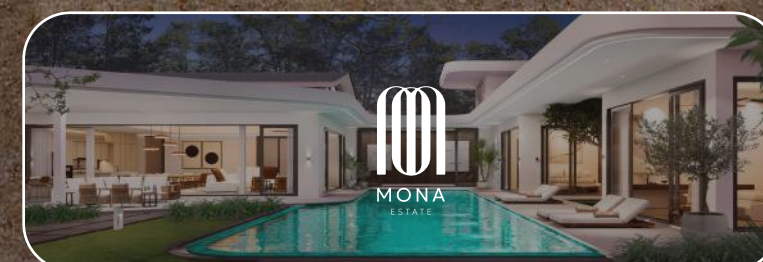


mori

Moments Of Romantic Inspiration





HOLDING COMPANY STRUCTURE



Clover Residence features 77 modern tropical pool villas in Bang tao, offering luxury, comfort, and convenient Phuket living.



Manor Phuket features 83 luxury Japandi-style pool villas in Bang tao, blending modern design with tropical serenity near beaches, schools, and lifestyle hubs.



Mona high end modern tropical pool villas in Bang tao, offering luxury, comfort, and lifestyle Phuket living.



Mori features a Japandi tropical style with clean lines, and warm wood accents. It's minimal design create a luxurious, natural, and airy feel.



a vibrant community featuring a spa, restaurant, and marketplace, offering the perfect blend of wellness, dining, and leisure.



Dr Parimon Phaisamran
founder

Map

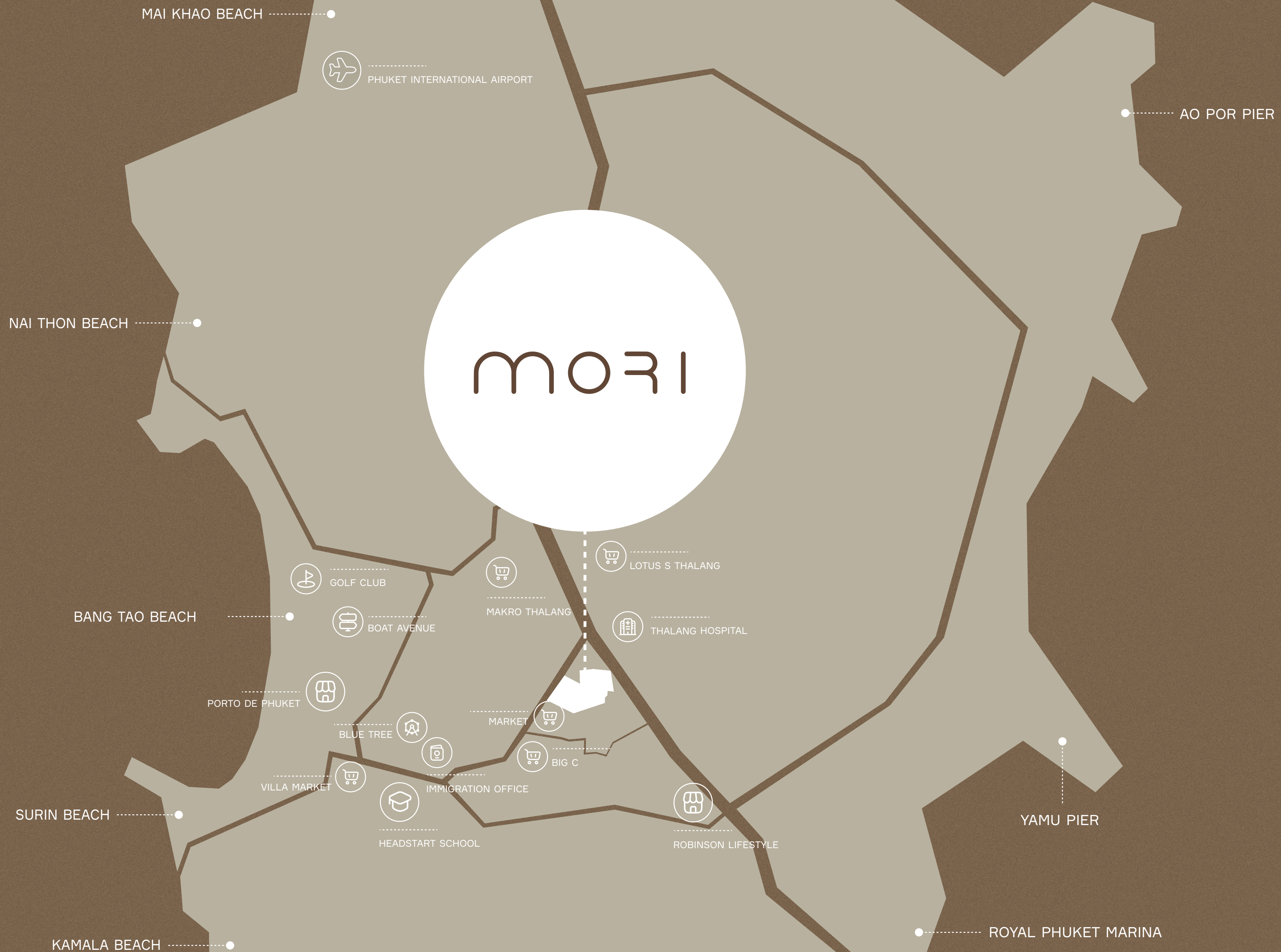
 HEADSTART SCHOOL
..... 5 MIN

 PORTO DE PHUKET
..... 13 MIN

 BANG TAO BEACH
..... 17 MIN

 ROBINSON LIFESTYLE
..... 10 MIN

 PHUKET AIRPORT
..... 25 MIN



Lifestyle of Living



HeadStart international school
Blue tree
Porto de Phuket
Laguna Golf Club
High-end shopping malls





Stress-Free Shuttle

A smarter future starts here – HeadStart access

JM GROUP MASTER PLAN

GENERAL



M
MANOR
PROJECT

MANOR ZONE

mori

MORI ZONE

MARS
MARS AVENUE

MARS AVENUE

CENTER PARK

CO-WORKING SPACE
24.2 SQM

COMMON SWIMMING POOL
25 X 8 METERS

GYM
32 SQM

MULTI-SPORT COURT
KID'S PLAYGROUND

COMING SOON

M
MONA
ESTATE

MONA ZONE



MASTER PLAN

27/02/26



SINGLE HOUSE

43 PLOTS

TWIN HOUSE

6 PLOTS

SINGLE AVAILABLE UNITS

- - - - AVAILABLE
- - - - RESERVED
- - - - SOLD

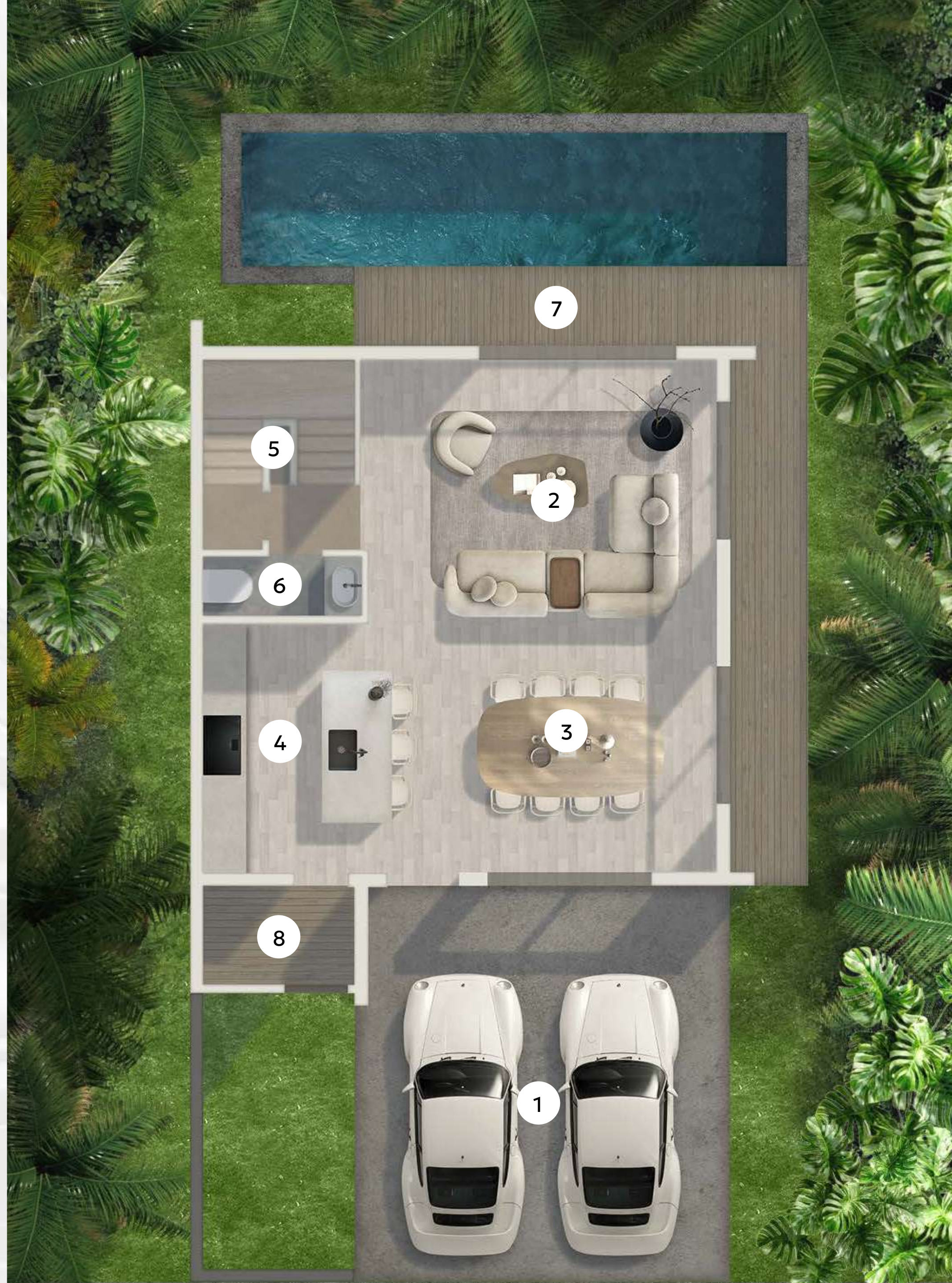
TWIN AVAILABLE UNITS

- - - - AVAILABLE
- - - - RESERVED
- - - - SOLD

CENTER PARK

- CO-WORKING SPACE
----- 242 SQM
- COMMON SWIMMING POOL
----- 25 X 8 METERS
- GYM
----- 32 SQM
- MULTI-SPORT COURT
- KID'S PLAYGROUND



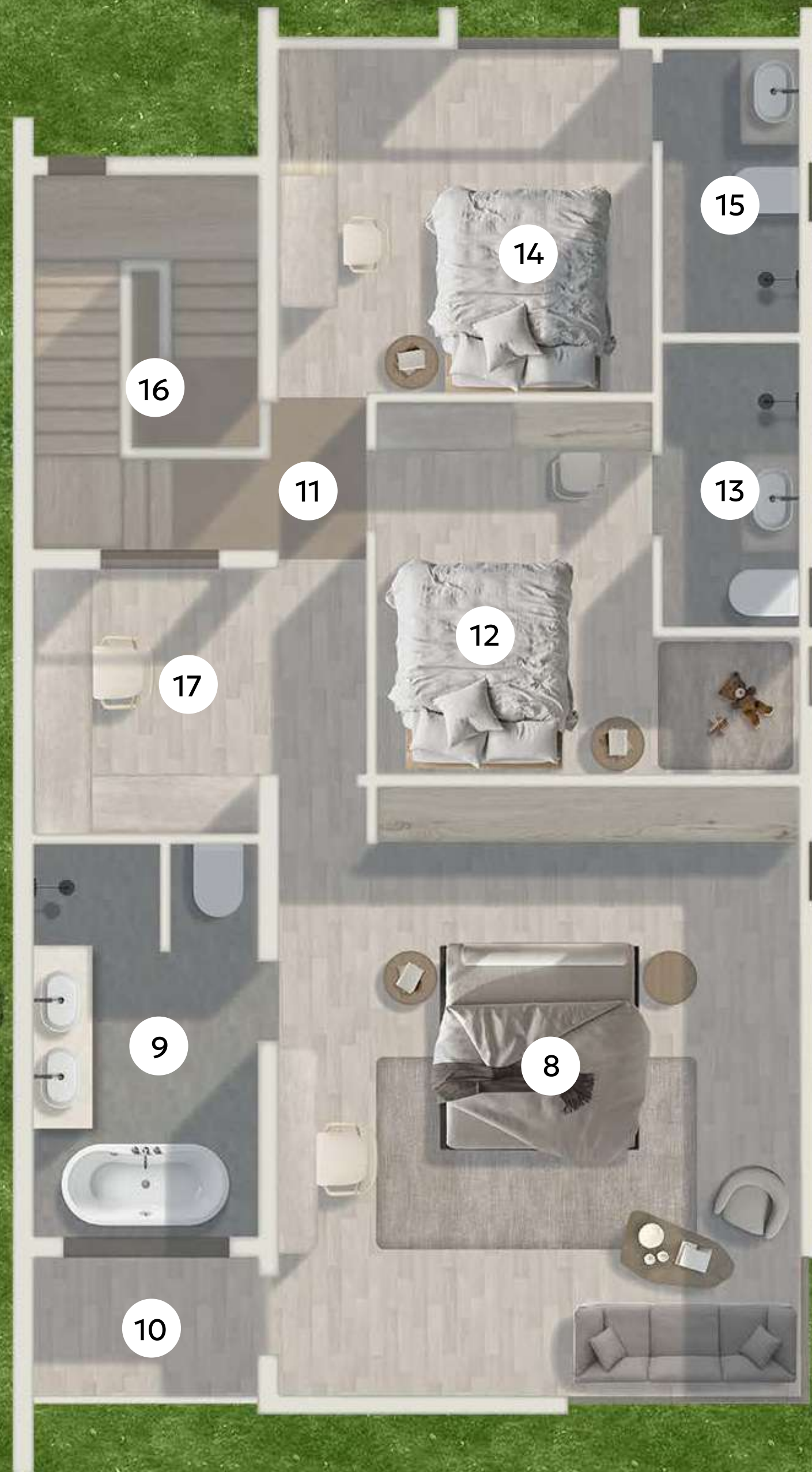


Ground floor plan

1	Parking	33.55	sq.m.
2	Living room	22.00	sq.m.
3	Dining room	22.00	sq.m.
4	Kitchen	10.00	sq.m.
5	Stair	7.63	sq.m.
6	Bathroom	2.37	sq.m.
7	Deck	19.50	sq.m.
8	Storage	4.13	sq.m.

Ground Floor area 121.18 sq.m.

***Pool available at additional cost**



Second floor plan

8	Master bedroom	34.93	sq.m.
9	Master bathroom	10.38	sq.m.
10	Balcony	4.00	sq.m.
11	Corridors	4.10	sq.m.
12	Bedroom 2	13.56	sq.m.
13	Bathroom 2	4.73	sq.m.
14	Bedroom 3	14.99	sq.m.
15	Bathroom 3	4.95	sq.m.
16	Stair	10.00	sq.m.
17	Working room	7.13	sq.m.

Upper Floor area 108.77 sq.m.

Total Floor Area 229.95 sq.m.

All information, images, and illustrations shown are for reference only. The actual delivered property shall prevail. The developer reserves the right to make changes without prior notice.



Exterior Design

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Interior Design



Living room

Ground floor

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Interior Design



Living room

Ground floor

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Interior Design

Living room

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Living room

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Interior Design



Living room

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Interior Design



Living room

Ground floor

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Interior Design



Bathroom

Second floor

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Interior Design

Bedroom 2
Second floor

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Multifunctional room

Working room

(Extra package)

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Multifunctional room

Dressing room

(Extra package)

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Interior Design

Bedroom 3

Second floor

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Interior Design



Master Bedroom

Second floor

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Interior Design



Master Bedroom

Second floor

TERMSHEET

PHASE 1

MORI

28/02/26

● RESERVED ⚠️ SOLD

Plot	Land plot (M2)	Built-up area (M2)	Bedrooms/Bathrooms	Price (THB)
1	272.23	229	3/4	18,050,000
2	271.77	229	3/4	18,040,000
3	430.08	229	3/4	20,400,000
4	435.04	229	3/4	20,230,000
5	589.45	229	3/4	22,280,000
6	259.41	229	3/4	17,880,000
7	212.00	229	3/4	17,240,000
8	346.25	229	3/4	19,040,000
9	245.85	229	3/4	17,690,000
10	271.27	229	3/4	18,040,000
11	288.98	229	3/4	18,270,000
12	276.44	229	3/4	18,110,000
13	240.48	229	3/4	17,630,000
14	221.24	229	3/4	17,370,000
15	209.89	229	3/4	17,210,000
16	334.65	229	3/4	18,880,000
17	189.00	229	3/4	16,930,000

CONDITIONS

- Areas and dimensions are approximate and subject to final survey and change.
- Prices include standard fixtures and built-in equipment. A full furniture package is available to purchase separately.
- Price and payment terms listed are effective from the date of this term sheet and are subject to change without notice.
- Price including air condition, landscape, wardrobe and kitchen.
- Price does not include maintenance fee and sinking fund.

ADDITIONAL COSTS

Common area maintenance fee <i>Per Month pay 1 year in advance</i>	15 THB M2
Sinking Fund <i>One-time payment</i>	100,000 THB
Electricity and Water meter installment fee <i>One-time payment</i>	20,000 THB
Transfer Fee Tax <i>Shall be paid equally between Developer and Buyer</i>	Share 50 50

OWNERSHIP

- Freehold Buildings can be purchased as freehold ownership. Freehold is available for Thai buyers, Thai companies, and foreign buyers through a Thai company structure.
- Leasehold Land is sold as leasehold. Leases are registered with government authorities up to maximum period permitted - currently 30 years and are renewable.

PAYMENT TERMS

1 st Payment Reservation Deposit	2	%
2 nd Sign Agreement within 30 days	33	%
3 rd Completion of the foundation posts	15	%
4 th Completion of the structure ground floor	15	%
5 th Completion of roof structure and roof tiles	15	%
6 th Completion of the wall, floor and interior work	15	%
7 th House construction completion	5	%

TERMSHEET

PHASE 1

MORI

28/02/26

● RESERVED ✓ SOLD

Plot	Land plot (M2)	Built-up area (M2)	Bedrooms/Bathrooms	Price (THB)
18	175.72	229	3/4	16,760,000
19	160.00	229	3/4	16,550,000
20	325.03	229	3/4	18,760,000
21	338.08	229	3/4	18,930,000
22	245.90	229	3/4	17,690,000
23	479.76	229	3/4	20,810,000
24	327.17	229	3/4	18,790,000
25	179.42	229	3/4	16,810,000
26	158.40	229	3/4	16,530,000
27	156.53	229	3/4	16,510,000
28	156.53	229	3/4	16,510,000
29	158.40	229	3/4	16,530,000
30	150.15	229	3/4	16,430,000
31	174.22	229	3/4	16,750,000
32	163.35	229	3/4	16,600,000
33	164.78	229	3/4	16,610,000
34	164.78	229	3/4	16,610,000

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TERMSHEET

PHASE 1

MORI

28/02/26

● RESERVED ⚠️ SOLD

Plot	Land plot (M2)	Built-up area (M2)	Bedrooms/Bathrooms	Price (THB)
35	163.35	229	3/4	16,600,000
36	222.75	229	3/4	17,390,000
37	217.17	229	3/4	17,320,000
38	190.31	229	3/4	16,960,000
39	214.60	229	3/4	17,280,000
40	308.12	229	3/4	18,530,000
41	352.04	229	3/4	19,120,000
42	368.21	229	3/4	19,330,000
43	403.74	229	3/4	19,800,000
44	310.10	229	3/4	18,560,000
45	282.78	229	3/4	18,190,000
46	307.07	229	3/4	18,520,000
47	308.19	229	3/4	18,530,000
48	486.22	229	3/4	20,910,000
49	260.59	229	3/4	17,890,000

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mORI

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timeless minimalist luxury. Perfectly designed for light, comfort, and elegance.