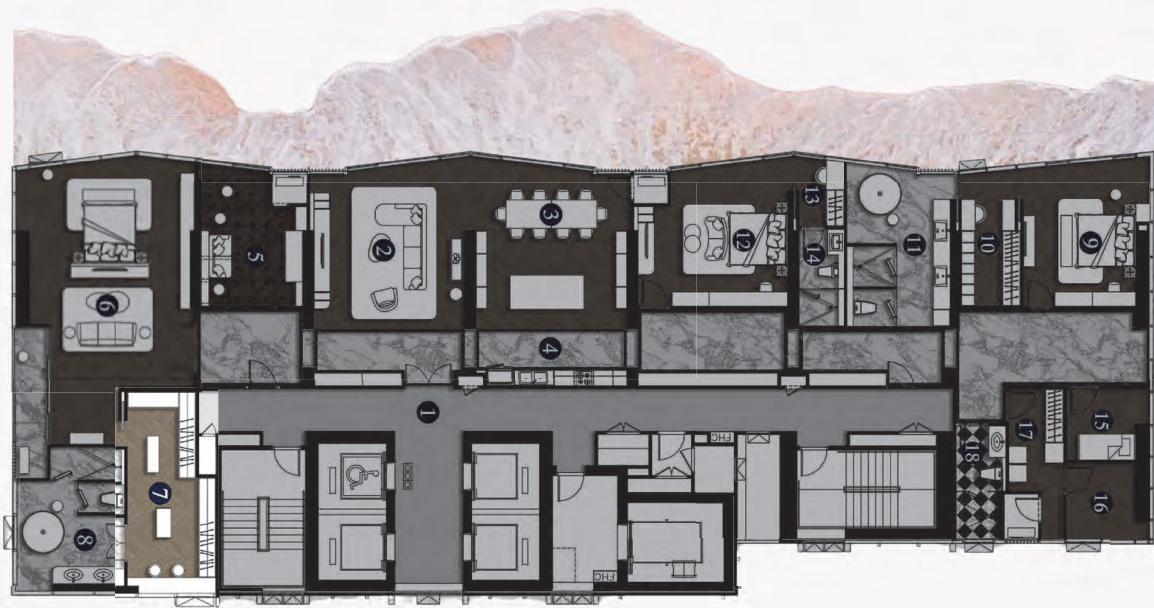
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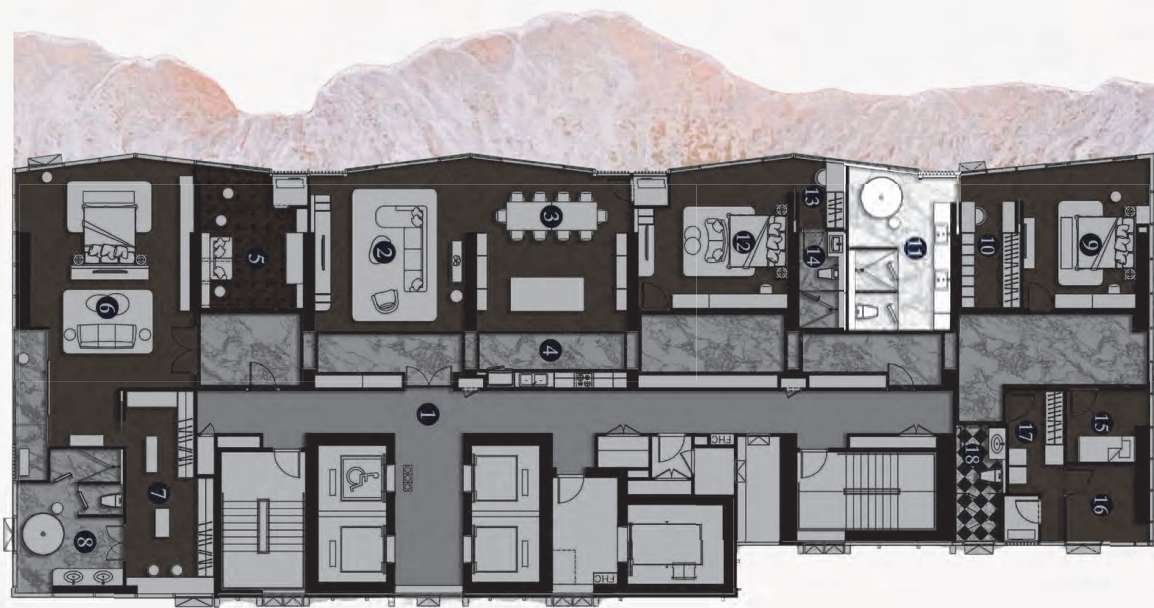
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# SKY PENTHOUSE



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SQM

GRAND LIVING ROOM | FORMAL DINING AREA | WESTERN GOURMET KITCHEN  
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DEDICATED MAID'S QUARTERS | SPACIOUS STORAGE ROOM | LAUNDRY ROOM

# 54<sup>th</sup> Floor

Elevated Living | Limitless Perspective





# Lucean Bay

Premium Wellness Residences Destination

50% Green area  
2,200 SQM Facility Areas

Coming Soon... 2026





**LUNIQUE**  
REAL ESTATE