

โมอาน่า เรสซิเดนซ์ เกาะแก้ว



MOUANA

RESIDENCE

KO KAEO



“ Where Prosperity Meets
Family Comfort ”



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Project Overview

**PROJECT AREA**

31-2-14.50 rai
(50,458 sqm. /
12.47 ac.)

LAND AREA

330 - 749 sqm.

USABLE AREA

330 - 453 sqm.

PROJECT TYPE

Pool Villa

TOTAL UNIT

79 units

UNIT TYPE

1 storey pool villa

RESIDENTIAL UNIT

78 units

Welcome to Mouana Residence Ko Kaeo, a splendid blend of modern luxury and natural serenity by Modern 79.

With over 15 years of crafting exceptional living spaces, Mouana Residence Ko Kaeo is your promise of an exceptional life.

It's more than a residence; it's a sanctuary where each detail enhances well-being and elevates lifestyle. As you step into this lush oasis, contemporary elegance harmonizes with the surrounding natural beauty, offering a life where prosperity meets family comfort.

Welcome to the extraordinary world of Mouana Residence Ko Kaeo.



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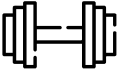










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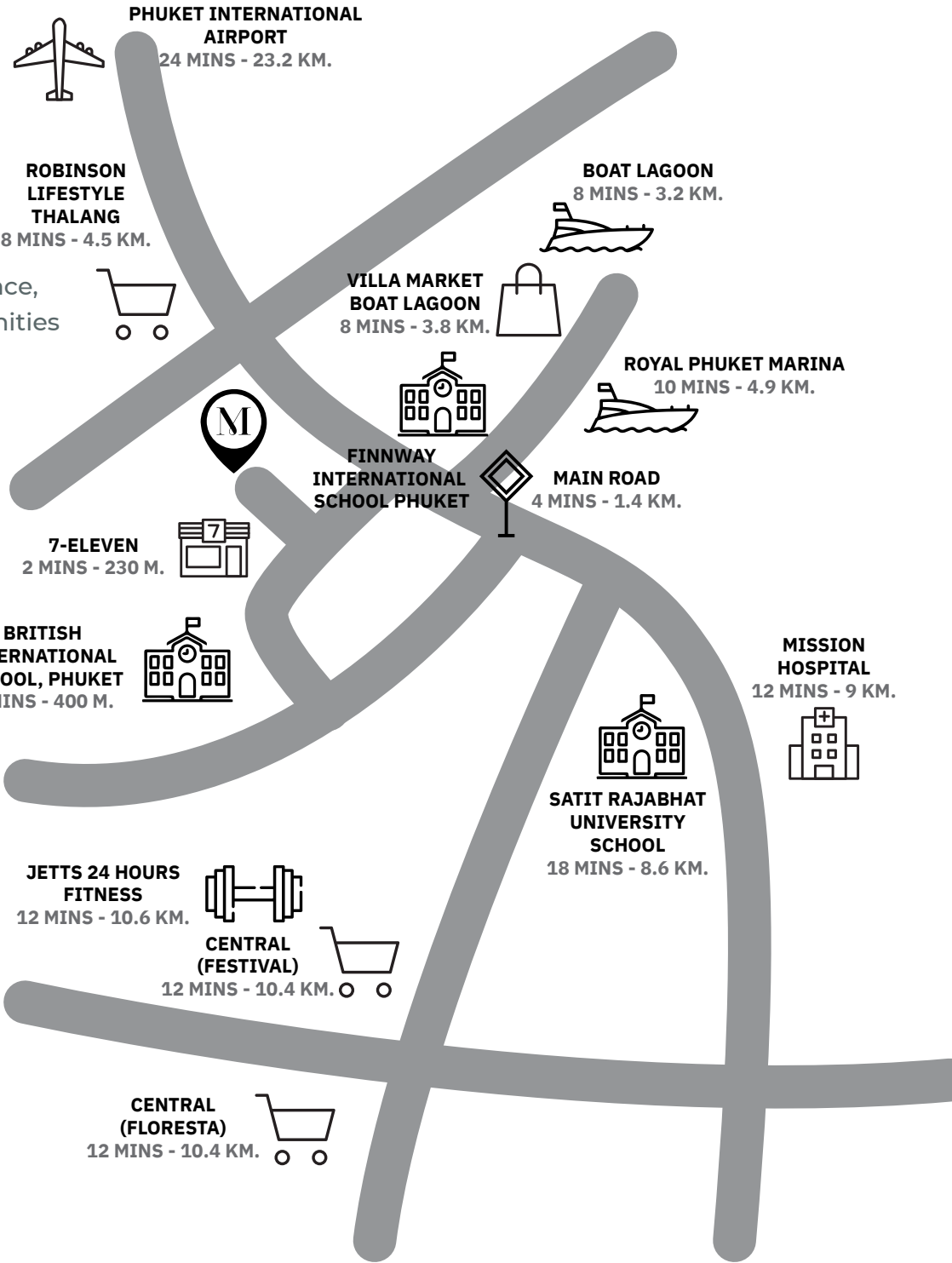




Prime Location Advantage

Mouana Residence Ko Kaeo's location offers a perfect blend of convenience, luxury, and accessibility, providing residents with a diverse range of amenities and services within a short distance from their doorstep

	MAIN ROAD 4 MINS - 1.4 KM.		MISSION HOSPITAL 12 MINS - 9 KM.
	7-ELEVEN 2 MINS - 230 M.		JETTS 24 HOURS FITNESS 12 MINS - 10.6 KM.
	BRITISH INTERNATIONAL SCHOOL, PHUKET 1 MINS - 400 M.		SATIT RAJABHAT UNIVERSITY SCHOOL 18 MINS - 8.6 KM.
	FINNWAY INTERNATIONAL SCHOOL PHUKET 7 MINS - 3.4 KM.		CENTRAL (FLORESTA) 12 MINS - 10.4 KM.
	VILLA MARKET BOAT LAGOON 8 MINS - 3.8 KM.		CENTRAL (FESTIVAL) 12 MINS - 10.4 KM.
	ROBINSON LIFESTYLE THALANG 8 MINS - 4.5 KM.		PHUKET INTERNATIONAL AIRPORT 24 MINS - 23.2 KM.
	BOAT LAGOON 8 MINS - 4.2 KM.		ROYAL PHUKET MARINA 10 MINS - 4.9 KM.



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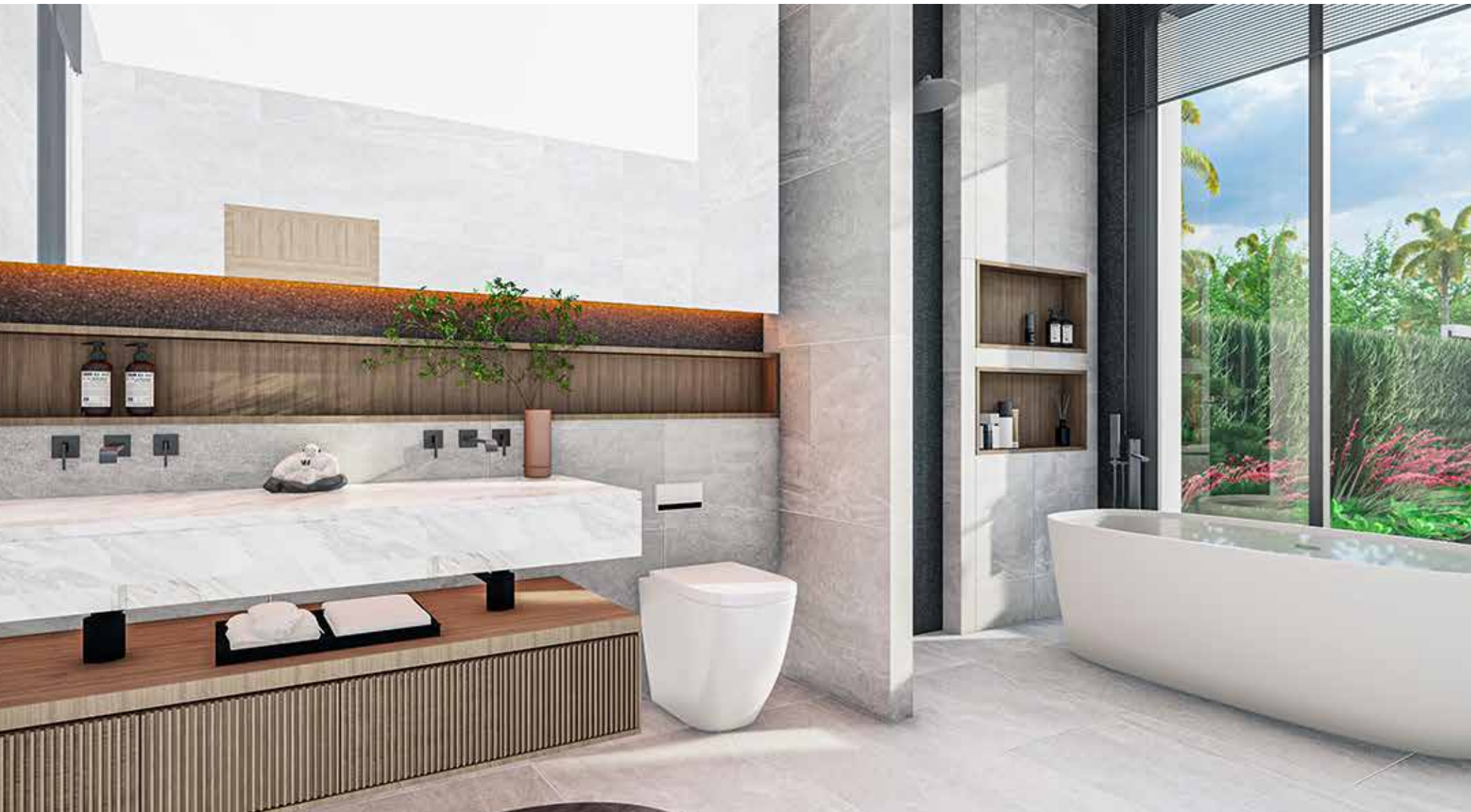
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Master Plan



UNIT ID	LAND AREA (SQ.M.) (APPROX.)	USABLE AREA (SQ.M.) (APPROX.)	GARDEN AREA (SQ.M.) (APPROX.)
MRK-01	478	342	136
MRK-02	749	444	305
MRK-03	330	261	69
MRK-04	330	261	69
MRK-05	492	319	173
MRK-06	439	332	107
MRK-07	330	261	69
MRK-08	330	261	69
MRK-09	536	395	140
MRK-10	439	332	107
MRK-11	330	261	69
MRK-12	330	261	69
MRK-13	330	261	69
MRK-14	549	319	230
MRK-15	520	365	154
MRK-16	440	332	108
MRK-17	440	332	108
MRK-18	440	332	108
MRK-19	440	332	108
MRK-20	440	332	108
MRK-21	440	332	108
MRK-22	440	332	108
MRK-23	680	453	227
MRK-24	479	319	161
MRK-25	330	261	69
MRK-26	330	261	69
MRK-27	440	332	108
MRK-28	330	261	69
MRK-29	352	261	91
MRK-30	352	261	91
MRK-31	352	261	91
MRK-32	352	261	91
MRK-33	499	332	167
MRK-34	374	261	113
MRK-35	374	261	113
MRK-36	374	261	113
MRK-37	374	261	113
MRK-38	374	261	113



Area Plan

UNIT DETAILS

POOL VILLA

Every villa comes with a private swimming pool.

USABLE AREA

261 sqm.

BEDROOMS

3 bedrooms

BATHROOMS

4 bathrooms

SWIMMING POOL

28.47 sqm. - 47.39 sqm.

PARKING

2 parking spaces

FLOOR PLAN



Area Plan

TYPE

A1

1. Living Area	: 14.88 sqm.
2. Kitchen	: 11.51 sqm.
3. Dining Area	: 27.29 sqm.
4. WC.1	: 2.16 sqm.
5. Master Bedroom	: 23.51 sqm.
6. WC.2	: 10.08 sqm.
7. Bedroom 2	: 18.21 sqm.
8. WC.3	: 5.40 sqm.
9. Bedroom 3	: 24.20 sqm.
10. WC.4	: 6.80 sqm.
11. Laundry Area	: 3.78 sqm.
12. Swimming Pool	: 28.47 sqm.
13. Garage	: 45.60 sqm.
14. Terrace	: 38.62 sqm.

USABLE AREA: 261 sqm.

GARDEN : 69 - 113 sqm.

LAND AREA : 330 - 374 SQM.

FLOOR PLAN



Area Plan

TYPE
A2

1. Living Area	: 14.88 sqm.
2. Kitchen	: 11.51 sqm.
3. Dining Area	: 27.29 sqm.
4. WC.1	: 2.16 sqm.
5. Master Bedroom	: 23.51 sqm.
6. WC.2	: 10.08 sqm.
7. Bedroom 2	: 18.21 sqm.
8. WC.3	: 5.40 sqm.
9. Bedroom 3	: 24.20 sqm.
10. WC.4	: 6.80 sqm.
11. Laundry Area	: 3.78 sqm.
12. Swimming Pool	: 28.47 sqm.
13. Garage	: 45.60 sqm.
14. Terrace	: 38.62 sqm.

USABLE AREA: 261 sqm.

GARDEN : 69 - 113 sqm.

LAND AREA : 330 - 374 SQM.

Area Plan

TYPE
A3



1. Living Area	: 27.03 sqm.
2. Kitchen	: 19.64 sqm.
3. Dining Area	: 17.67 sqm.
4. WC.1	: 4.86 sqm.
5. Master Bedroom	: 34.85 sqm.
6. WC.2	: 16.33 sqm.
7. Bedroom 2	: 18.23 sqm.
8. WC.3	: 5.21 sqm.
9. Bedroom 3	: 18.79 sqm.
10. WC.4	: 4.85 sqm.
11. Corridor	: 5.40 sqm.
12. Thai Kitchen	: 12.96 sqm.
13. Laundry Area	: 10.80 sqm.
14. Terrace	: 86.74 sqm.
15. Swimming Pool	: 47.39 sqm.
16. Garage	: 37.51 sqm.

USABLE AREA: 365 sqm.

GARDEN : 155 sqm.

LAND AREA : 520 SQM.



Elevated Tranquility

TYPE

B

Area Plan

UNIT DETAILS

POOL VILLA

Every villa comes with a private swimming pool.

USABLE AREA

416 sqm. - 461 Sqm.

BEDROOMS

4 bedrooms

BATHROOMS

5 bathrooms

SWIMMING POOL

35.80 sqm. - 44.16 sqm.

PARKING

2 parking spaces

FLOOR PLAN

Area Plan

TYPE

B1



1. Living Area	: 16.62 sqm.
2. Kitchen	: 11.51 sqm.
3. Dining Area	: 30.54 sqm.
4. WC.1	: 2.16 sqm.
5. Master Bedroom	: 31.73 sqm.
6. WC.2	: 10.83 sqm.
7. Bedroom 2	: 19.51 sqm.
8. WC.3	: 5.40 sqm.
9. Bedroom 3	: 15.81 sqm.
10. WC.4	: 6.19 sqm.
11. Bedroom 4	: 24.04 sqm.
12. WC.5	: 6.45 sqm.
13. Laundry Area	: 3.78 sqm.
14. Swimming Pool	: 40.62 sqm.
15. Garage	: 49.15 sqm.
16. Terrace	: 57.57 sqm.

USABLE AREA: 332 sqm. **GARDEN :** 107 - 108 sqm.

LAND AREA : 439 - 440 SQM.

FLOOR PLAN

Area Plan

TYPE

B2



1. Living Area	: 16.62 sqm.
2. Kitchen	: 11.51 sqm.
3. Dining Area	: 30.54 sqm.
4. WC.1	: 2.16 sqm.
5. Master Bedroom	: 31.73 sqm.
6. WC.2	: 10.83 sqm.
7. Bedroom 2	: 19.51 sqm.
8. WC.3	: 5.40 sqm.
9. Bedroom 3	: 15.81 sqm.
10. WC.4	: 6.19 sqm.
11. Bedroom 4	: 24.04 sqm.
12. WC.5	: 6.45 sqm.
13. Laundry Area	: 3.78 sqm.
14. Swimming Pool	: 40.62 sqm.
15. Garage	: 49.15 sqm.
16. Terrace	: 57.57 sqm.

USABLE AREA: 332 sqm. **GARDEN :** 107 - 167 sqm.

LAND AREA : 439 - 499 SQM.

FLOOR PLAN



Area Plan

TYPE
B3

1. Living Area	: 30.78 sqm.
2. Kitchen	: 14.58 sqm.
3. Dining Area	: 21.09 sqm.
4. WC.1	: 4.86 sqm.
5. Master Bedroom	: 34.10 sqm.
6. WC.2	: 14.75 sqm.
7. Bedroom 2	: 13.69 sqm.
8. WC.3	: 5.70 sqm.
9. Bedroom 3	: 16.87 sqm.
10. WC.4	: 6.30 sqm.
11. Bedroom 4	: 15.49 sqm.
12. WC.5	: 5.88 sqm.
13. Laundry Area	: 7.60 sqm.
14. Storage	: 5.50 sqm.
15. Terrace	: 50.51 sqm.
16. Swimming Pool	: 41.25 sqm.
17. Garage	: 43.17 sqm.
18. Terrace	: 9.60 sqm.

USABLE AREA: 342 sqm. **GARDEN :** 136 sqm.

LAND AREA : 478 SQM.

FLOOR PLAN



Area Plan

TYPE
B4

1. Living Area	: 30.78 sqm.
2. Kitchen	: 14.57 sqm.
3. Dining Area	: 21.09 sqm.
4. WC.1	: 4.86 sqm.
5. Master Bedroom	: 34.85 sqm.
6. WC.2	: 14.75 sqm.
7. Bedroom 2	: 13.32 sqm.
8. WC.3	: 5.70 sqm.
9. Bedroom 3	: 16.70 sqm.
10. WC.4	: 6.09 sqm.
11. Bedroom 4	: 17.49 sqm.
12. WC.5	: 6.64 sqm.
13. Laundry Area	: 5.13 sqm.
14. Storage	: 4.94 sqm.
15. Terrace	: 33.98 sqm.
16. Swimming Pool	: 35.80 sqm.
17. Garage	: 43.39 sqm.
18. Corridor	: 8.75 sqm.

USABLE AREA: 319 sqm. **GARDEN :** 173 sqm.

LAND AREA : 492 SQM.

FLOOR PLAN

Area Plan

TYPE

B5



1. Living Area	: 30.78 sqm.
2. Kitchen	: 14.57 sqm.
3. Dining Area	: 21.09 sqm.
4. WC.1	: 4.86 sqm.
5. Master Bedroom	: 34.85 sqm.
6. WC.2	: 14.75 sqm.
7. Bedroom 2	: 13.32 sqm.
8. WC.3	: 5.70 sqm.
9. Bedroom 3	: 16.70 sqm.
10. WC.4	: 6.09 sqm.
11. Bedroom 4	: 17.49 sqm.
12. WC.5	: 6.64 sqm.
13. Laundry Area	: 5.13 sqm.
14. Storage	: 4.94 sqm.
15. Terrace	: 33.98 sqm.
16. Swimming Pool	: 35.80 sqm.
17. Garage	: 43.39 sqm.
18. Corridor	: 8.75 sqm.

USABLE AREA: 319 sqm. **GARDEN :** 160 sqm.

LAND AREA : 479 SQM.

FLOOR PLAN



Area Plan

TYPE
B6

1. Living Area	: 27.03 sqm.
2. Kitchen	: 16.64 sqm.
3. Dining Area	: 17.67 sqm.
4. WC.1	: 4.86 sqm.
5. Master Bedroom	: 40.70 sqm.
6. WC.2	: 15.58 sqm.
7. Bedroom 2	: 17.89 sqm.
8. WC.3	: 5.51 sqm.
9. Bedroom 3	: 19.82 sqm.
10. WC.4	: 5.51 sqm.
11. Bedroom 4	: 20.28 sqm.
12. WC.5	: 5.12 sqm.
13. Corridor	: 13.16 sqm.
14. Thai Kitchen	: 13.23 sqm.
15. Laundry Area	: 12.21 sqm.
16. Terrace	: 79.29 sqm.
17. Swimming Pool	: 43.30 sqm.
18. Garage	: 37.51 sqm.

USABLE AREA: 395 sqm. **GARDEN :** 141 sqm.

LAND AREA : 536 SQM.

FLOOR PLAN

Area Plan

TYPE

B7



1. Living Area	: 28.03 sqm.
2. Kitchen	: 16.20 sqm.
3. Dining Area	: 24.92 sqm.
4. WC.1	: 4.18 sqm.
5. Master Bedroom	: 53.20 sqm.
6. WC.2	: 14.34 sqm.
7. Bedroom 2	: 13.67 sqm.
8. WC.3	: 5.50 sqm.
9. Bedroom 3	: 18.80 sqm.
10. WC.4	: 5.50 sqm.
11. Bedroom 4	: 28.24 sqm.
12. WC.5	: 6.93 sqm.
13. Thai Kitchen	: 8.14 sqm.
14. Laundry Area	: 6.11 sqm.
15. Terrace	: 136.67 sqm.
16. Swimming Pool	: 44.16 sqm.
17. Garage	: 38.40 sqm.

USABLE AREA: 453 sqm. **GARDEN :** 227 sqm.

LAND AREA : 680 SQM.



Area Plan

UNIT DETAILS

POOL VILLA

Every villa comes with a private swimming pool.

USABLE AREA

444 sqm.

BEDROOMS

5 bedrooms

BATHROOMS

6 bathrooms

SWIMMING POOL

52.03 sqm.

PARKING

3 parking spaces

FLOOR PLAN



Area Plan

TYPE
C1

1. Living Area	: 36.71 sqm.
2. Kitchen	: 15.00 sqm.
3. Dining Area	: 24.30 sqm.
4. WC.1	: 5.00 sqm.
5. Master Bedroom	: 48.90 sqm.
6. WC.2	: 14.75 sqm.
7. Bedroom 2	: 23.00 sqm.
8. WC.3	: 5.90 sqm.
9. Bedroom 3	: 13.32 sqm.
10. WC.4	: 5.51 sqm.
11. Bedroom 4	: 14.46 sqm.
12. WC.5	: 5.60 sqm.
13. Bedroom 5	: 13.32 sqm.
14. WC. 6	: 6.84 sqm.
15. Thai Kitchen	: 8.72 sqm.
16. Laundry Area	: 4.40 sqm.
17. Storage Room	: 3.60 sqm.
18. Terrace	: 75.11 sqm.
19. Swimming Pool	: 52.03 sqm.
20. Garage	: 55.83 sqm.
21. Corridor	: 12.12 sqm.

USABLE AREA: 444 sqm. **GARDEN :** 305 sqm.

LAND AREA : 749 SQM.

Investment

Investing in Mouana Residence Ko Kaeo is a smart financial decision. Here's why:

Property Appreciation: Phuket's property values have been consistently on the rise.

The prime location of Mouana Residence Ko Kaeo near international schools and amenities makes it a promising investment with potential for appreciation.

Rental Income: With high demand for quality housing near international schools, Mouana Residence Ko Kaeo offers a lucrative rental income opportunity.

Short-term or long-term rentals can provide a steady income stream.

Resale Value: Well-designed and maintained properties ensure enduring value.

When you decide to sell, you can expect a property with broad market appeal.



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