



MONETARIA

VILLAS

BRINGING EXCLUSIVE LIVING TO RAWAI

Imagined as an elegant residence where timeless privacy, smart living,
and enduring value come together —
in a peaceful destination entering its next chapter.



PROJECT OVERVIEW

PROJECT NAME

MONETARIA VILLAS

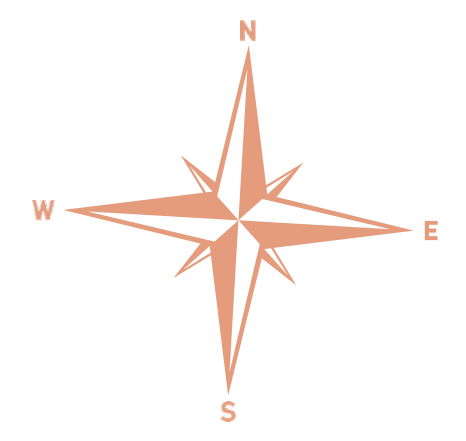
DEVELOPER

ABC DEVELOPER CO., LTD.

NO. OF VILLAS

35 + CLUBHOUSE

MASTER PLAN





INITIAL ENVIRONMENTAL
EXAMINATION APPROVED



สำนักงานนโยบายและแผนทรัพยากรธรรมชาติและสิ่งแวดล้อม
Office of Natural Resources and Environmental Policy and Planning





**DOT PROPERTY
THAILAND
AWARDS
2024**

WINNER

**BEST RESORT VILLA
DEVELOPMENT
PHUKET**

Monetaria Villas
by ABC Developer Co., Ltd.

Organised by
**dotproperty
GROUP**



MONETARIA
VILLAS

WINNER

**BEST RESORT VILLA
DEVELOPMENT
PHUKET 2024**

KEY FEATURES



PRIME LOCATION



INTUITIVE LAYOUTS



HIGH QUALITY
MATERIALS &
APPLIANCES



PERSONALIZED OPTIONS



SMART SYSTEM



CLUBHOUSE



SAFETY



UNDERGROUND
ELECTRICITY



Rawai Beach



Chalong Pier



Seafood Market



Promthep Cape



Naiharn Beach

LOCATION



Rawai Beach
850 m



Naiharn Beach
3 km



Rawai Seafood
Market
1 km



Tops
Supermarket
1.2 km



International
School of Phuket
5 km



Chalong Pier
5.6 km



Villa Market
5.7 km



Chalong Hospital
5.9 km



Phuket Town
15 km





Expertly Crafted for Timeless Appeal





Clerestory Windows

4.95 m Height Ceiling

Seamless Outdoor Living

Marble Veneer
Water Feature Wall

Pool Size 3.5 x 11 m



LAYOUT



TYPE A1

-  3 BEDROOMS
-  4 BATHROOMS

Land area 320.00 sq. m.
Total usable area 274.10 sq. m.

01 GARAGE	21.50	sq.m.
02 STORAGE	1.20	sq.m.
03 ENTRANCE	12.80	sq.m.
04 MASTER BEDROOM	24.80	sq.m.
05 TOILET 1	11.30	sq.m.
06 WALK-IN CLOSET	8.00	sq.m.
07 BALCONY 1	8.00	sq.m.
08 LIVING	24.00	sq.m.
09 DINING	27.50	sq.m.
10 KITCHEN	6.00	sq.m.
11 TOILET 4	2.70	sq.m.
12 LAUNDRY	9.00	sq.m.
13 TERRACE & DECK POOL	36.50	sq.m.
14 BEDROOM 2	19.00	sq.m.
15 TOILET 2	4.50	sq.m.
16 BEDROOM 3	15.00	sq.m.
17 TOILET 3	4.50	sq.m.
18 BALCONY 3	2.50	sq.m.
19 SWIMMING POOL (3 x 11 m.)	33.00	sq.m.
20 SURGE TANK & PUMP ROOM	2.30	sq.m.



TYPE A2



3 BEDROOMS



4 BATHROOMS



2 CAR PARKING


Land area 320.00 sq. m.

Total usable area 274.78 sq. m.

01	Garage	27.50	sq. m.
02	Storage & Elec.	0.75	sq. m.
03	Main Entrance	6.57	sq. m.
04	Master Bedroom	24.80	sq. m.
05	Master Bathroom	10.00	sq. m.
06	Walk-in Closet	7.20	sq. m.
07	Balcony 1	6.60	sq. m.
08	Terrace 2	2.66	sq. m.
09	Living Area	25.12	sq. m.
10	Dining Area	24.08	sq. m.
11	Pantry	6.40	sq. m.
12	Powder Room	2.40	sq. m.
13	Laundry	9.00	sq. m.
14	Terrace 1 & Pool Deck	36.80	sq. m.
15	Bedroom 2	19.00	sq. m.
16	Toilet Room 2	4.50	sq. m.
17	Bedroom 3	15.00	sq. m.
18	Toilet Room 3	4.50	sq. m.
19	Balcony 3	2.50	sq. m.
20	Swimming Pool (3 x 11m.)	33.00	sq. m.
21	Pump Room & Surge Tank	6.40	sq. m.



TYPE B

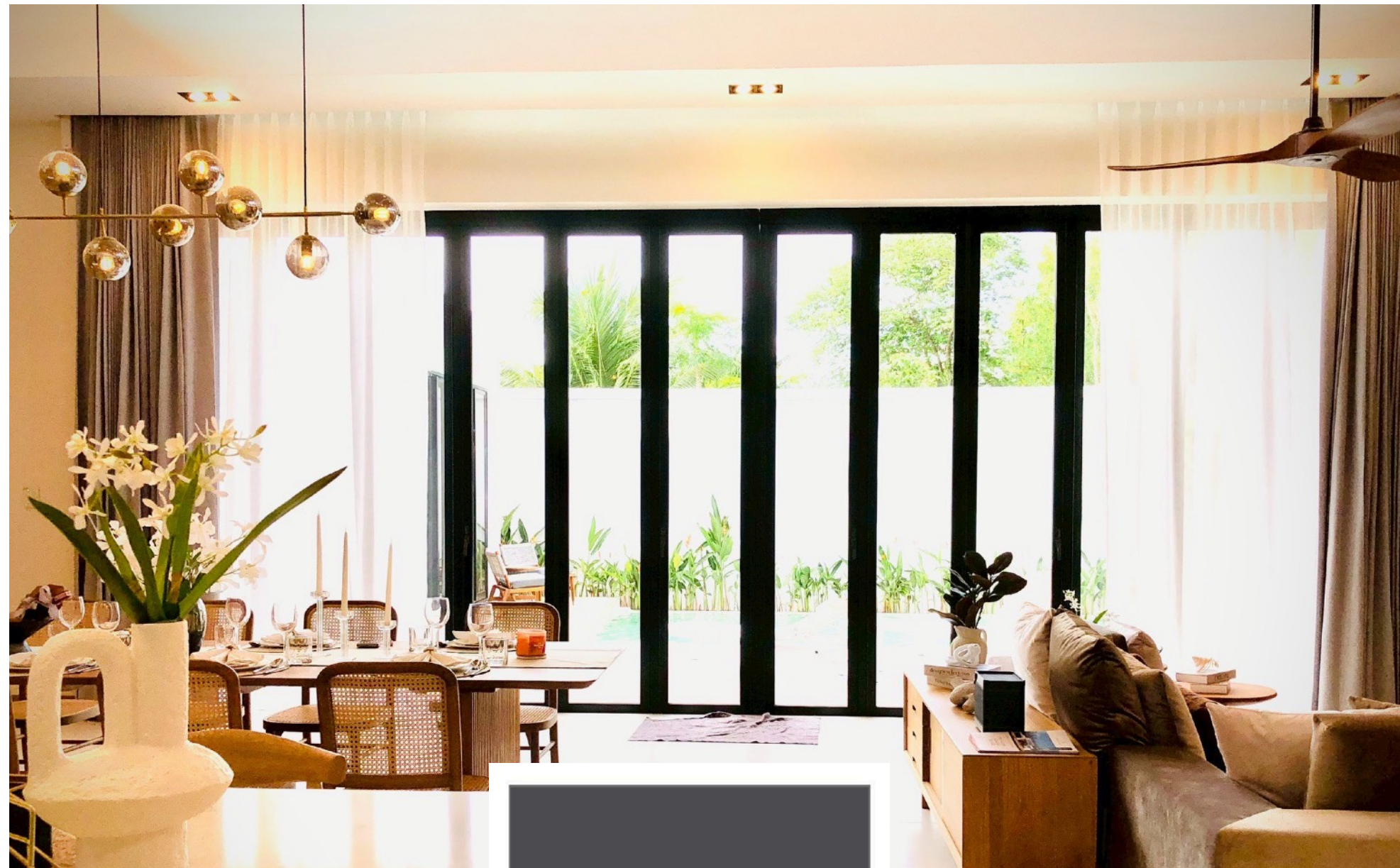
-  4 BEDROOMS
-  5 BATHROOMS

Land area 440.00 sq. m.
 Total usable area 374.90 sq. m.

01 GARAGE	40.00	sq. m.
02 STORAGE	2.70	sq. m.
03 ENTRANCE	10.00	sq. m.
04 LIVING	35.00	sq. m.
05 DINING	36.00	sq. m.
06 KITCHEN	9.00	sq. m.
07 TOILET 5	4.00	sq. m.
08 LAUNDRY	6.50	sq. m.
09 MASTER BEDROOM	30.30	sq. m.
10 WALK -IN CLOSET	9.00	sq. m.
11 TOILET 1	12.00	sq. m.
12 BALCONY 1	8.20	sq. m.
13 BEDROOM 2	15.20	sq. m.
14 TOILET 2	6.20	sq. m.
15 BALCONY 2	8.50	sq. m.
16 BEDROOM 3	21.00	sq. m.
17 TOILET 3	6.80	sq. m.
18 BALCONY 3	9.50	sq. m.
19 BEDROOM 4	15.00	sq. m.
20 TOILET 4	5.00	sq. m.
21 BALCONY 4	3.20	sq. m.
22 SWIMMING POOL (3.5 x 11 m.)	38.50	sq. m.
23 TERRACE & DECK POOL	37.70	sq. m.
24 SURGE TANK & PUMP ROOM	5.60	sq. m.



MATERIALS & APPLIANCES



TOSTEM

 Aluminium Frame



kvik
Real Danish Kitchens

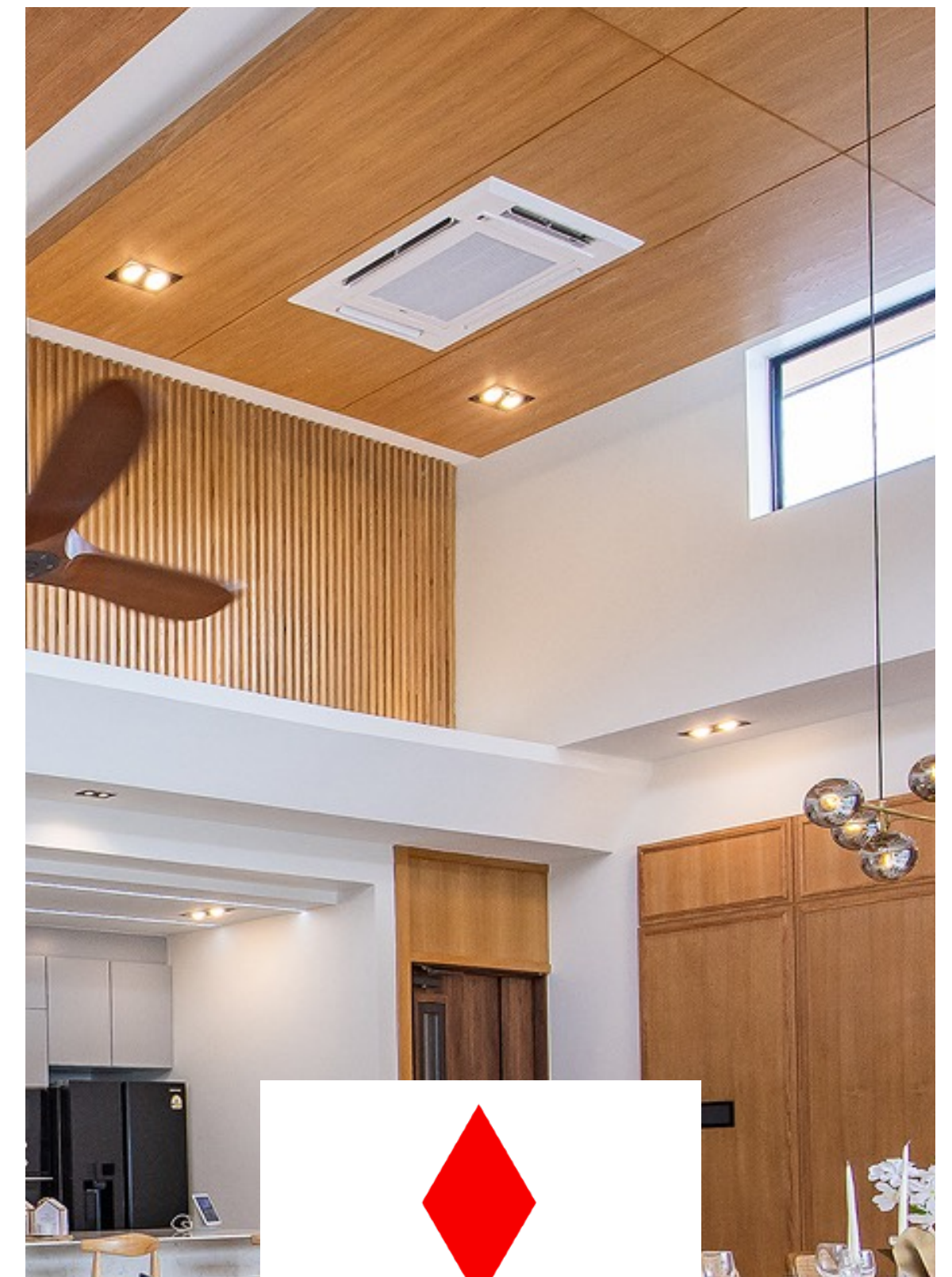
 Kitchen



 Main Gate



 Kitchen Appliances



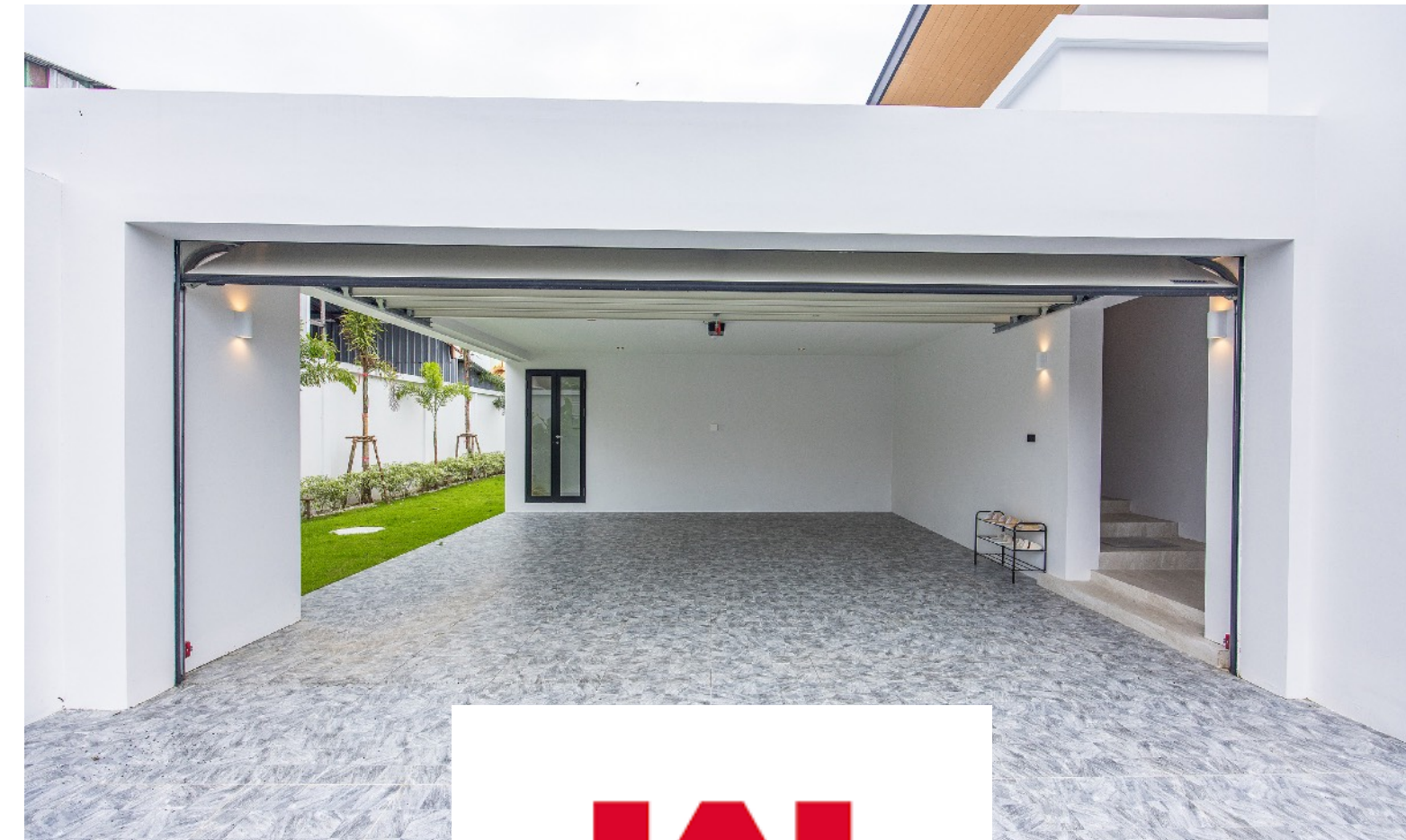
 Air Conditions



 Bathtub



 Bathware



 Garage Door
Home Fittings




**CO
RE
PEL**



SPC Wood Floor



 **Emaux**
water technology
Swimming Pool & SPA Pumps



Pool System



PERSONALIZED OPTION



SPC Wood Floor

Wall & Floor Tile

Pool tile



SMART SYSTEM

Effortless control over water storage, lighting, climate, and entrance gate.



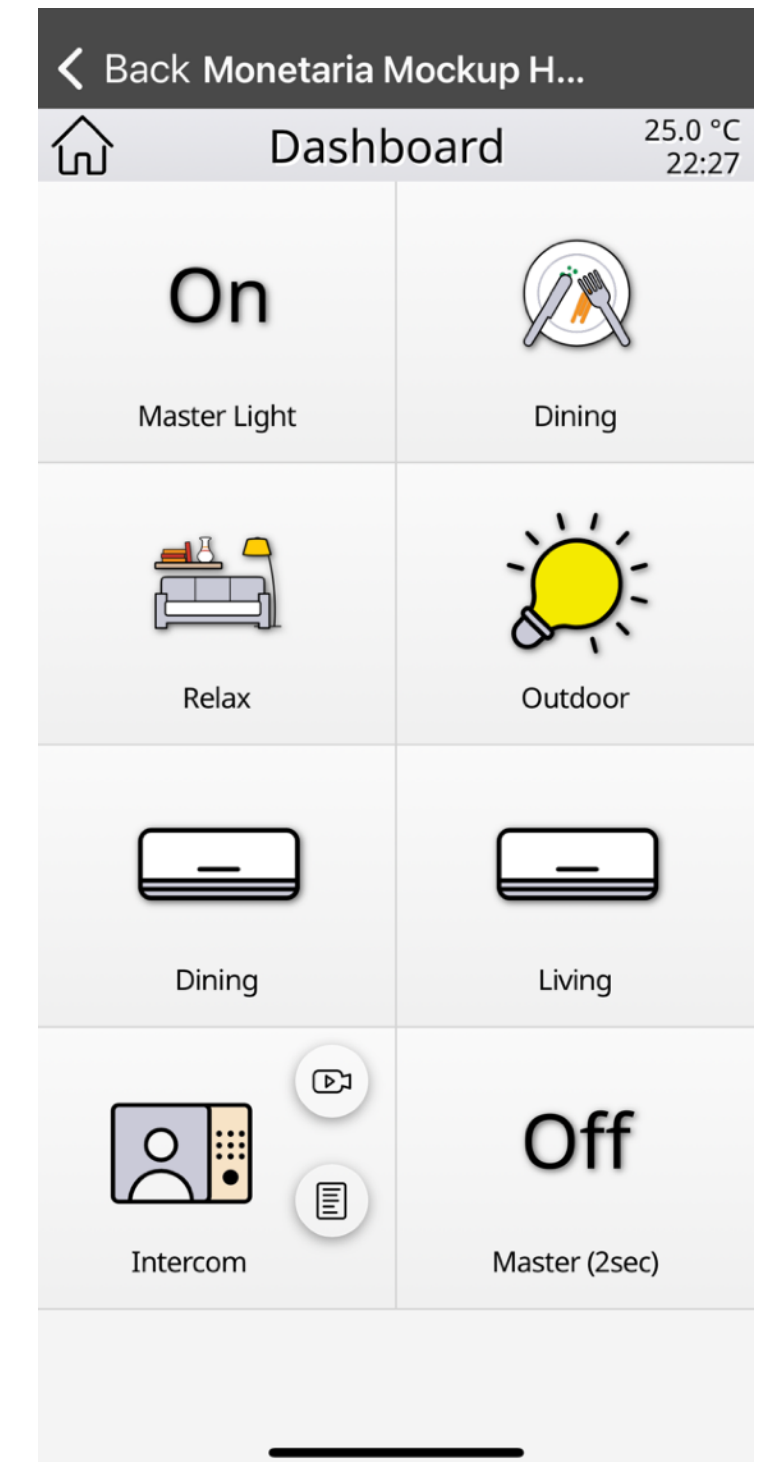
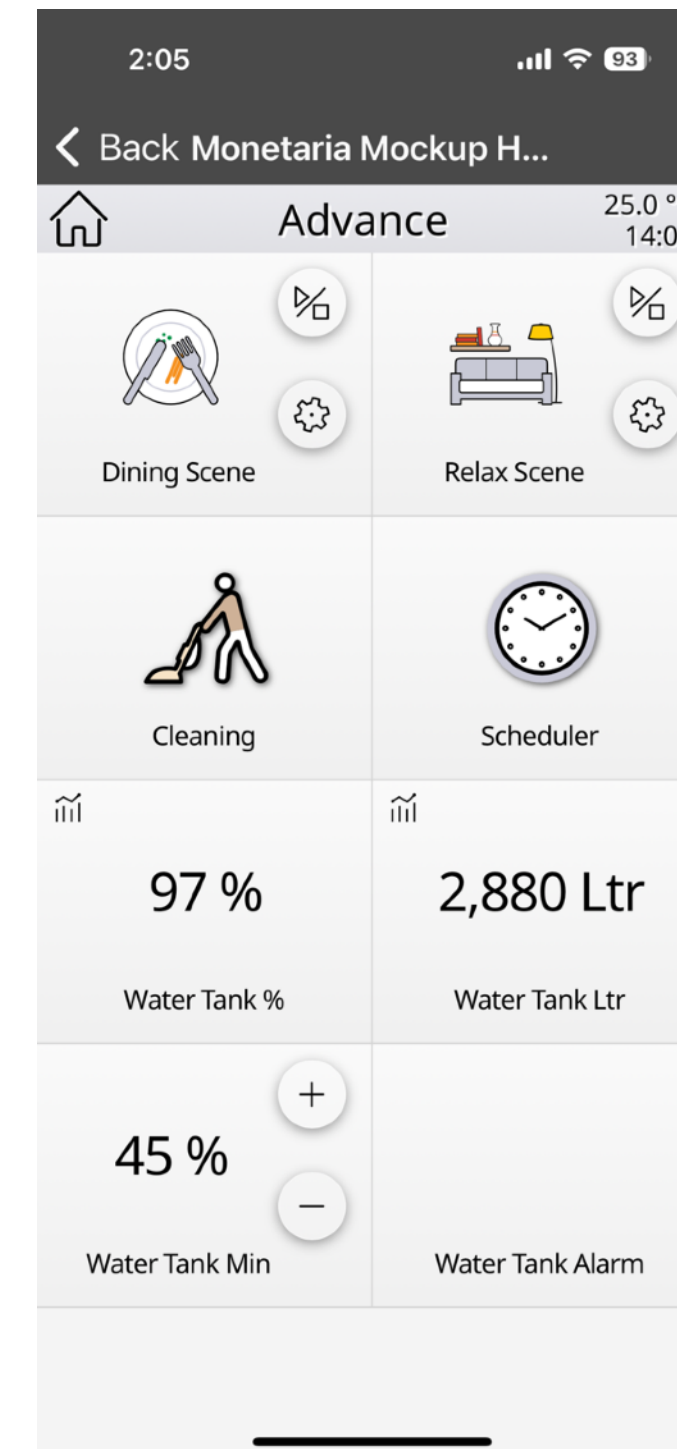
AUTOMATION PROTOCOL



TOUCH SCREEN & SWITCH



KNX'S PARTNER & SERVICE PROVIDER



CLUB HOUSE



FITNESS



YOGA & PILATES



PICKLEBALL COURT



WORKING SPACE



GREEN AREA





24-hr security
Security Cameras
Long Range Keycard



UNERGROUND
ELECTRIC



PRIME INVESTMENT POTENTIAL in a Fast-Growing Destination



Attractive Rental Yields

Rental Management



Villa Type		
Type A	A 14	320 sq.m
Bedrooms :	3 bed	4 bath
Selling Price (THB)	18,900,000	
As of	1 Apr 25	

Villa Type		
Type B	B 1	504 sq.m
Bedrooms :	4 bed	5 bath
Selling Price (THB)	28,000,000	
As of	1 Apr 25	

Expenses Type A

Management fee	25%	540,000
Common area fee	100,000 THB/ monthly	108,000
Total		648,000

Expenses Type B

Management fee	25%	750,000
Common area fee	100,000 THB/ monthly	144,000
Total		894,000

Rental Projection (long term)

	Monthly rent	Total revenue /annum	Return of investment
Type A	180,000	2,160,000	8%
Type B	250,000	3,000,000	7.68%

RENTAL MANAGEMENT



Rent a Villa Phuket





MONETARIA

VILLAS

“ Embrace a Life of Extravagance ”