

MANOR

PHUKET





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



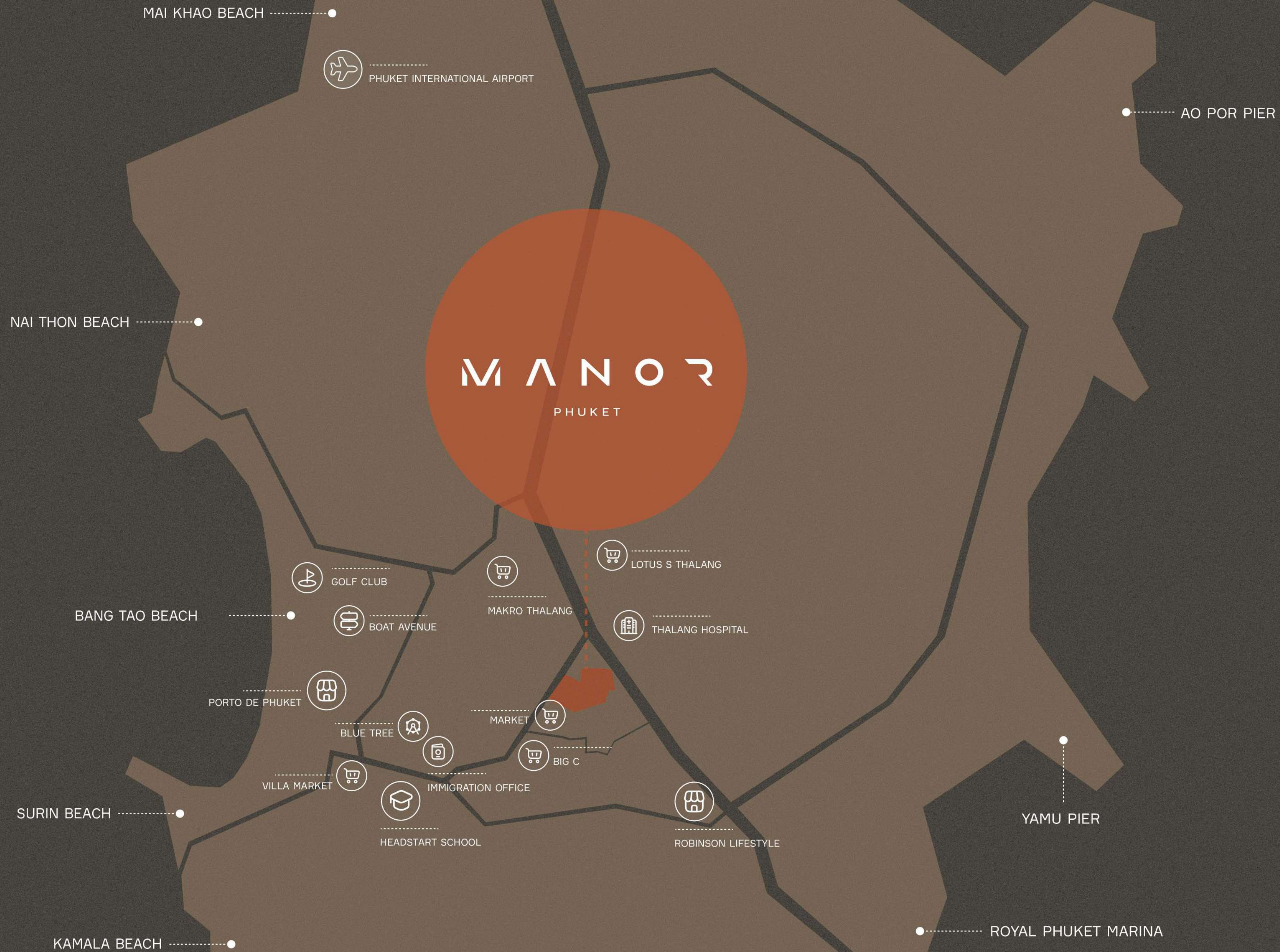
BANG TAO BEACH
..... 17 MIN



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





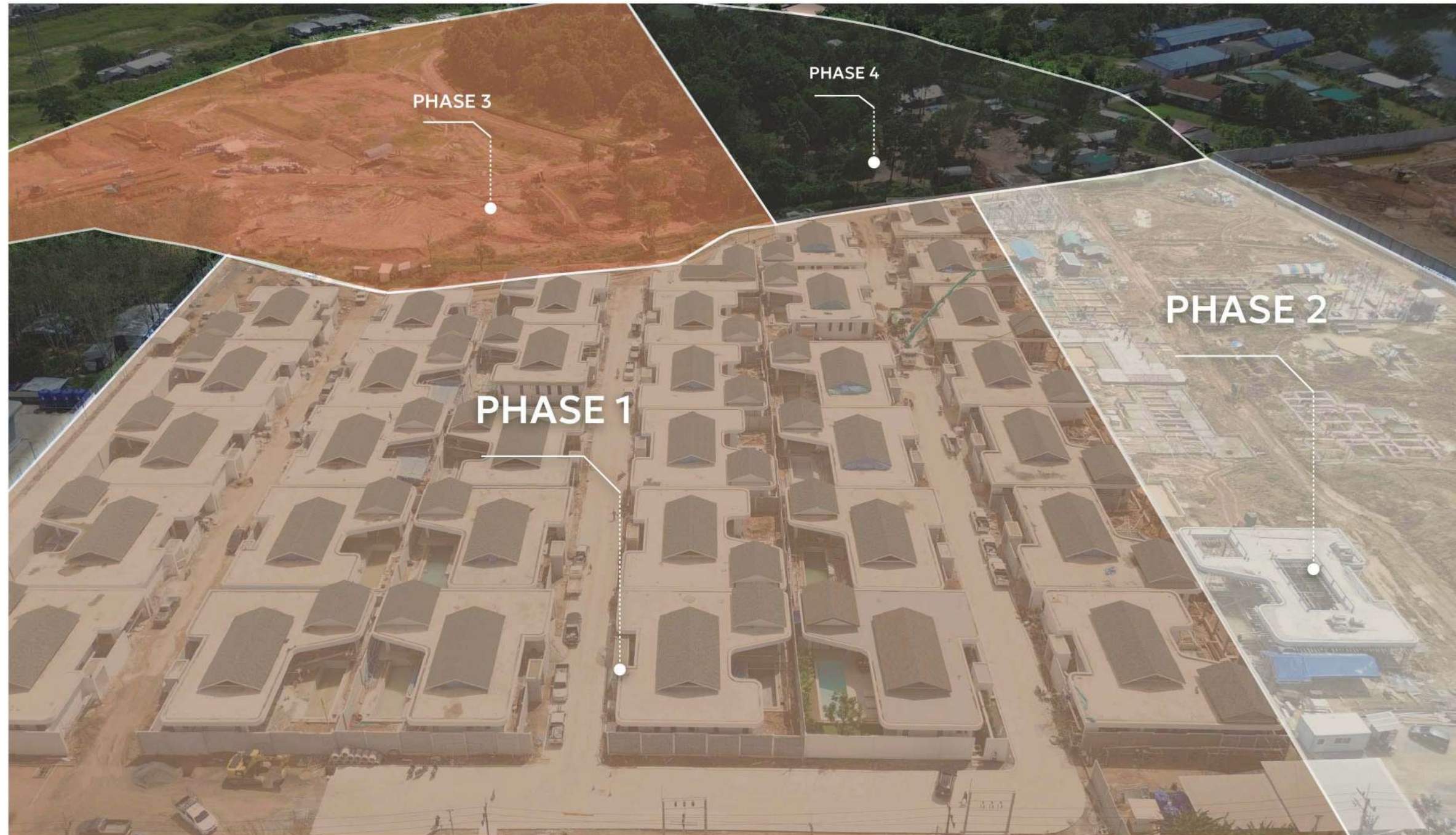
Stress-Free Shuttle



A smarter future starts here – HeadStart access

LANDPLOT

BIRDVIEW



MORE THAN 100 UNITS LUXURY VILLAS

OVER 70 RAI OF LAND AREA

JM GROUP MASTER PLAN

GENERAL



M
MANOR
PHUKET

MANOR ZONE

mORI

MORI ZONE

CENTER PARK

CO-WORKING SPACE

242 SQM

COMMON SWIMMING POOL

25 X 8 METERS

GYM

32 SQM

MULTI-SPORT COURT

KID'S PLAYGROUND

MARS
MARS AVENUE

MARS AVENUE

M
MONA
ESTATE

MONA ZONE



MASTER PLAN

PRICE LIST

SOLD 48% RESERVED 31%



PHASE 1-2 ZONE AVAILABLE UNITS		PHASE 3 ZONE AVAILABLE UNITS	
○	----- AVAILABLE	○	----- AVAILABLE
●	----- RESERVED	●	----- RESERVED
■	----- SOLD	■	----- SOLD

TYPE S/ PHASE 1

Plot	Land plot (M2)	Built-up area (M2)	Bedrooms/Bathrooms	Price (THB)
S112	472.48	345.02	3/4	26,800,000

TYPE S/ PHASE 2 «ARCADIA»

Plot	Land plot (M2)	Built-up area (M2)	Bedrooms/Bathrooms	Price (THB)
A13	472.52	345.02	3/4	26,800,000

TYPE S/ LUXE ZONE

Plot	Land plot (M2)	Built-up area (M2)	Bedrooms/Bathrooms	Price (THB)
L9	472.51	345.02	3/4	26,600,000
L10	472.57	345.02	3/4	26,600,000
L11	498.13	345.02	3/4	27,000,000
L13	472.52	345.02	3/4	26,600,000
L17	873.71	345.02	3/4	32,300,000
L24	603.31	345.02	3/4	28,400,000
L25	472.53	345.02	3/4	26,600,000
L26	472.48	345.02	3/4	26,600,000
L27	472.50	345.02	3/4	26,600,000
L28	472.50	345.02	3/4	26,600,000
L29	472.49	345.02	3/4	26,600,000
L30	472.51	345.02	3/4	26,600,000

The images and renderings shown are for conceptual purposes only and may not reflect the final project design or features



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 ASIA BOOKS	 Chinese Cuisine	 good Cafe General One Ordinary Day
 Company Home Company Home	MANOR	
 JD		 BANGKOK RESTAURANT

MAR AVENUE



FLOOR PLAN

BUILT-UP AREA
345.02 M²

EXTERIOR ----- 164.73 M²

1	GARAGE	36.00 M ²
2	MAIN ENTRANCE	5.00 M ²
3	OUTDOOR WALKWAY	32.98 M ²
4	TERRACE	56.69 M ²
5	SWIMMING POOL	34.06 M ²

INTERIOR ----- 180.29 M²

6	LIVING, DINING, KITCHEN	70.55 M ²
7	HALLWAY	2.40 M ²
8	BEDROOM 3	18.36 M ²
9	W.C. 1	5.25 M ²
10	MASTER BEDROOM	31.91 M ²
11	MASTER W.C.	11.20 M ²
12	POWDER ROOM	3.12 M ²
13	STORAGE	3.64 M ²
14	BEDROOM 2	23.46 M ²
15	W.C. 2	5.72 M ²
16	PANTRY	4.68 M ²

S1

21M²

22,5M²



21m²

22,5m²

FLOOR PLAN

BUILT-UP AREA
359.08 M²

EXTERIOR 149.46 M²

1	GARAGE	36.00 M ²
2	MAIN ENTRANCE	5.00 M ²
3	OUTDOOR WALKWAY	21.86 M ²
4	TERRACE	53.45 M ²
5	SWIMMING POOL	33.15 M ²

INTERIOR 209.62 M²

6	LIVING, DINING, KITCHEN	70.55 M ²
7	HALLWAY	2.40 M ²
8	BEDROOM 3	18.36 M ²
9	W.C. 1	5.25 M ²
10	MASTER BEDROOM	31.91 M ²
11	MASTER W.C.	11.20 M ²
12	PANTRY	5.19 M ²
13	BEDROOM 4	18.48 M ²
14	W.C. 2	4.62 M ²
15	HALLWAY	2.69 M ²
16	BEDROOM 2	28.40 M ²
17	W.C. 3	6.23 M ²
18	POWDER ROOM	4.34 M ²

S2



EXTERIOR



MANOR

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INTERIOR



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TYPE **S/**

 **SOLD**

Plot	Land plot (M2)	Built-up area (M2)	Bedrooms/Bathrooms	Price (THB)
 S111	472.51	345.02	3/4	26,800,000
S112	472.48	345.02	3/4	26,800,000
 S113	472.48	345.02	3/4	26,800,000
 S114	472.50	345.02	3/4	26,800,000
 S115	472.51	345.02	3/4	26,800,000
 S116	525.01	345.02	3/4	28,200,000
 S217	522.68	359.08	4/5	28,200,000
 S218	694.92	359.08	4/5	30,000,000
 S119	693.03	345.02	3/4	29,900,000
 S120	472.51	345.02	3/4	26,800,000
 S121	472.51	345.02	3/4	26,800,000
 S122	472.51	345.02	3/4	26,800,000
 S123	472.51	345.02	3/4	26,800,000
 S124	472.50	345.02	3/4	26,800,000
 S125	472.50	345.02	3/4	26,800,000
 S126	472.50	345.02	3/4	26,800,000
 S127	472.50	345.02	3/4	26,800,000

CONDITIONS

- 1 Areas and dimensions are approximate and subject to final survey and change.
- 2 Prices include standard fixtures and built-in equipment. A full furniture package is available to purchase separately.
- 3 Price and payment terms listed are effective from the date of this term sheet and are subject to change without notice.
- 4 Price including swimming pool, air condition, landscape, wardrobe and kitchen.
- 5 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

- 1 Freehold Buildings are sold as freehold ownership available for Thai buyers and Thai companies.
- 2 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 Villa construction completion	5 %

TYPE **S/**

SOLD

Plot	Land plot (M2)	Built-up area (M2)	Bedrooms/Bathrooms	Price (THB)
S128	472.52	345.02	3/4	26,800,000
S229	660.53	359.08	4/5	29,500,000
S230	642.74	359.08	4/5	29,400,000
S131	641.06	345.02	3/4	29,100,000
S132	472.50	345.02	3/4	26,800,000
S133	472.50	345.02	3/4	26,800,000
S134	472.50	345.02	3/4	26,800,000
S135	472.50	345.02	3/4	26,800,000
S136	472.50	345.02	3/4	26,800,000
S137	472.50	345.02	3/4	26,800,000
S138	472.50	345.02	3/4	26,800,000
S239	657.62	359.08	4/5	29,400,000
S240	779.99	359.08	4/5	31,000,000
S141	472.50	345.02	3/4	26,800,000
S142	472.50	345.02	3/4	26,800,000
S143	472.50	345.02	3/4	26,800,000
S144	472.50	345.02	3/4	26,800,000

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6 th Completion of the wall, floor and interior work	15 %
7 th Villa construction completion	5 %

TERMSHEET

PHASE 2 «ARCADIA»
















M A N O R

PHUKET

06/03/26

TYPE S/

 SOLD

Plot	Land plot (M2)	Built-up area (M2)	Bedrooms/Bathrooms	Price (THB)
 A1	490.51	345.02	3/4	27,100,000
 A2	490.53	345.02	3/4	27,100,000
 A3	496.19	345.02	3/4	27,150,000
 A4	496.55	345.02	3/4	27,150,000
 A5	496.11	345.02	3/4	27,150,000
 A6	734.31	345.02	3/4	30,500,000
 A7	799.89	359.08	4/5	31,400,000
 A8	664.41	345.02	3/4	29,500,000
 A9	628.46	345.02	3/4	29,000,000
 A10	581.20	345.02	3/4	28,300,000
 A11	533.11	345.02	3/4	27,700,000
 A12	470.95	345.02	3/4	26,800,000
A13	472.52	345.02	3/4	26,800,000
 A14	472.50	345.02	3/4	26,800,000
 A15	472.50	345.02	3/4	26,800,000
 A16	472.50	345.02	3/4	26,800,000
 A17	472.50	345.02	3/4	26,800,000
 A18	472.49	345.02	3/4	26,800,000
 A19	517.94	359.08	4/5	27,500,000

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6 th Completion of the wall, floor and interior work	15 %
7 th Villa construction completion	5 %

TERMSHEET

LUXE ZONE


















MANOR

PHUKET

16/02/26

TYPE **S/**

 SOLD

Plot	Land plot (M2)	Built-up area (M2)	Bedrooms/Bathrooms	Price (THB)
 L2	718.20	345.02	3/4	29,700,000
 L3	1258.51	345.02	3/4	39,600,000
 L4	912.29	345.02	3/4	35,600,000
 L5	774.02	345.02	3/4	31,000,000
 L6	1146.20	345.02	3/4	35,900,000
 L7	1140.07	345.02	3/4	35,800,000
 L8	472.52	345.02	3/4	26,600,000
L9	472.51	345.02	3/4	26,600,000
L10	472.57	345.02	3/4	26,600,000
L11	498.13	345.02	3/4	27,000,000
 L12	497.78	345.02	3/4	27,000,000
L13	472.52	345.02	3/4	26,600,000
 L14	472.30	345.02	3/4	26,600,000
 L15	472.52	345.02	3/4	26,600,000
 L16	472.42	345.02	3/4	26,600,000
L17	873.71	345.02	3/4	32,300,000
 L18	845.32	345.02	3/4	31,800,000
 L19	526.01	345.02	3/4	27,400,000
 L20	525.86	345.02	3/4	27,400,000
 L21	525.78	345.02	3/4	27,400,000
 L22	547.00	345.02	3/4	27,800,000
 L23	625.61	345.02	3/4	28,800,000

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TYPE **S/**

 SOLD

Plot	Land plot (M2)	Built-up area (M2)	Bedrooms/Bathrooms	Price (THB)
L24	603.31	345.02	3/4	28,400,000
L25	472.53	345.02	3/4	26,600,000
L26	472.48	345.02	3/4	26,600,000
L27	472.50	345.02	3/4	26,600,000
L28	472.50	345.02	3/4	26,600,000
L29	472.49	345.02	3/4	26,600,000
L30	472.51	345.02	3/4	26,600,000
 L31	785.51	345.02	3/4	30,900,000

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