Project report: Terra Grove Layan

Facts as published, each with its source. Built by Kolaboro on 23 Nov 2026 from its public data. No verdicts.

Certificate

In short

Terra Grove Layan is listed as off-plan in Layan, Phuket, Thailand, by Serene Innovations & Developments. The handover date on record is Q4 2027. No permit number is published. Transparency score: 25 of 100, rank 66 of 76 in Phuket. Not yet reviewed by Kolaboro (added 21 Nov 2026). Last checked 21 Nov 2026.

Key facts

Developer: Serene Innovations & Developments
source: https://rumavi.com/en/new-developments/thailand/layan/terra-grove-layan

Location: Layan, Phuket, Thailand
source: https://rumavi.com/en/new-developments/thailand/layan/terra-grove-layan

Stage: off-plan
source: https://rumavi.com/en/new-developments/thailand/layan/terra-grove-layan

Handover on record: Q4 2027
source: https://rumavi.com/en/new-developments/thailand/layan/terra-grove-layan

Permit or licence number: not published

Price from: USD 236,857 - 2,044,000
source: https://rumavi.com/en/new-developments/thailand/layan/terra-grove-layan

Payment plan: Down Payment On contract signing 35%; Final On completion 65%
source: https://rumavi.com/en/new-developments/thailand/layan/terra-grove-layan

Last checked: 21 Nov 2026

Page we read: https://rumavi.com/en/new-developments/thailand/layan/terra-grove-layan

Transparency checklist

Transparency score: 25 of 100. Rank 66 of 76 in Phuket

[o] Developer identified by legal name: No legal company name in the pages we read

[o] Developer found in an official company register: Not found in the global company register (GLEIF) under this exact name

[o] Permit or licence number published: No permit or licence number in the pages we read

[o] Permit confirmed by a register or independent source: Not confirmed in a register by us

[x] Handover date published: Published: Q4 2027

[?] Handover date record: Not enough dated history yet

[o] Deposit protection stated: No deposit protection stated in the pages we read

[o] Address or plot location published: No precise address or plot location published

[?] Developer website health: Developer website not checked by us

[x] Official lists screened: sanctions lists: no match; regulator warning lists: no match

[x] Price published: Price published

https://kolaboro.com/methods/transparency-score/

Changes on record

21 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/terra-grove-layan/

Sources

https://rumavi.com/en/new-developments/thailand/layan/terra-grove-layan

This report is not advice and says nothing good or bad about the developer. Check each fact at its source before you pay.
The live page has the latest data: https://kolaboro.com/projects/terra-grove-layan/
Free to share under CC BY 4.0, credit Kolaboro.