



Manick | Hillside

— P H U K E T —



Manick Hillside is a distinctively upmarket residential estate in Phuket, Thailand.

Located in the picturesque hills of Baan Manik this unique development of just 15 Luxury Villas offers natural tranquility, ultimate privacy and easy living away from the hustle and bustle of Phuket.

All Villa's will capture the breath-taking views of hills, lakes and lush natural vegetation while conveniently being located to main roads where access to all essential amenities is quick and easy.



Manick Hillside is a small development where villa owners will have peace of mind of living in a safe and secure environment.

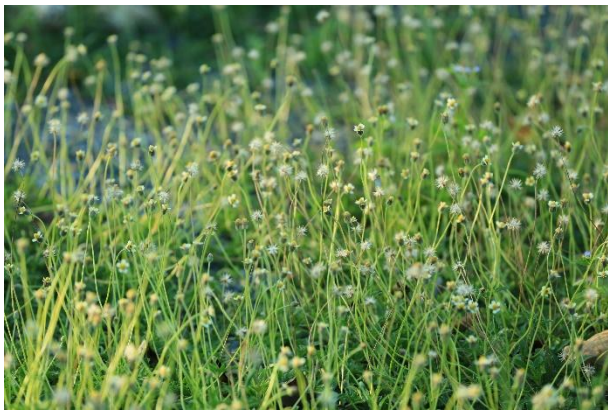
The development will have 24 hour attended security.

The Villa's are spacious with long undercover terraces and each villa has its own private rim flow swimming pool with unobstructed mountain views.

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- **The Development Concept ~**
 - **View Phuket From Unique Perspective**
 - 15 Villa's on 9 Rai of Land
 - All Villa's have unobstructed mountain views
 - Land Size Range from 500 to 900Sqm
 - House Size Range from 380 to 1300Sqm
 - Single Stories: 3-4 Bedrooms – 380 – 680Sqm
 - Double Stories: 4 to 6 Bedrooms 650 – 1300Sqm
 - All Villa have Rim Flow Pools
 - Laundry, Maids Room and Storage.
 - All Villa's have high ceilings of minimum 4.2m and luxury standard finishes
 - Built in Furniture included; Western Kitchen & Built in Cupboards standard and quality as per Show Unit Villa 14

Protection of the existing natural vegetation is of utmost importance. Preserving natural vegetation provides buffer zones which help control erosion, protect water quality, and enhance aesthetic benefits.

The mountain and lake views are breath taking and one gets the feeling of being out of the city closer to nature.



The design team has placed a great deal of emphasize on the natural circulation of air and ventilation throughout the Villa, thus being both eco-friendly and practical .

The Villa concept is one of open plan living in which; the kitchen, living room and large terraces are all interconnected with luscious mountain views giving the Villa a natural harmonious feeling .



Villa 11 - Render

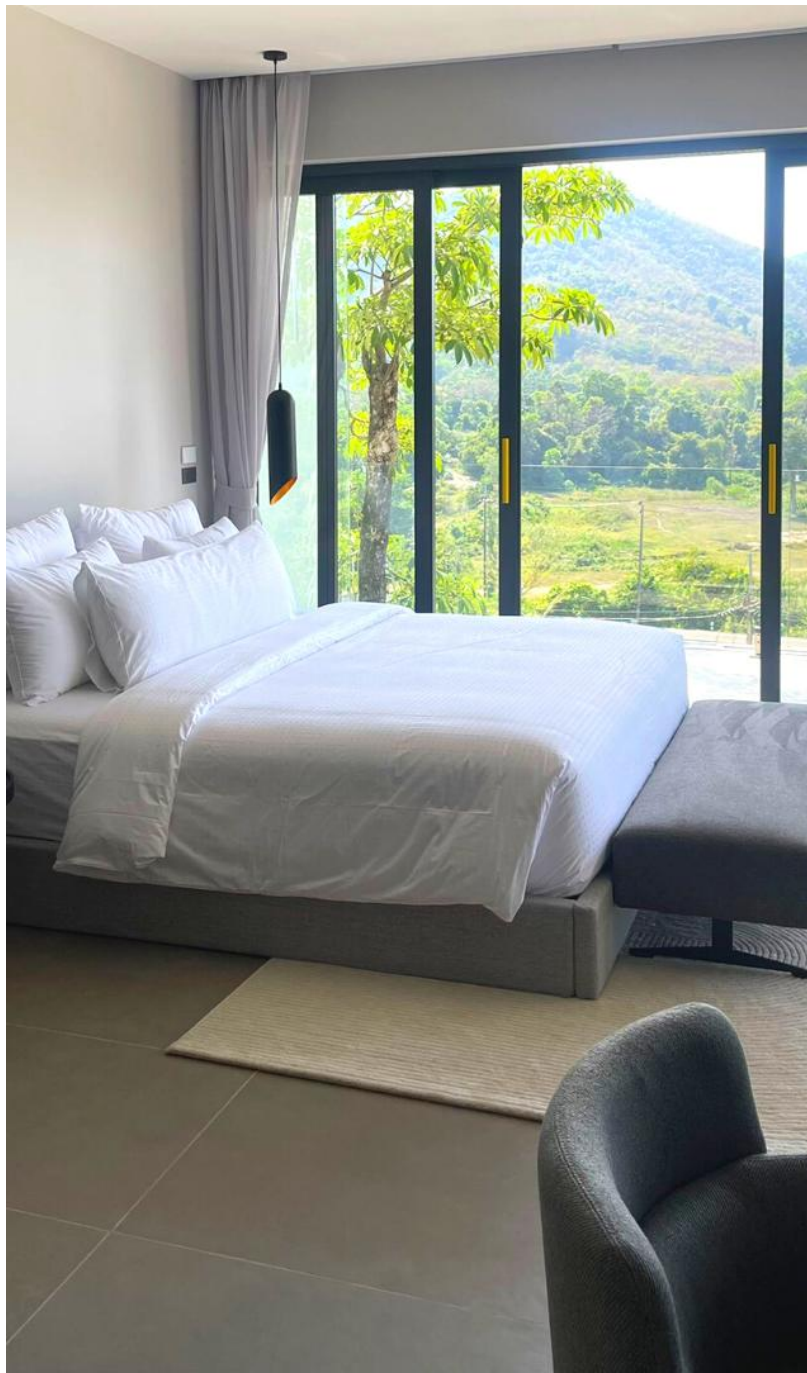


















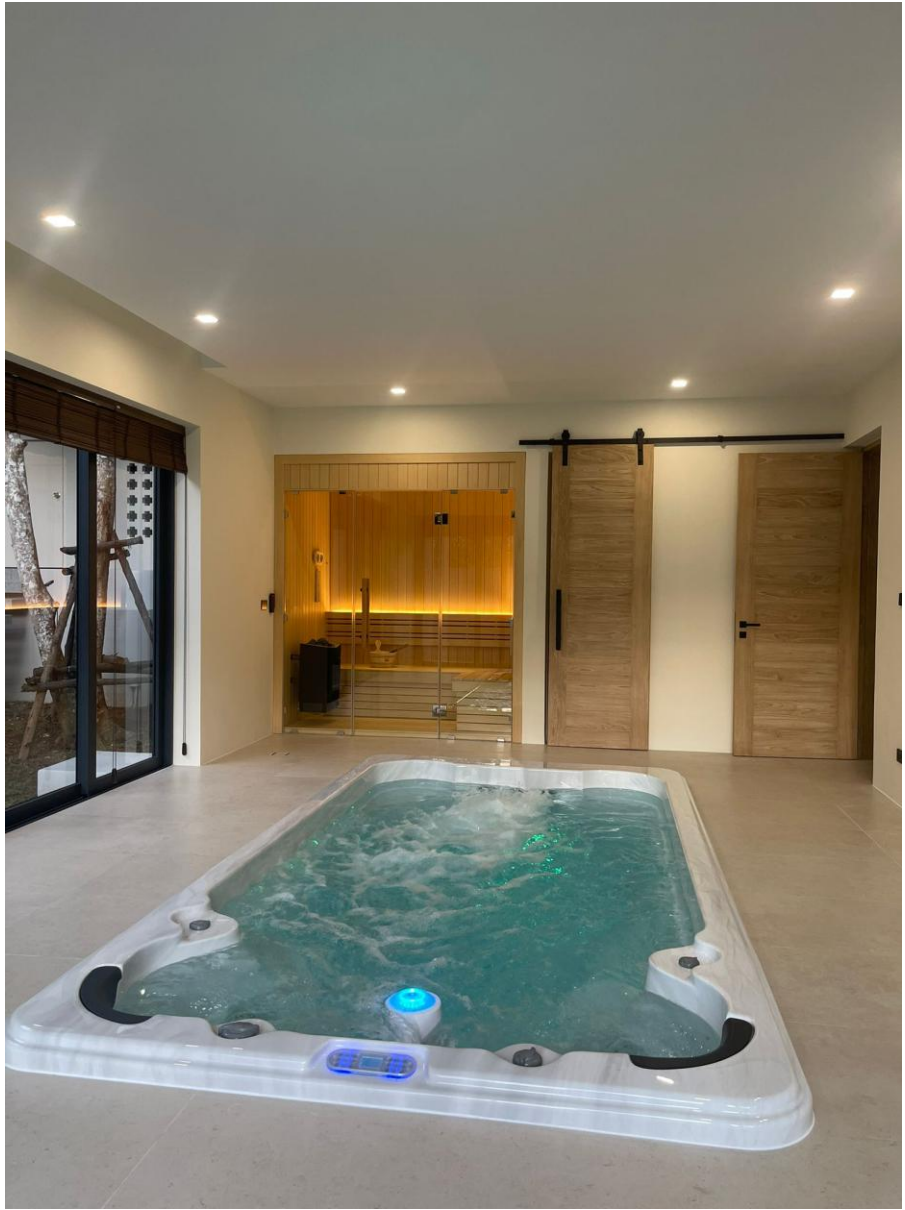














- Architecturally the villas have been designed in a manner which try to eliminate the extensive impact that the natural elements such as wind, water and sunlight have on a house situated in tropical climates.
- By combining the design with strategic positioning of large trees this allows for total enjoyment of these magnificent villa's all year round.





2 Units Off-Plan Available



Plot 8 – 4 Bedroom with garden

Stand 8: 697 Sqm

House Type: M1

House Size: XXX Sqm

Features:

4 Bedroom Double Story Villa.

- Rim Flow Pool 15m Long
- 2 Mountain View Bedrooms Upstairs
- 2 Garden View Bedrooms Downstairs

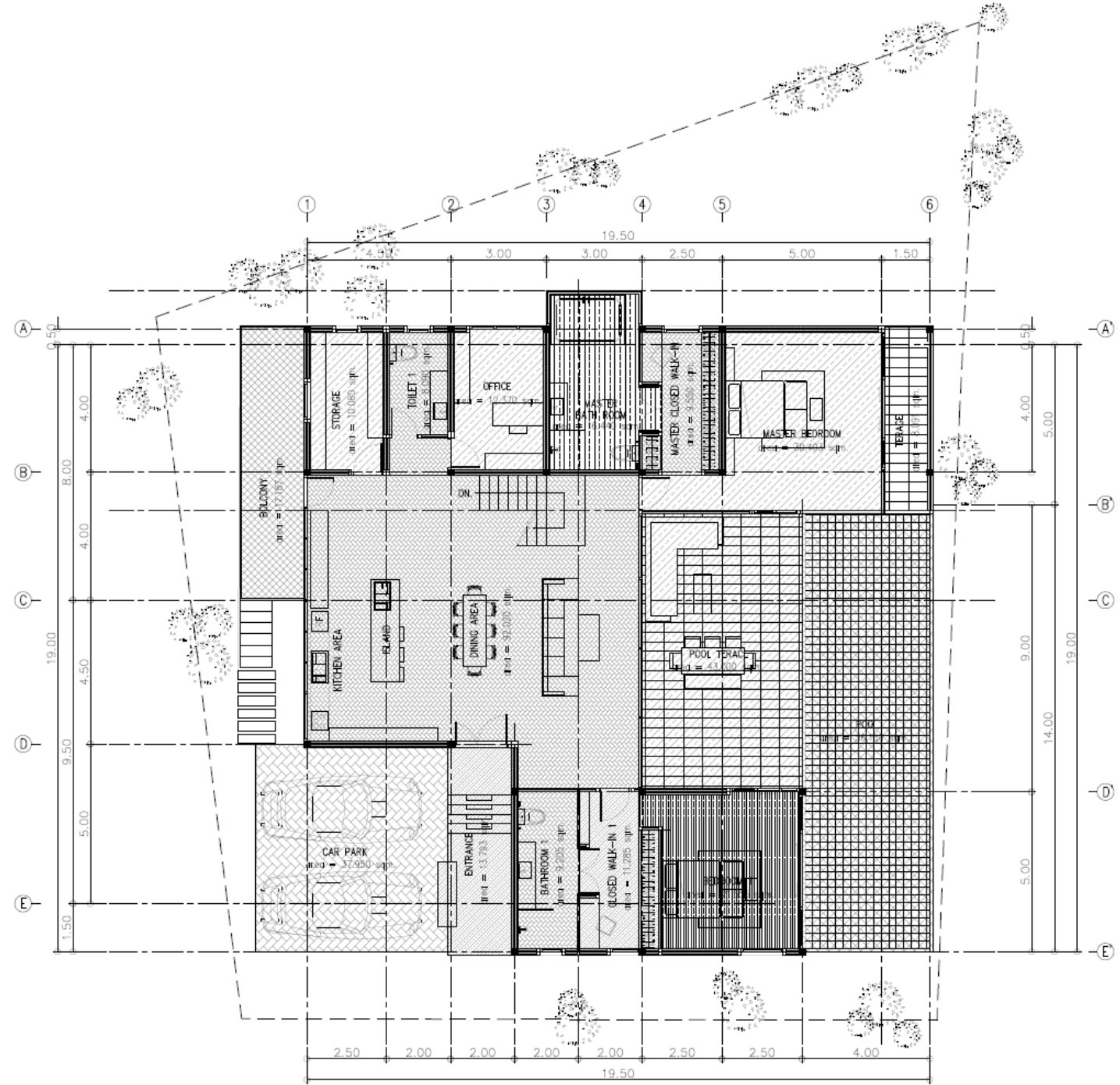
Features:

- Panoramic Mountain Views
- Garden Approx 100Sqm
- Living & Games Room
- Gym / Office / 5th Bedroom
- Home Cinema
- 2 Car Park

Price ₪ 65.5 Million

Furniture Package: From 4.8 Million

Villa 8 Upper Floor

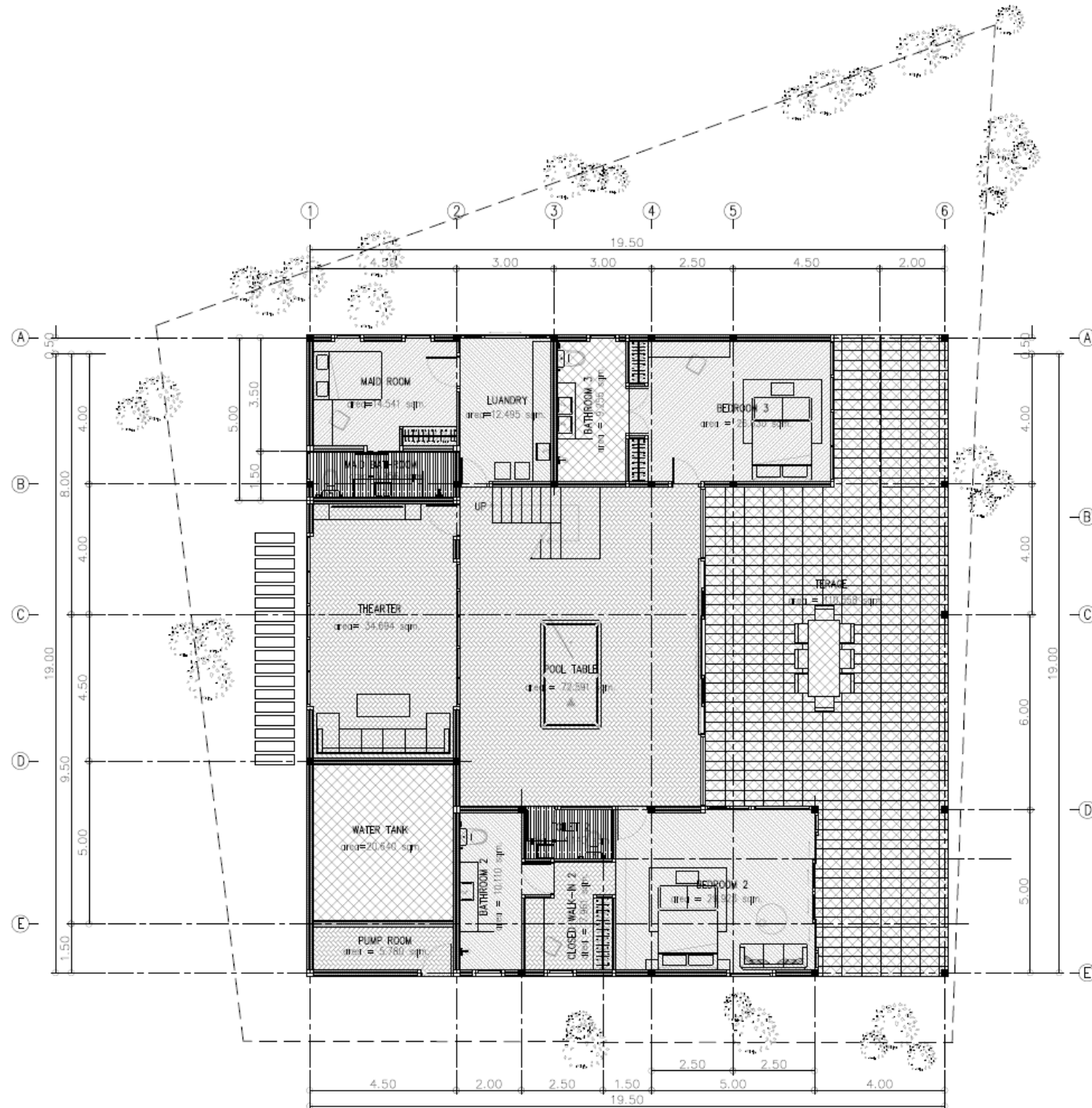


ALL AREA 2nd Floor = 426.769 SQM.

USABLE AREA 2nd Floor =

- CAR PARK area = 37.950 sqm.
- BOLCONY area = 17.187 sqm.
- ENTRANCE area = 13.793 sqm.
- BATHROOM 1 area = 9.205 sqm.
- CLOSED WALK-IN 1 area = 11.285 sqm.
- BEDROOM 1 area = 21.555 sqm.
- POOL area = 56.150 sqm.
- POOL TERRACE area = 43.000 sqm.
- DINING AREA area = 92.020 sqm.
- STORAGE area = 10.080 sqm.
- TOILET 1 area = 8.090 sqm.
- OFFICE area = 12.370 sqm.
- MASTER BATH ROOM area = 16.440 sqm.
- MASTER CLOSED WALK-IN area = 9.550 sqm.
- MASTER BEDROOM area = 30.403 sqm.
- TERRACE area = 6.091 sqm.

SUM USABLE AREA 2nd Floor = 397.169 SQM.



ALL AREA 1st Floor = 388.090 SQM.

USABLE AREA 1st Floor =

- MAID ROOM area = 14.541 sqm.
 - MAID BATHROOM area = 5.956 sqm.
 - LAUNDRY area = 12.495 sqm.
 - THEATER area = 34.694 sqm.
 - WATER TANK area = 20.640 sqm.
 - PUMP ROOM area = 5.780 sqm.
 - BATHROOM 2 area = 10.110 sqm.
 - TOILET area = 4.140 sqm.
 - CLOSED WALK-IN 2 area = 7.961 sqm.
 - BEDROOM 2 area = 29.923 sqm.
 - POOL TABLE area = 72.591 sqm.
 - BATHROOM 3 area = 9.255 sqm.
 - BEDROOM 3 area = 26.630 sqm.
 - TERENCE area = 110.558 sqm.
- SUM USABLE AREA 1st Floor = 365.274 SQM.

Villa 8 Lower Floor

Type M2 Villa – Double Story

*Starting from 150 Million Thai Baht – Floor Plan on request.

- Large Double Story Villa Size ± 1350 sqm Land 720 sqm 3 Story.
- 5 Bedrooms with ensuite bathrooms
- 2 Large Living and Dining Area's
- Modern Western Kitchen & Thai Kitchen
- 16.5m Private Rim Flow Swimming Pool
- Gym
- Cinema Room
- Spa Room with Sauna, Jacuzzi and Massage Section.
- Staff Room and Laundry
- Outdoor Sala Area with Under cover terraces
- 3 Car Garage
- Storage Space





Large Double Stories Options

House Size: 1280-1500 Sqm

Features:

- 6 Bedrooms with ensuite bathrooms and Mountain Views.
- Built in cupboards
- Large Living and Dining Area
- Private Rim Flow Swimming Pool
- Western Kitchen
- Laundry
- Under cover terraces
- 3 Car Garage
- Storage Space
- Guest Restroom
- Family Room
- Staff Room

Starting from 150 Million Baht



Manick Hillside Residential Development Phuket - 2025

PLOT NO	TYPE	DESCRIPTION	LAND AREA (Sq.M)	BUILT AREA (Sq.M)	OFF PLAN PRICE
15	S2	Single Story 3 Bedroom 4 Bathrooms		SOLD	
14	S2	Single Story 3 Bedroom 4 Bathrooms		SOLD	
10	S2	Single Story 3 Bedroom 4 Bathrooms - Show Unit		SOLD	
7	M1	Double Story 4 Bedrooms		SOLD	
3	M2	Double Story 4.5 Bedrooms all with ensuite Bathrooms		SOLD	
9	S2	Single Story 3 Bedroom all with ensuite Bathrooms		SOLD	
12	M2	Double Story 4 Bedrooms with ensuite Bathrooms		SOLD	
5	M1	Double Story 4 Bedrooms ensuite Bathrooms		SOLD	
4	S	Single Story 4 Bedrooms all with ensuite Bathrooms		SOLD	
1	M2	Double Story 5 Bedrooms 6 Bathrooms		RESERVED	
2	M2	Double Story 4-6 Bedrooms all with ensuite Bathrooms		RESERVED	
11	M1	Double Story 4 Bedrooms all with ensuite Bathrooms		SOLD	
Completed 1 August 2025					
6	M2+	Double Story 6 Bedrooms with ensuite Bathrooms	667	*1450	฿150,000,000
Under Construction - 50% Complete					
8	M1	Double Story 4 Bedroom with ensuite Bathrooms.	697	765	฿65,500,000

Pricing is effective as of 10/03/2025

Payment Terms For Off Plan Purchases.

1st Payment Reservation Deposit	2%
2nd Payment Sign Contract Within 30 Days	33%
3rd Payment Finished Foundation Posts	15%
4th Payment Finished Concrete Structure	15%
5th Payment Finished Walls And Door Frames	15%
6th Payment Finished Floors, Built In Furniture, Painting, Doors And Windows	15%
7th Payment Transfer Land Registration	5%

CAM FEES - Common Area Management Fees

20 Baht per Sqm of Land Plot includes:

- 24 Security at Main Entrance
- Common Area Gardens
- Garbage Collection
- Road Maintenance
- Water & Electricity for Common Area

Type M2 Villa - Resale

85_{MTB} – Fully Furnished Ready to move in

- Large Double Story Villa Size 1280 sqm Land 910 sqm
- 4 Bedrooms with ensuite bathrooms
- Build in Cupboards and walk in closet in Master.
- Large Living and Dining Area
- Family Room
- Modern Western Kitchen
- Thai Kitchen
- Guest Restroom
- 12m Private Rim Flow Swimming Pool
- Maids Room and Laundry
- Outdoor Sala Area with Under cover terraces
- 3 Car Garage
- Storage Space
- Fully Furnished
- Current Ownership Long Term Lease – can be changed to Freehold.



General Specifications:

Foundations:	Reinforced concrete footing
Structure:	Reinforced concrete column and beam system
Ceiling:	Internal Ceiling – Gypsum board 9mm thick Ceiling Height 2.7m to 3.5m
Floor:	Bedrooms Floors – Laminate Wooden Flooring or Tiles. Living Room and Kitchen - Tiled Outdoor Areas – Sand Washed
Walls:	Brick Walls with smooth plaster – Painted
Doors:	Hard Wood frame with teak plywood door, wood stain finished
Windows:	Aluminium frame with glass
Sanitary Ware:	American Standard / Cotto / VRH
Bathroom Fittings:	American Standard / Cotto / VRH
Built in Kitchen:	*Teak plywood kitchen cabinet
Kitchen Appliances	*Imported quality hood, hob, sink and refrigerator
Built in Wardrobe:	*Hard wood Frames covered with teak plywood
Hot water:	Central boiler machine service all bathrooms and kitchen
Air Condition:	Cassette type units
Swimming Pool:	Tiled - Rim flow. Swimming Pool with sand filter.
Water Supply:	Water Tank 1,000 Litres
Electric Supply:	Electric supply meter included

* Basic price, design and product not include loose furniture

-  Manick Hillside Residential Development
-  British International School Phuket - 10km
-  Robinsons Lifestyle Center - 4km
-  Boat Avenue Mall Phuket - 7km
-  Central Festival Department Store Phuket - 16km
-  Blue Tree Water Park & Sports Center - 6.5km
-  Bang Tao Beach - 9km
-  Surin Beach - 11km
-  Layan Beach - 10.5km
-  Kamala Beach - 13.5km
-  Boat Lagoon & Royal Phuket Marina - 10 km
-  Ao Po Grand Marina - 20 km
-  Thanyapura Sports Facilities - 15.5km
-  Phuket International Airport - 25km

