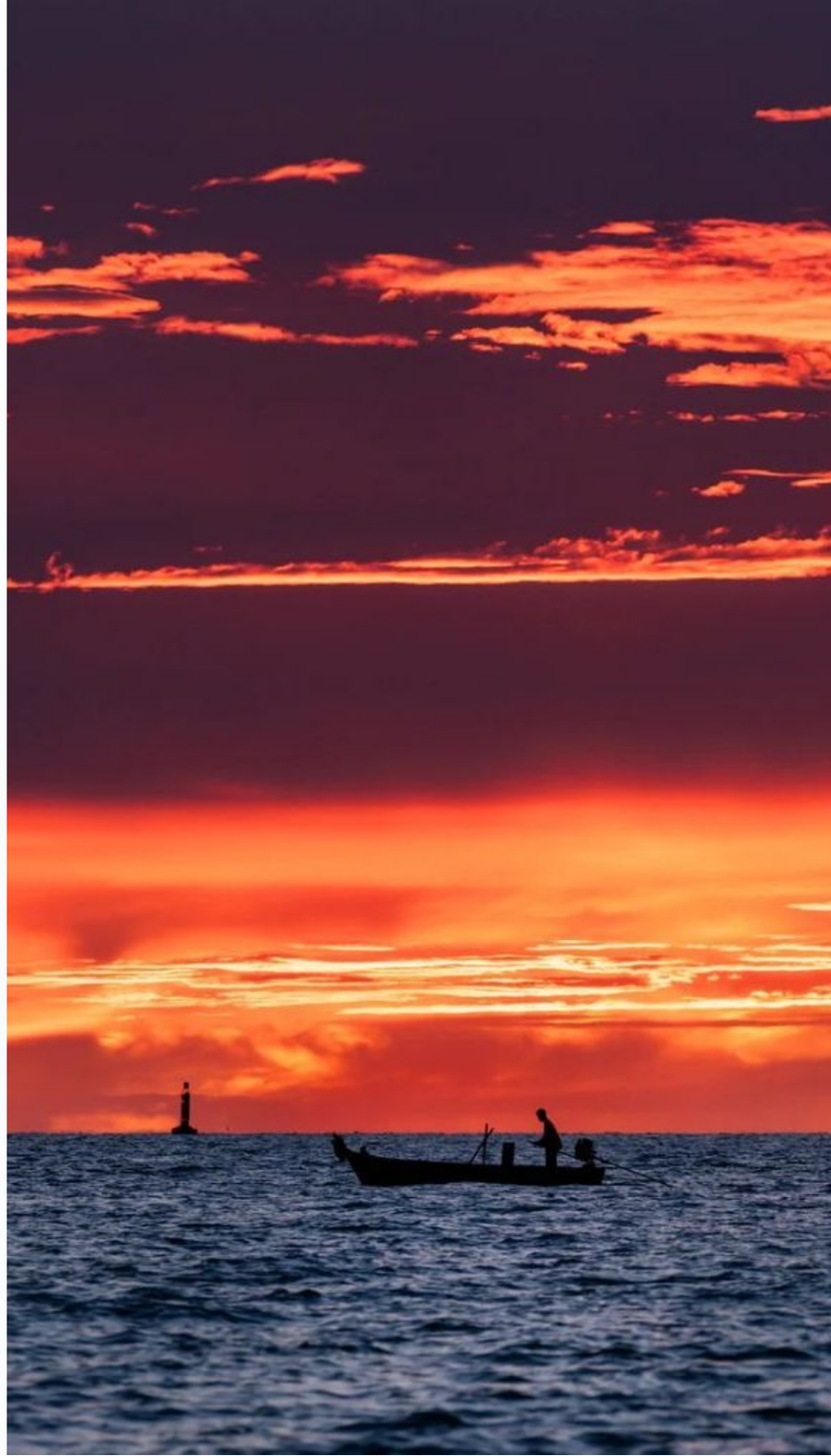


Skypark Lucean Jomtien: The Ultimate Luxury Retirement Condominium in Pattaya, Thailand

Retirement should be the ultimate reward—a seamless blend of relaxation, security, and refined luxury. Developed by **Lunique Real Estate** in partnership with the prestigious **Banyan Group**, this ultra-luxury branded residence on Jomtien Second Road is scheduled for completion in **November 2029**. Just 200 meters from the beach, it redefines golden-years living with multi-tiered sky pools, 100% ocean-view layouts, and elite **Sanctuary Club** privileges.





Why Pattaya? Why Now?

For thousands of expats worldwide, **Thailand** has long been the gold standard for golden years—balancing a remarkably high quality of life with accessible luxury, world-class healthcare, and exceptional hospitality. Within Thailand, **Pattaya** has rapidly evolved from a bustling weekend escape into a sophisticated residential hub.

At the absolute forefront of this transformation is **Skypark Lucean Jomtien Pattaya**—an ultra-luxury high-rise that brings together coastal serenity, five-star amenities, and the global prestige of the Banyan Group brand on the Gulf of Thailand.

World-Class Healthcare

International hospitals and expat insurance processing nearby

Affordable Luxury

Exceptional quality of life at a fraction of Western costs

Tropical Lifestyle

Year-round sunshine, pristine beaches, and vibrant culture



Project Overview: The New Benchmark of Jomtien Luxury

Skypark Lucean Jomtien Pattaya is a masterfully designed tropical sanctuary spread across a prime **10-rai parcel** on Jomtien Second Road, positioned just **200 meters from the beach**. The mega-development is structured into two carefully timed phases, with elite privacy ensured by a single-corridor layout limiting density to just **1–14 units per floor**.

1

Phase 1 — Tower A & Tower B

Soaring 60 and 31 stories respectively, offering a combined **899 premium residential units**.

2

Phase 2 — Tower C

An additional 60-story architectural marvel introducing **588 units** alongside bespoke retail spaces.



World-Class Facilities & Lifestyle Amenities

Whether you seek calm relaxation or a dynamic active lifestyle, Skypark Lucean caters to every nuance of high-end living across **7 full floors** and over **18 distinct lifestyle zones**.

Sky & Outdoor Resort Pools

Multi-level infinity-edge pools including an exclusive **Indoor Sky Pool Lounge** with floor-to-ceiling glass and 365-degree sea vistas.

State-of-the-Art Fitness Center

High-altitude gym with elite cardio machinery, free weights, and sweeping seascape views through towering glass facades.

Rooftop Sky Lounge & Observatory

A refined rooftop venue for crafted cocktails and brilliant views of the Pattaya city skyline after dark.

Botanical Gardens & Glasshouse Pavilion

A serene green oasis with a climate-controlled glasshouse pavilion and open-air terrace lounges for quiet leisure.

Multi-Tiered Pools, Gardens & Social Spaces

Wellness by Floor

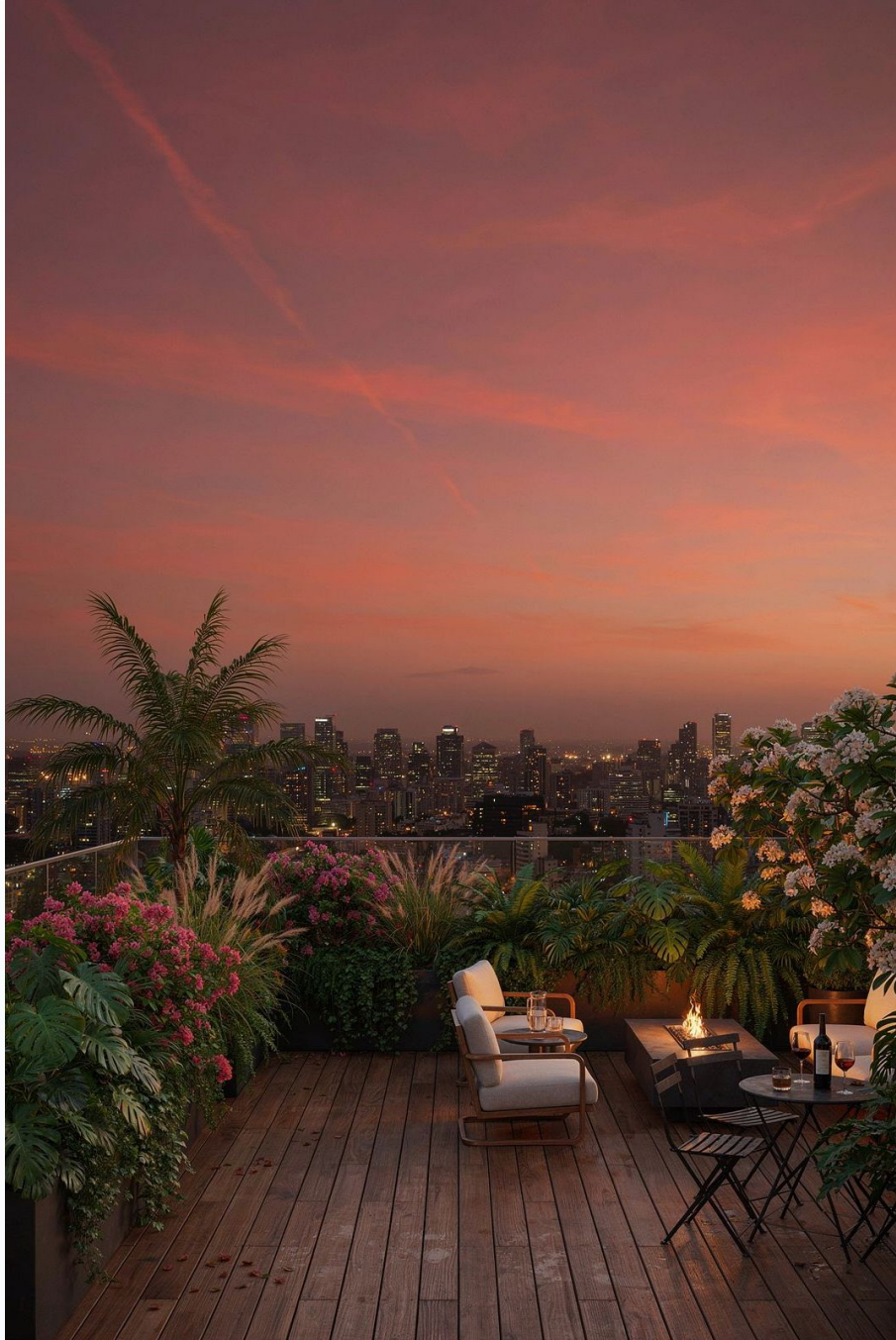
6th Floor: Sunlight Garden Pool — lush, semi-shaded, perfect for low-impact morning laps.

Upper Floors: View Point Pool & Sky Pool — elevated zones with crisp sea breezes and unobstructed horizon views.

49th Floor: Skyline Sunset Garden — a curated sky-garden for peaceful evening walks and meditation.

Active & Social Hubs

- **Sky Gym & Yoga Greenery:** Cutting-edge cardiovascular gear and peaceful flexibility zones
- **Co-Working Space & Co-Library:** Quiet, functional spaces for remote consultants and avid readers
- **Rosy Clouds Bar & Sky Lounge:** Social hubs for sunset gatherings and expat community bonding
- **Grand Reception Lobby:** Double-height arrival lobby with warm finishes and dedicated concierge services



Prime Location: Jomtien, Pattaya's Premier Expat Haven

While Central Pattaya is celebrated for high-energy nightlife, **Jomtien Beach** has captured the hearts of the international retirement community—delivering a peaceful, scenic environment while keeping urban conveniences within arm's reach.

Steps to the Shore

Just 200 meters from the quieter, tree-lined Jomtien beachfront—ideal for swimming, walking, and waterfront dining.

Healthcare Infrastructure

Near top-tier international hospitals including **Bangkok Hospital Pattaya** and Jomtien Hospital, with expat insurance processing.

Seamless Connectivity

Along Jomtien Second Road with links to highways, international schools, golf courses, and the expanding **U-Tapao Aviation City**.

The Banyan Group Advantage & The Sanctuary Club

As **Pattaya's premier Banyan Tree-branded residence**, Skypark Lucean offers global prestige, unmatched construction quality, and five-star hospitality standards. When you purchase a freehold unit, you gain entry into the elite **Sanctuary Club**—an exclusive international network granting unparalleled privileges across Banyan Group's global ecosystem.

Global Discounts

Up to **30% off** room rates, F&B, spa treatments, and golf green fees at Banyan Group resorts across **18 countries**.

Five-Star In-House Services

Professional on-site concierge, private catering, full-scale wellness programming, and elite housekeeping.

Effortless Asset Management

Tower B features hands-free rental management by **Banyan Living**, allowing your investment to work while you travel.



Living Layouts: 100% Ocean Views, Every Unit

Every configuration at Skypark Lucean is structurally angled to guarantee **100% panoramic ocean views**. Residences are delivered with premium finishes, modern climate control, and comprehensive automated fire protection systems.

Unit Type	Size Range	Best Suited For	Starting Price
Studio	28–35 sqm	Solo retirees or lock-and-go holiday homes	From 4.5M THB
1-Bedroom	45–55 sqm	Couples seeking balanced comfort and low maintenance	Contact Seaboard Properties
2-Bedroom	70–85 sqm	Retirees wanting a guest bedroom or home office	Contact Seaboard Properties
3-Bed / Penthouse	Up to 135.8 sqm	Premium luxury living with expansive terraces	Up to 39.4M THB

The Foreign Purchase Pathway: Secure Freehold Ownership

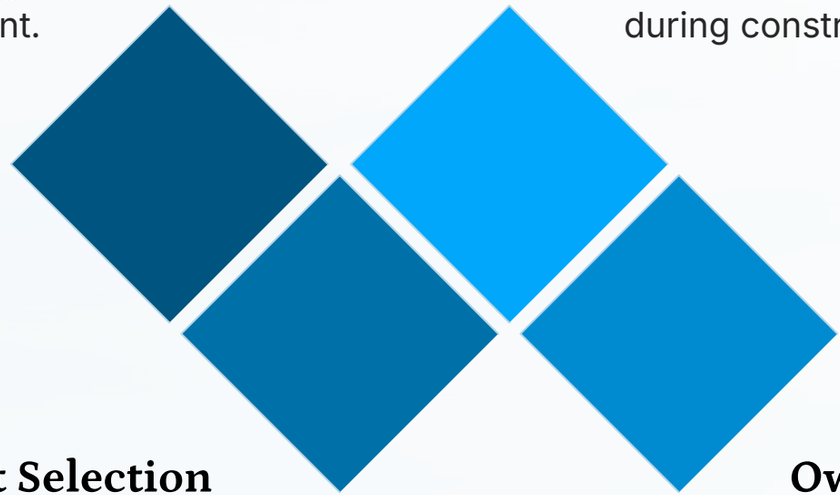
Thailand's Condominium Act allows foreign nationals to secure **100% absolute freehold ownership (FQ)** of a condo unit, provided foreign aggregate ownership does not exceed 49% of the building's total space. At **Seaboard Properties Residential Real Estate**, we streamline this process seamlessly for international buyers.

Contract Signing

Legal review and sign Purchase & Sale agreement.

Progress Installments

Make structural payments during construction.



Unit Selection

Choose unit, view, and pay reservation fee.

Ownership Transfer

Register title deed at Land Office upon completion.

Foreign quota allocations are limited. Early-phase reservation guarantees excellent capital appreciation by key handover in **November 2029**.

Secure Your Piece of Paradise with Seaboard Properties

As Jomtien's skyline transforms, premium real estate tied to global brands like the **Banyan Group** will continue to command a heavy premium. Locking in pre-construction or early-phase allocation guarantees excellent capital appreciation by the time the keys are handed over in **late 2029**.

Connect with our expert advisors at **Seaboard Properties Residential Real Estate** today to review available floor plans, check remaining foreign quota allocations, or schedule a personalized virtual walkthrough of the luxury showroom.

Unit Configuration

What size or bedroom layout fits your retirement lifestyle best?

Visa Pathways

Need guidance on Thailand's Long-Term Resident (LTR) or Retirement Visa?

Payment Structure

Request a customized installment breakdown in your home currency.