



GALLERY
RESIDENCES
MONTAZURE

PLANS &
PERSPECTIVES

DEVELOPMENT

Freehold Condominium

TOTAL LAND AREA

21-1- 60.8 Rai

TYPE OF UNITS

227 Spacious Studio and One Bedroom Residences

- options to combine to create larger units

FACILITIES

- Tranquil lakes
- Leisure and Lap Pools
- Kid's Pool and Play Area
- Pool Bar
- Clubhouse & Lobby Lounge
- Fitness & Yoga Platform
- Spa
- All Day Dining Restaurant
- Green Deck, Starlight Deck
- Relaxation Pavilion
- Nature Trail & Jogging Track

SERVICES

Transportation to nearby
MontAzure Beachfront Precinct,
Beach Clubs and Boutique Retail

PRIVILEGE

MontAzure Membership Card & Member of the Diamond level of Le Club AccorHotels

PROJECT ARCHITECT

SODA (Thailand) Ltd.

LANDSCAPE ARCHITECT

Shma Company Limited

OPERATION

MGallery Residences- MGallery is part of AccorHotels

In Touch With Nature

SUB STRUCTURE

Foundation	Reinforced concrete driven piles and micropiles
Ground slabs	Reinforced concrete
Retaining walls	Reinforced concrete

SUPERSTRUCTURE

Building wall	Light weight concrete block wall
Columns	Reinforced concrete
Floor	Reinforced concrete
Roof structure	Reinforced concrete slab with water proof system

FLOOR FINISHES

Internal floors	Porcelain tile and homogeneous tile
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WALL FINISHES

Internal walls	Gypsum and paint, porcelain tile
External walls	Plaster paint
External facade	Plaster paint

EXTERIOR FINISHES

Terrace	Porcelain tile and homogeneous tile
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DOORS & WINDOWS

Entry doors	Solid timber frame, timber veneer
Interior doors	Solid timber frame, timber veneer
Windows	Glass window aluminum powder coated frame
Shower doors	Frameless glass
Hardware	Stainless steel

AIR CONDITIONERS & VENTILATION

Air conditioners	Ceiling concealed FCU
Control	Wire and remote control

SANITARY WARE

Taps and fixtures	Grohe and Kohler or equivalent
Tubs and basins	Kohler or equivalent

KITCHEN

Work surface	Composite stone/ Porcelain tile (Back splash)
Sink	Teka or equivalent
Appliances (Hob & Hood)	Teka or equivalent (for 1 Bedroom)

WATER SUPPLY

Water supply	Variable speed and constant pressure pump and storage tank
Hot water	Storage heater system

LIGHTING

General area	Downlights and LED
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FIRE SAFETY

Fire alarm	Smoke and heat detector system connected to central facility
Fire systems:	Fire hose cabinets (3 storey building and above) and fire extinguishers

ELECTRICAL INSTALLATION

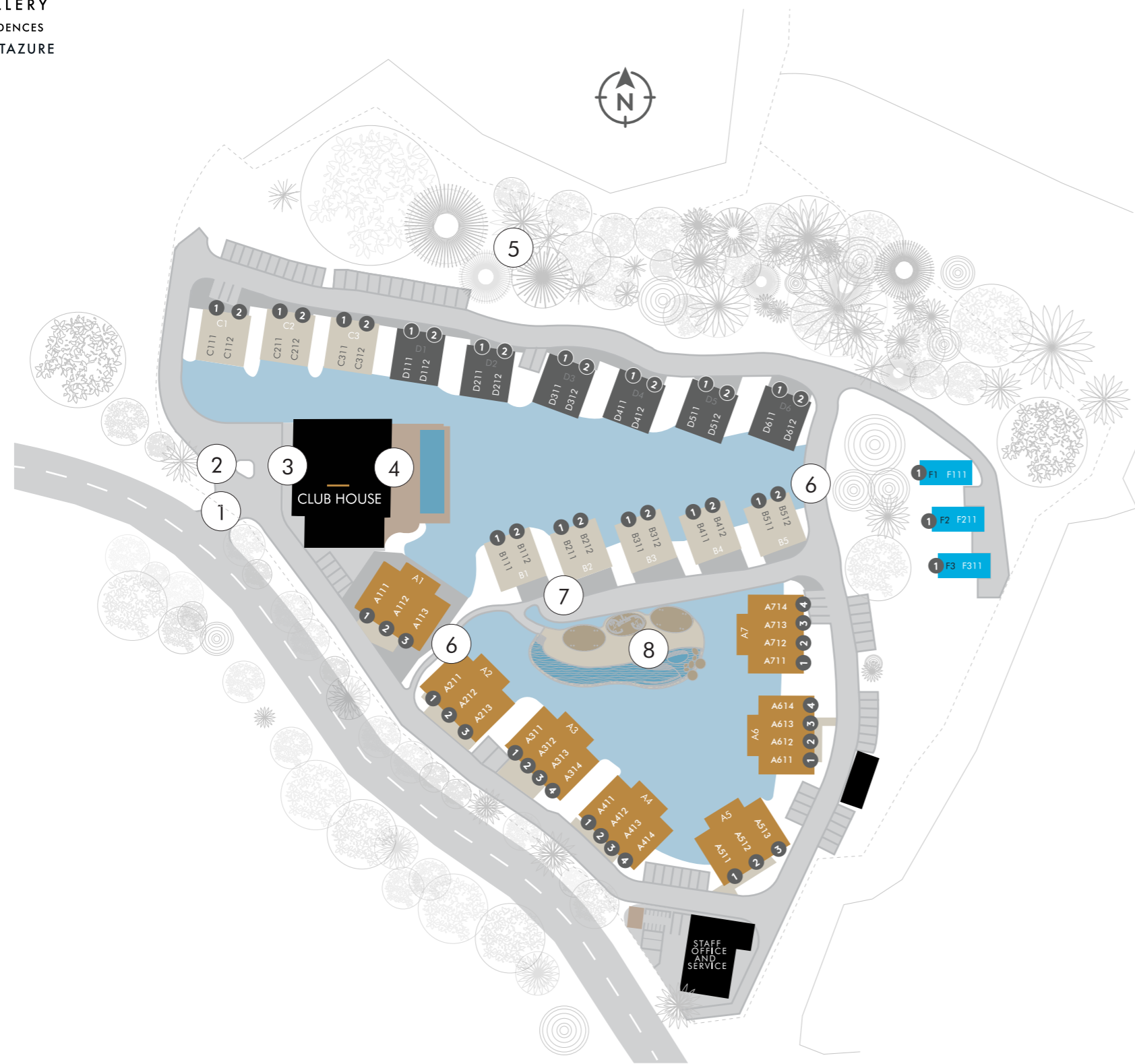
Main cable	3-phase low voltage supply
Internal cable	In conduit cast-in or surface mount
External cable	Sheathed cable in HPDE conduit
System Design	The system is designed and installed under latest edition of Thai Electrical Code



LEGEND / BUILDING

LAKE 1		HILL	
A1-A7	= 6 STOREY	F1 - F3	= 3 STOREY
LAKE 2,3		LAKE HILL	
B1-B5	= 2 STOREY	D1-D6	= 3 STOREY
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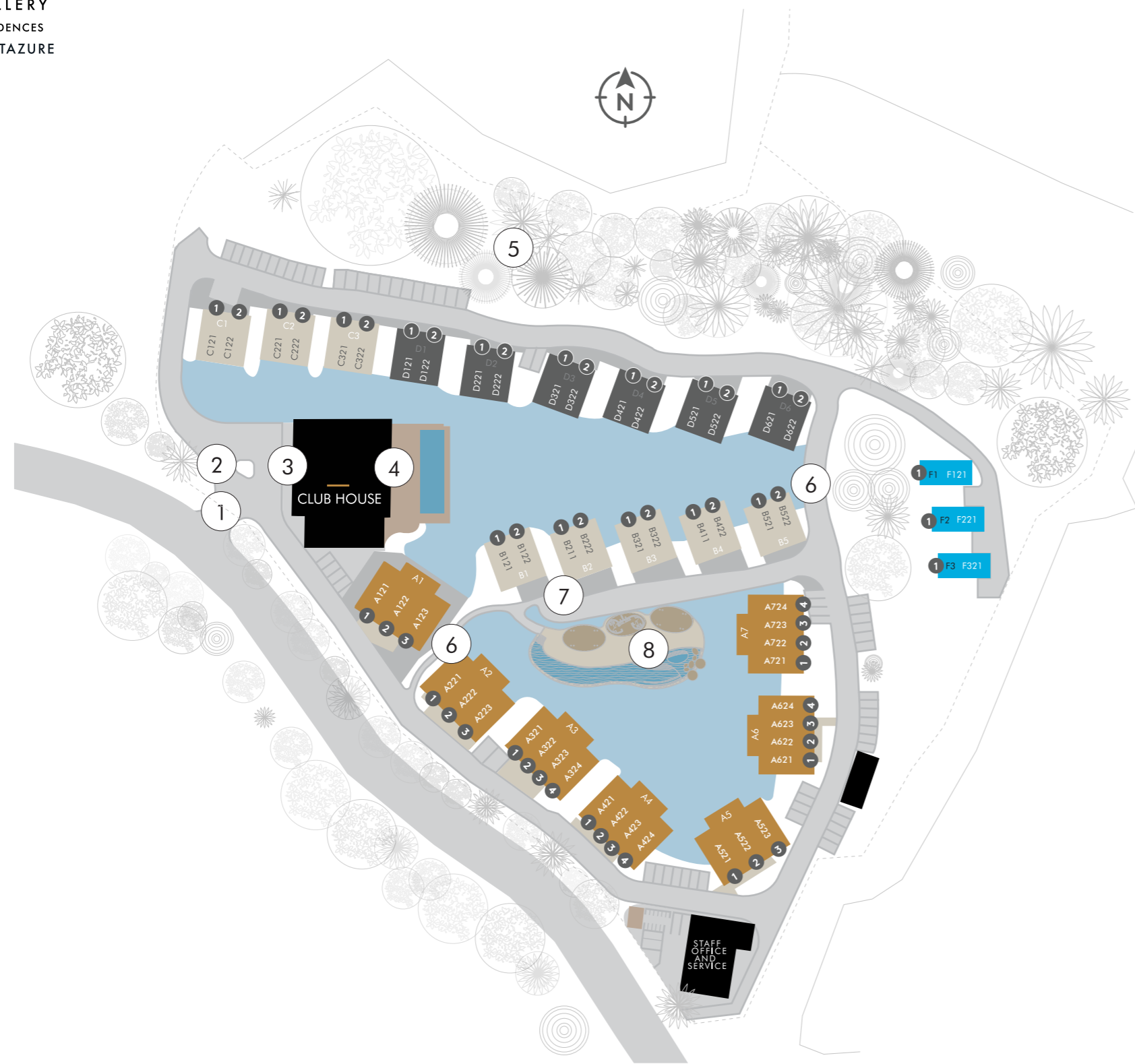
- ① MAIN ENTRANCE
- ② CAR /BUGGY DROP OFF
- ③ CLUB HOUSE RESTAURANT, FITNESS, YOGA AND SAUNA
- ④ LAP POOL
- ⑤ RELAXATION PAVILION
- ⑥ PEDESTRIAN WALKWAY
- ⑦ BUGGY DROP OFF
- ⑧ FREE-FORM POOL, KID'S POOL AND PLAY AREA



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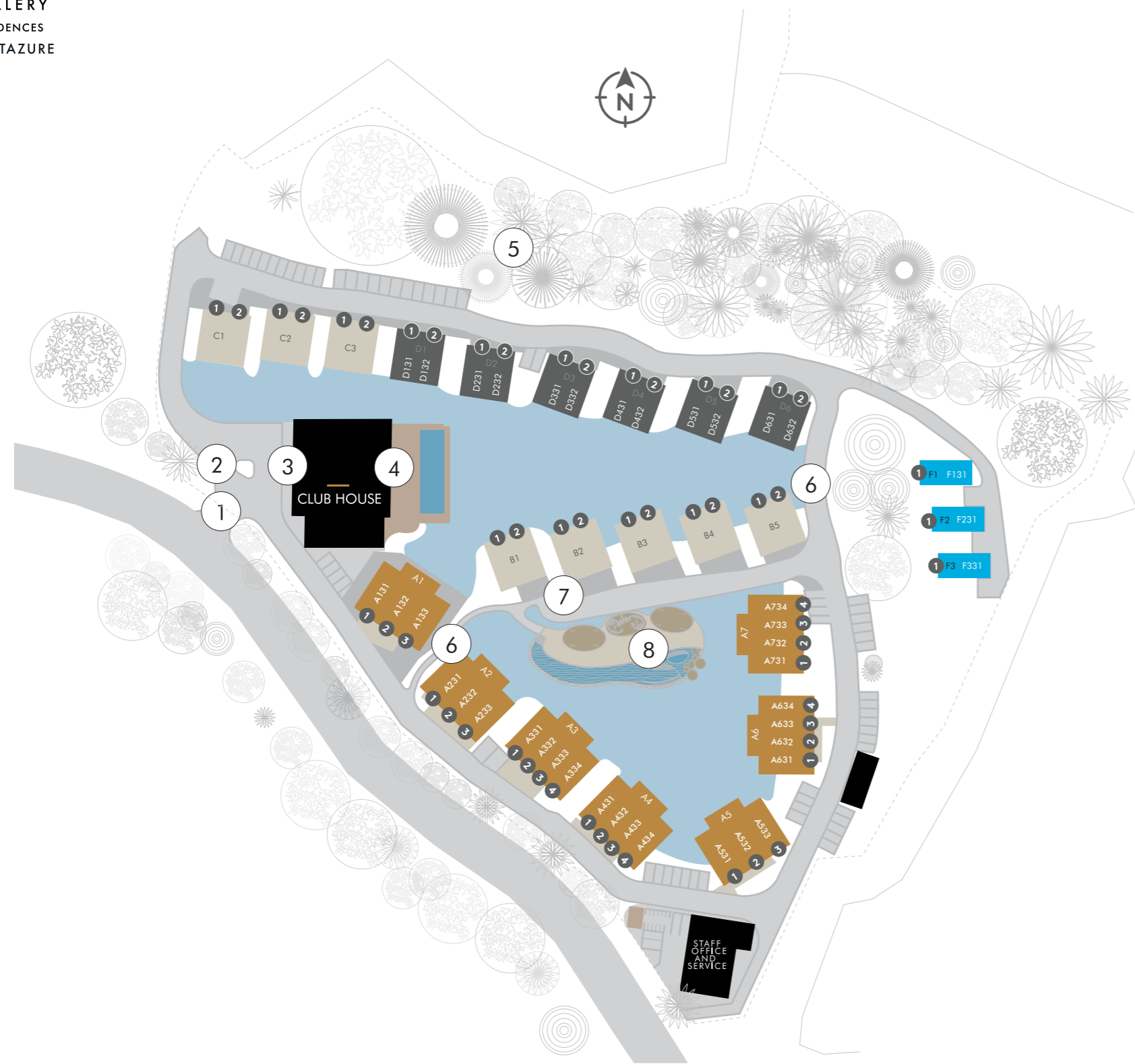


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In Touch With Nature

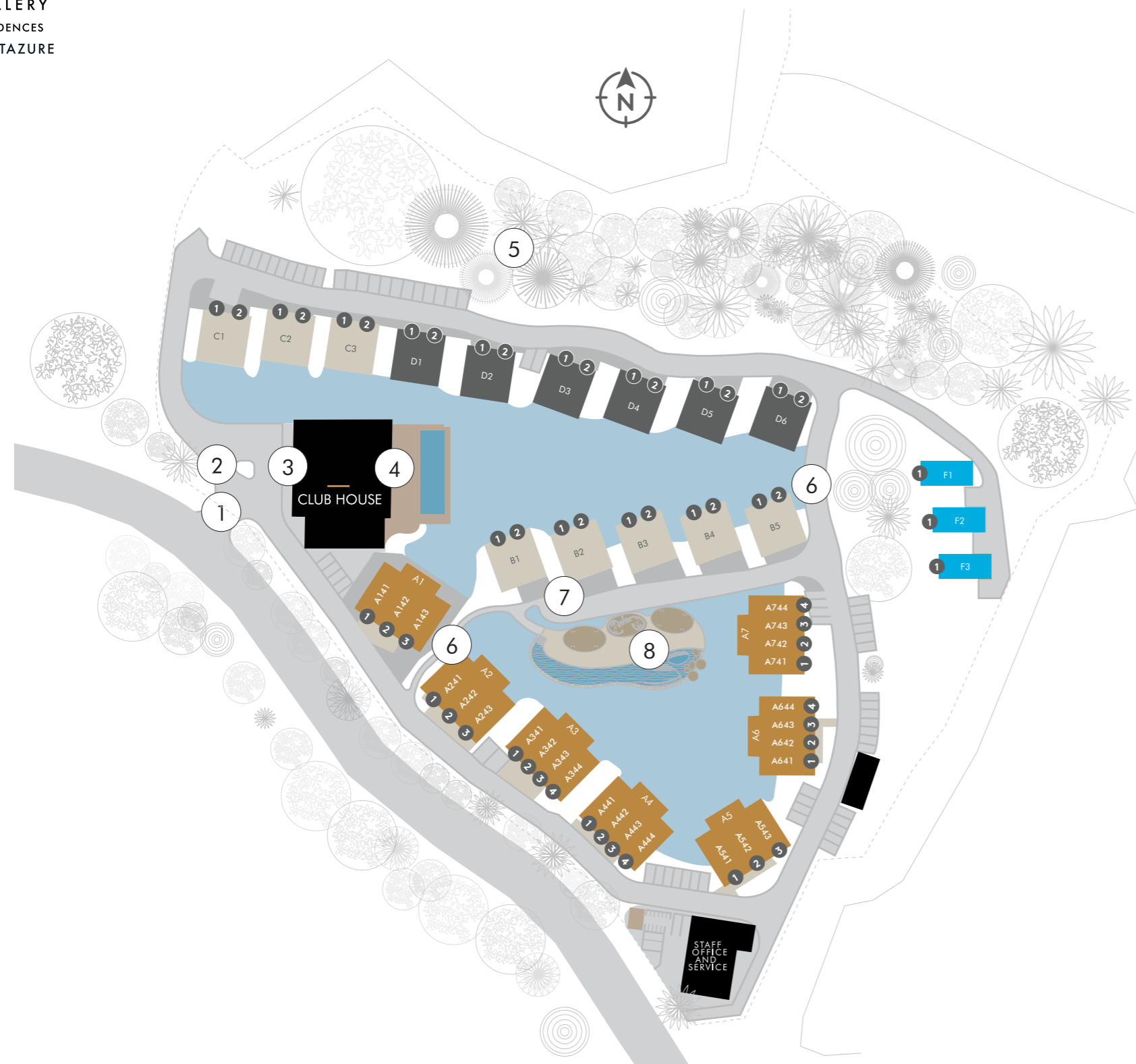


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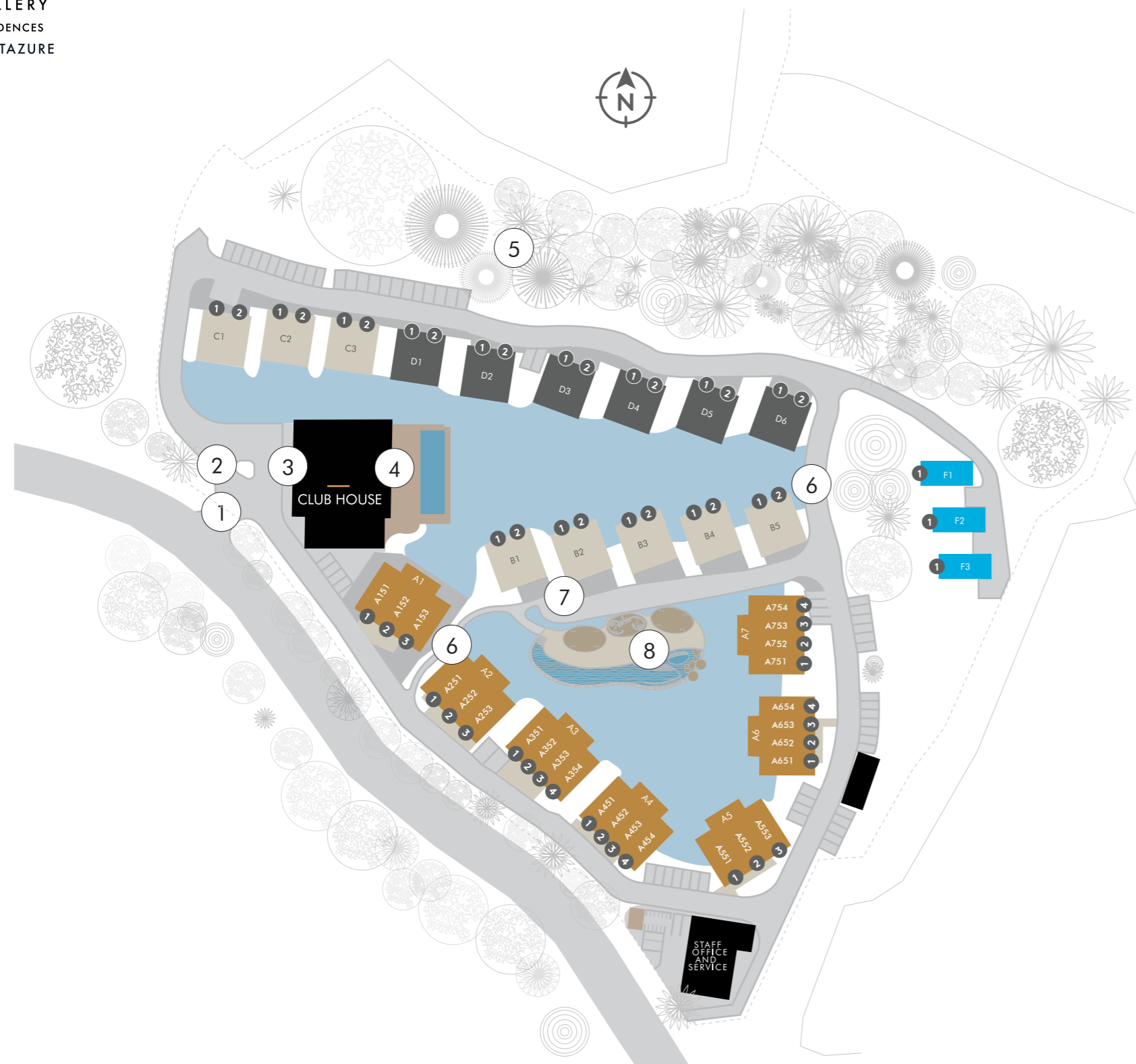
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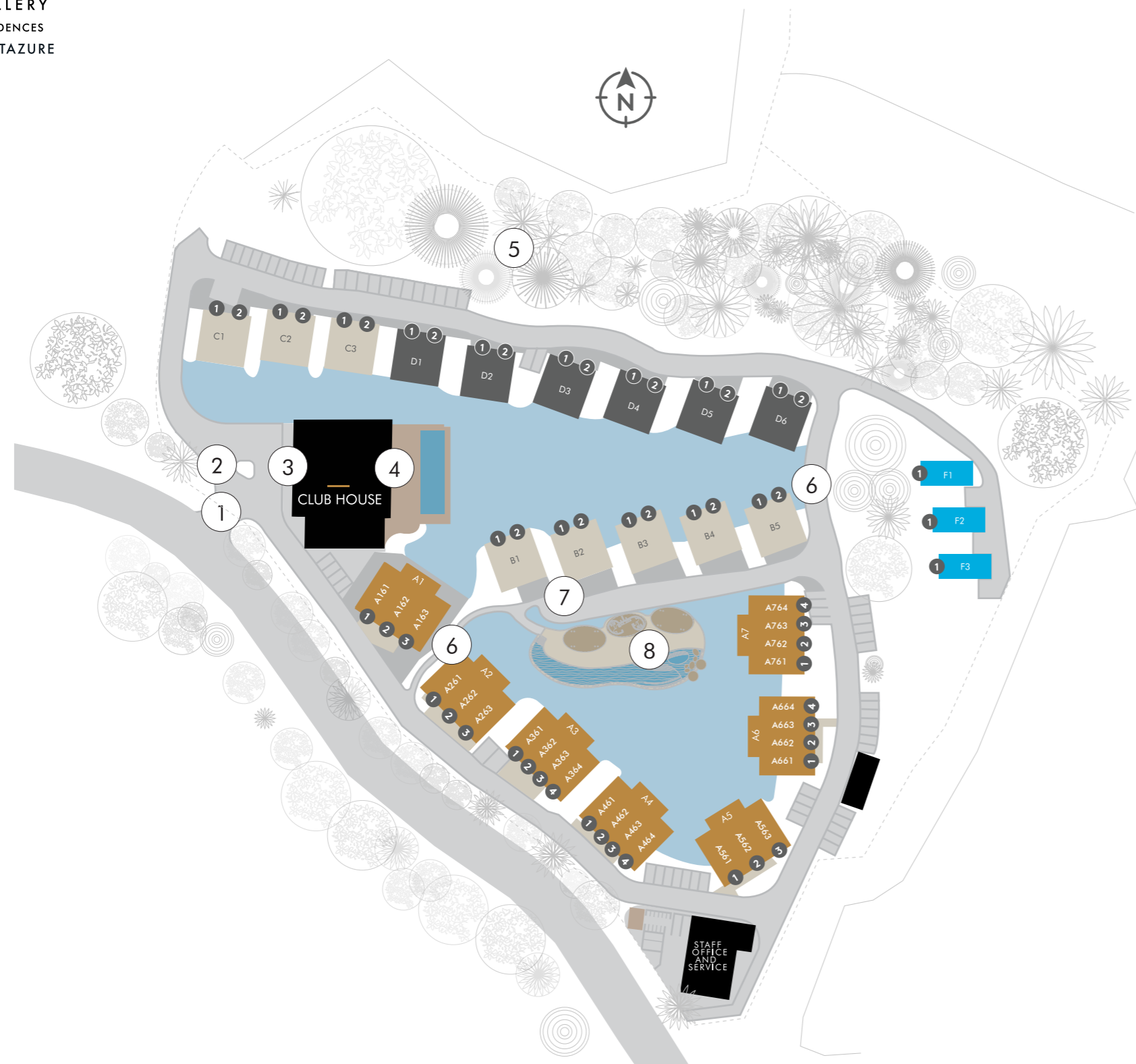


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In Touch With Nature



BEDROOM AREA

- 1 BED
- 2 BENCH
- 3 CARPET
- 4 SIDE TABLE & TABLE LAMP
- 5 ARMCHAIR
- 6 COFFEE TABLE
- 7 BUILT IN WARDROBE
- 8 BUILT IN CABINET

WORKING AREA

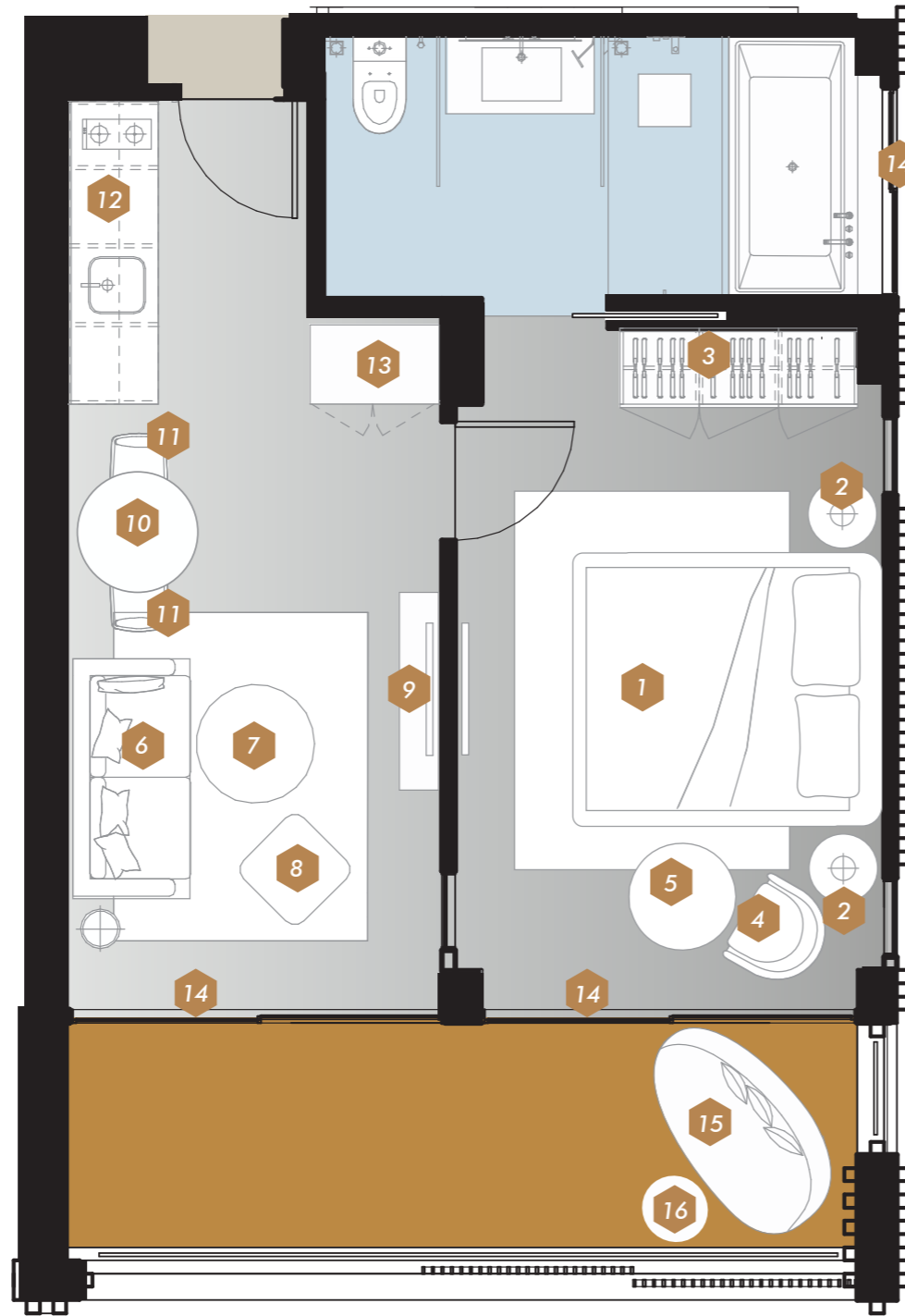
- 9 DESK
- 10 WORKING CHAIR

CURTAIN

- 11 CURTAIN
- 12 WOODEN BLIND

OUTDOOR AREA

- 13 OUTDOOR SOFA
- 14 OUTDOOR TABLE



BEDROOM AREA

- 1 BED
- 2 SIDE TABLE
- 3 BUILT IN WARDROBE
- 4 ARMCHAIR
- 5 COFFEE TABLE

LIVING AREA

- 6 SOFA
- 7 COFFEE TABLE
- 8 POUF STOOL
- 9 TV CABINET

DINING AREA

- 10 DINING TABLE
- 11 DINING CHAIR
- 12 KITCHEN CABINET
- 13 BUILT IN CABINET

CURTAIN

- 14 WOODEN BLIND

OUTDOOR AREA

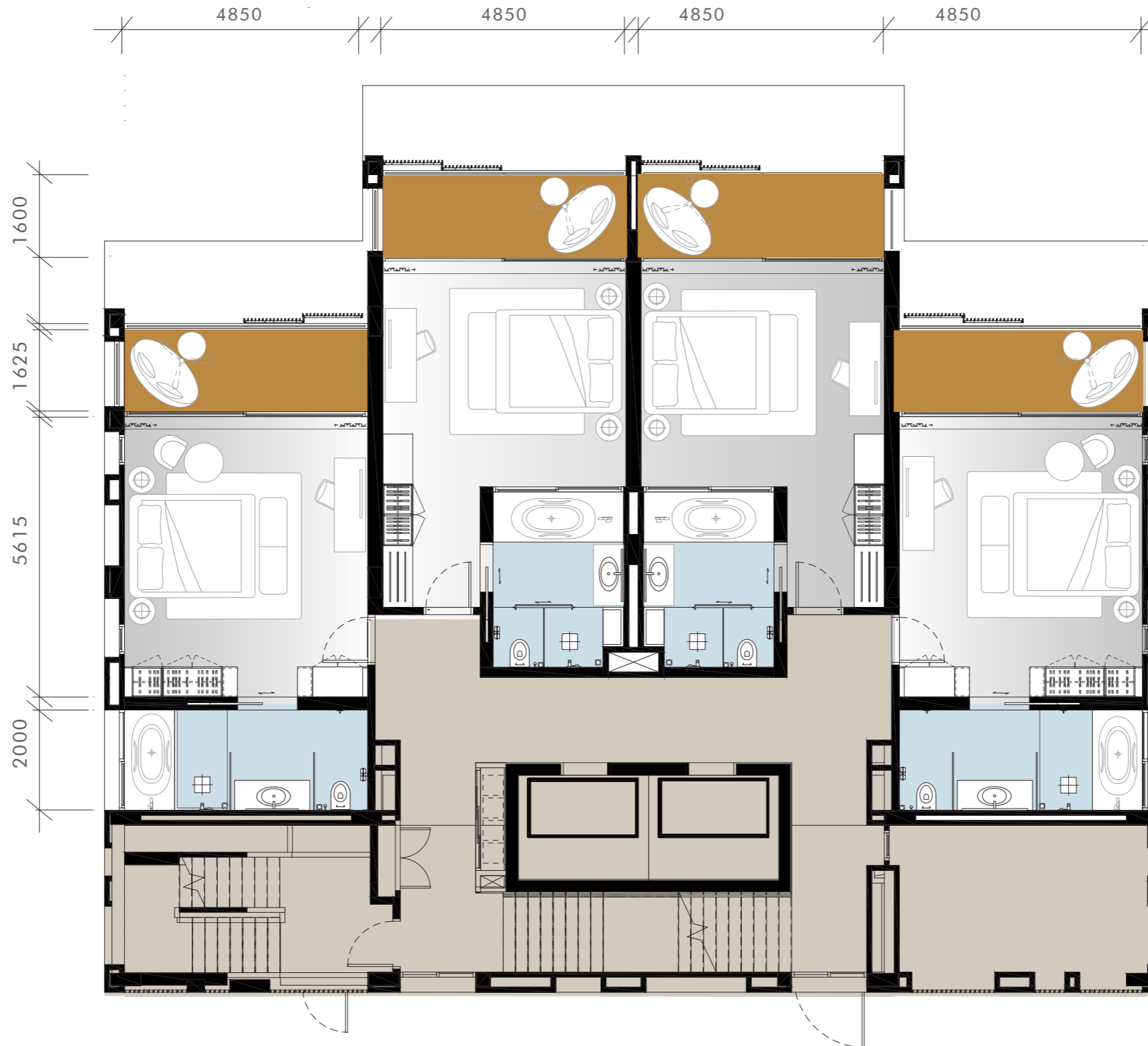
- 15 OUTDOOR SOFA
- 16 OUTDOOR TABLE

In Touch With Nature



A3, A4, A6, A7
LAKE 1
1ST FLOOR

TOTAL | 54
AREA | SQ.M.



A3, A4, A6, A7

LAKE 1
2ND - 6TH FLOOR

TOTAL AREA | 47
SQ.M.



A1, A2, A5
LAKE 1
GF

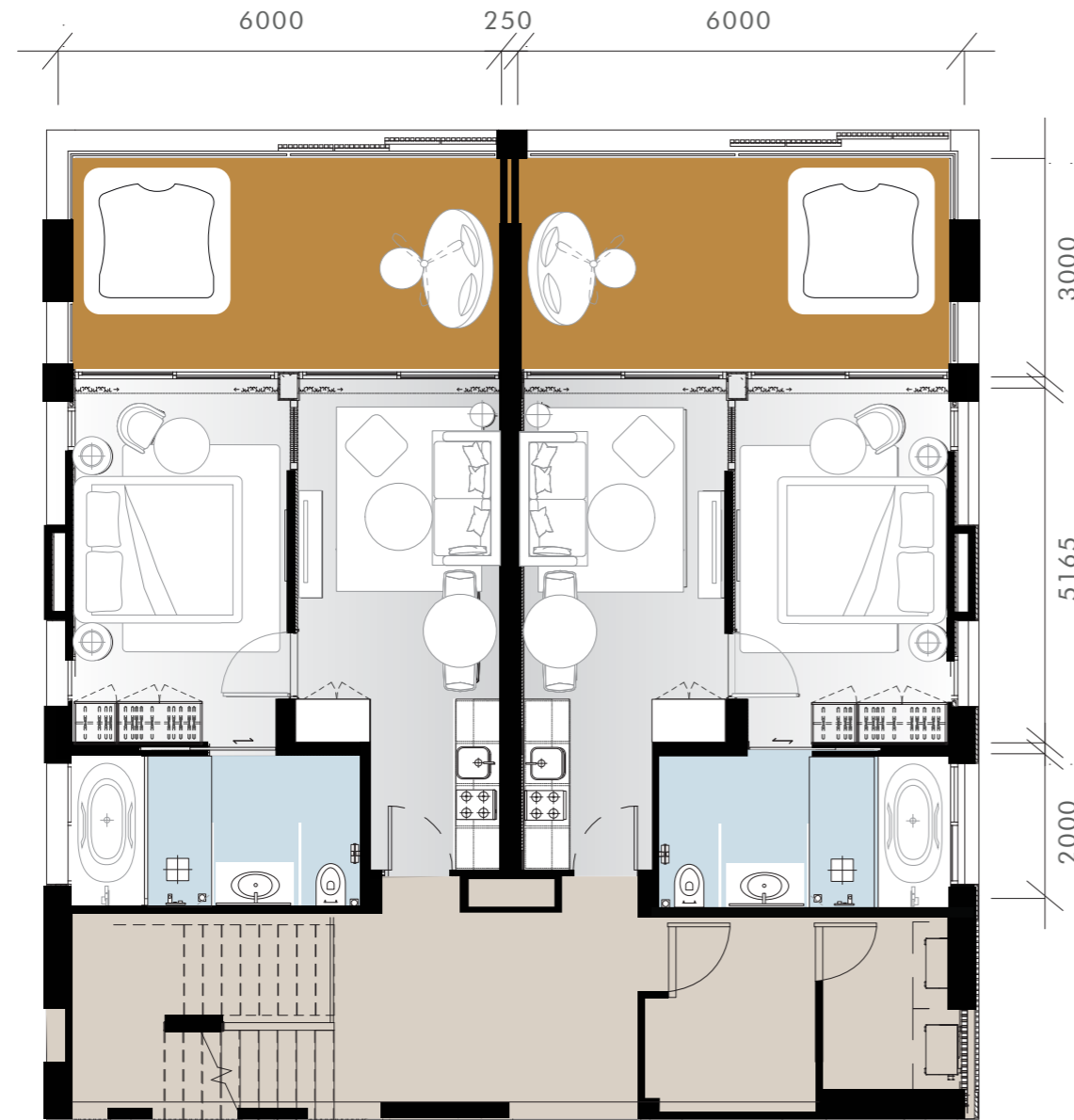
TOTAL AREA	72	TOTAL AREA	73	TOTAL AREA	72
	SQ.M.		SQ.M.		SQ.M.



A1, A2, A5

LAKE 1
2ND - 6TH FLOOR

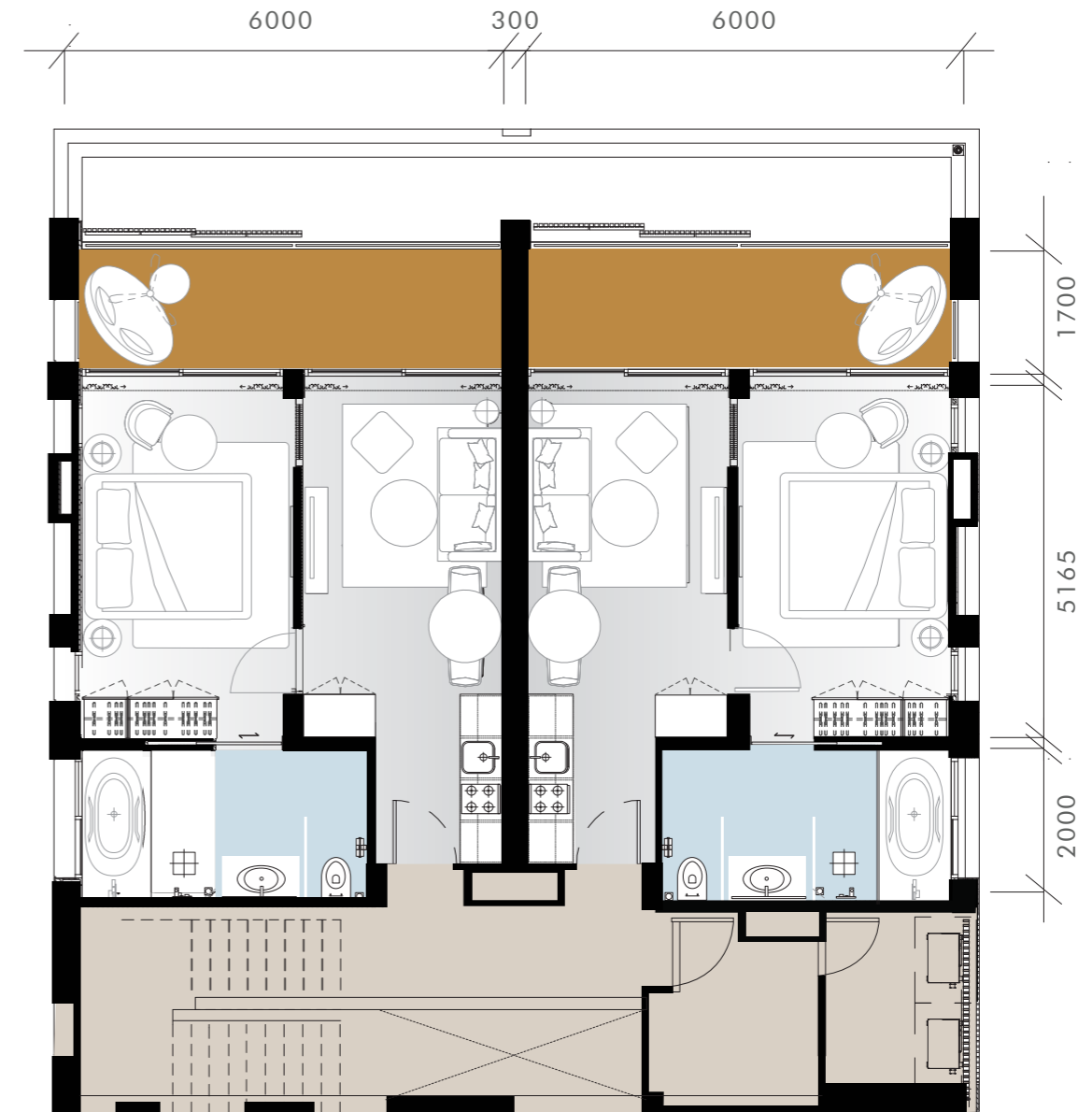
TOTAL AREA	65 SQ.M.	TOTAL AREA	60 SQ.M.	TOTAL AREA	65 SQ.M.
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B1, B2, B3, B4, B5, C1, C2, C3

LAKE 2-3
1ST FLOOR

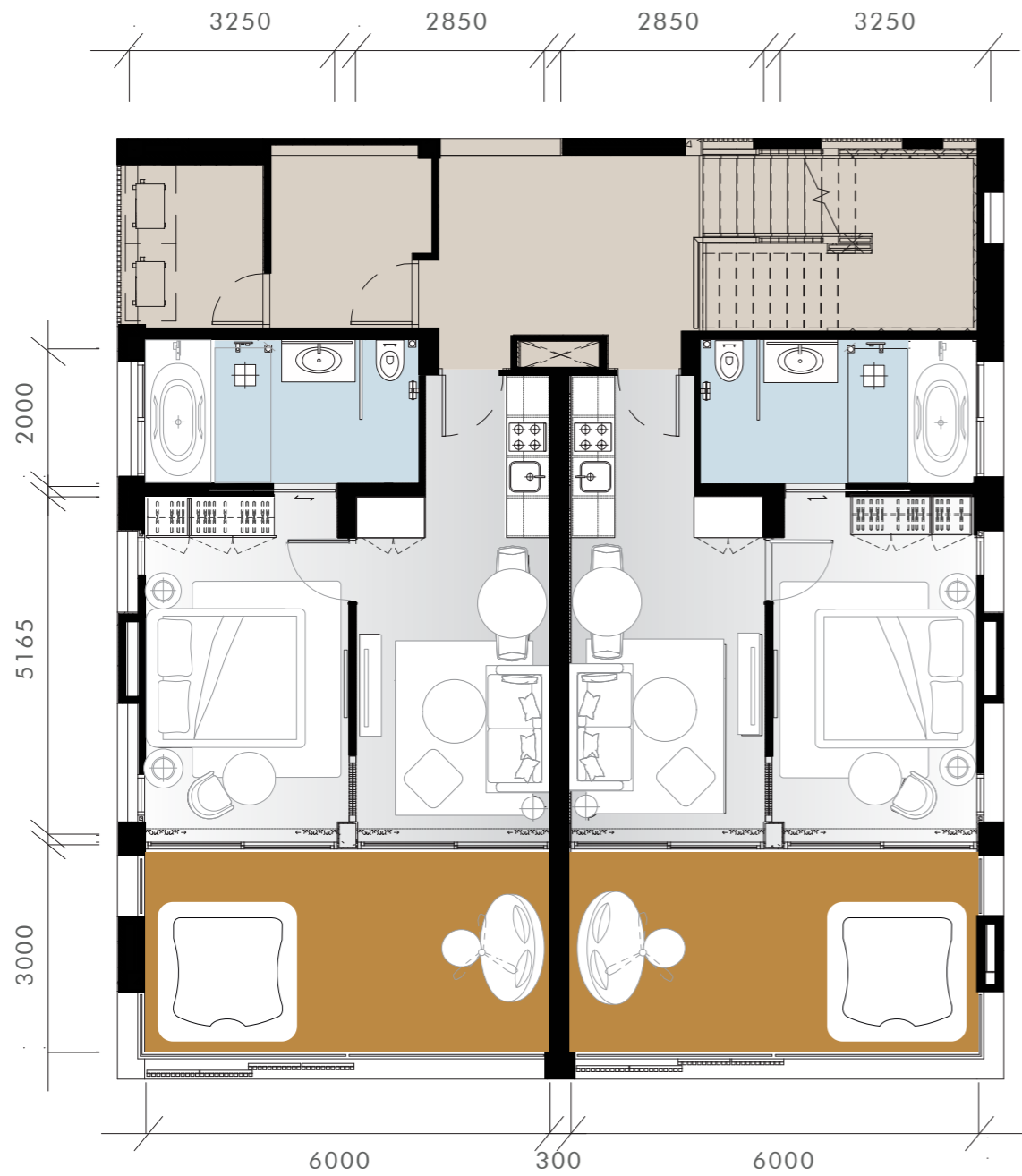
TOTAL AREA | 64
S.Q.M.



B1, B2, B3, B4, B5, C1, C2, C3

LAKE 2-3
2ND FLOOR

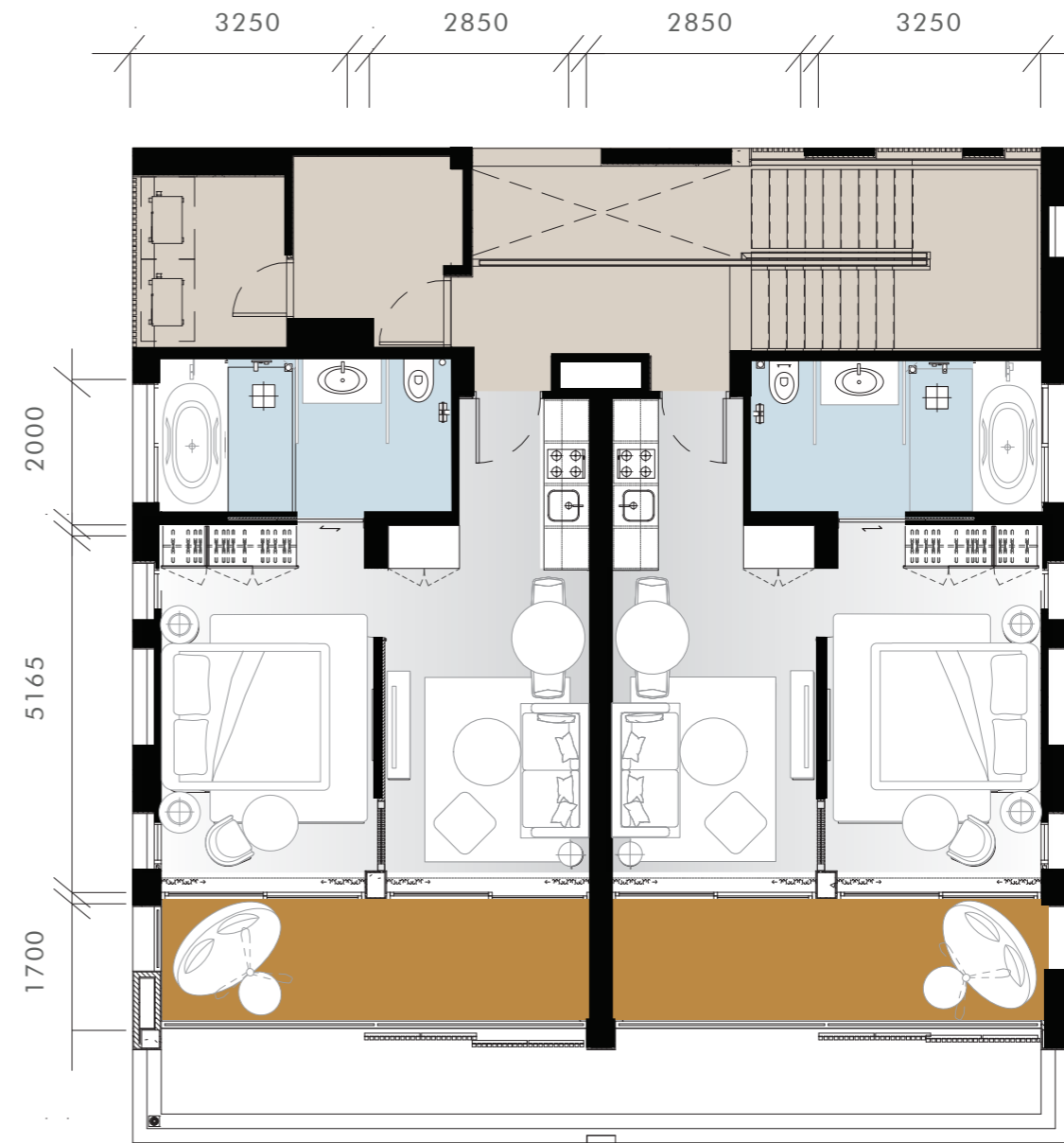
TOTAL AREA | 56
S.Q.M.



D1, D2, D3, D4, D5, D6

LAKE HILL
1ST FLOOR

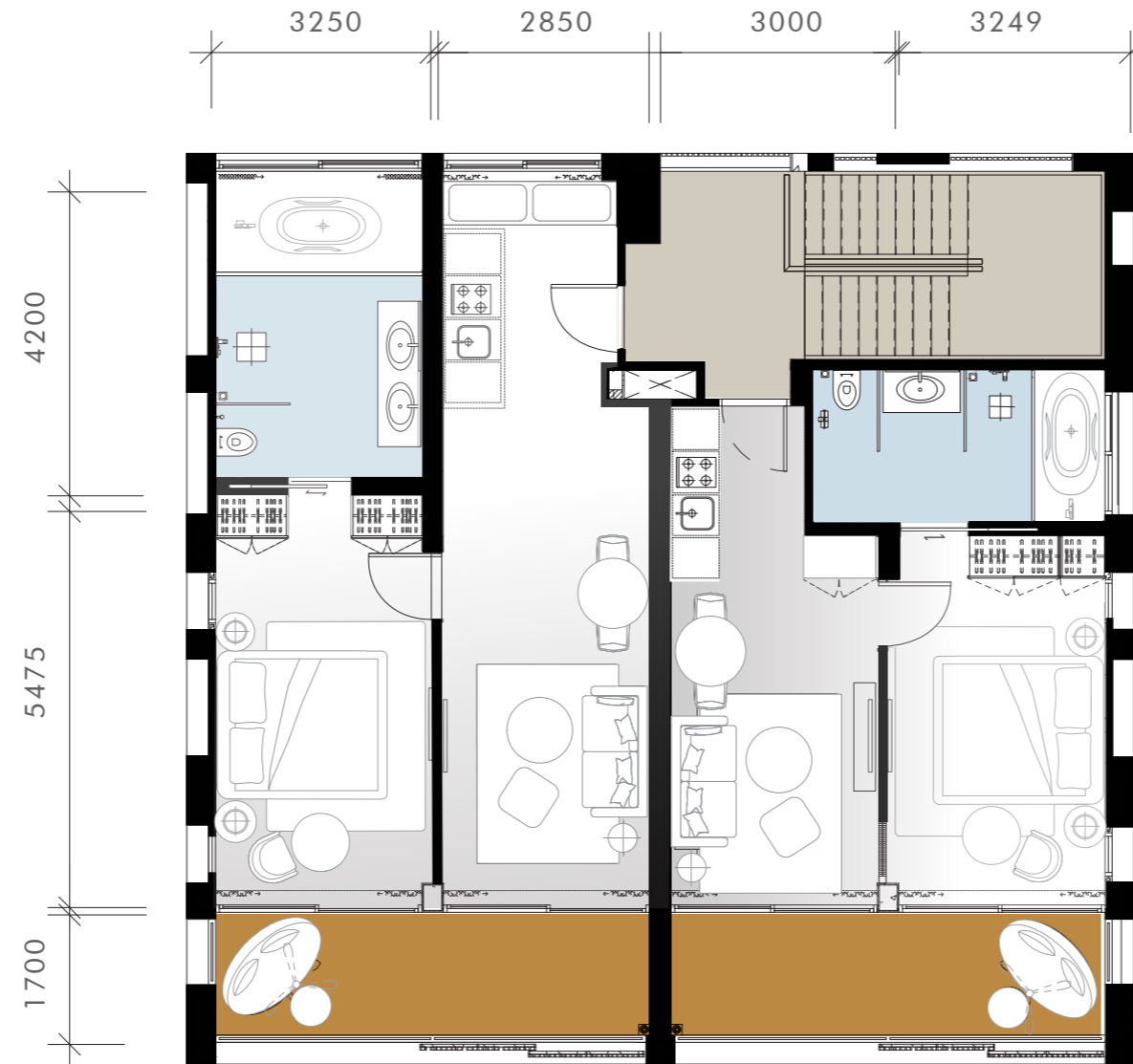
TOTAL AREA | 64
AREA | SQ.M.



D1, D2, D3, D4, D5, D6

LAKE HILL
2ND FLOOR

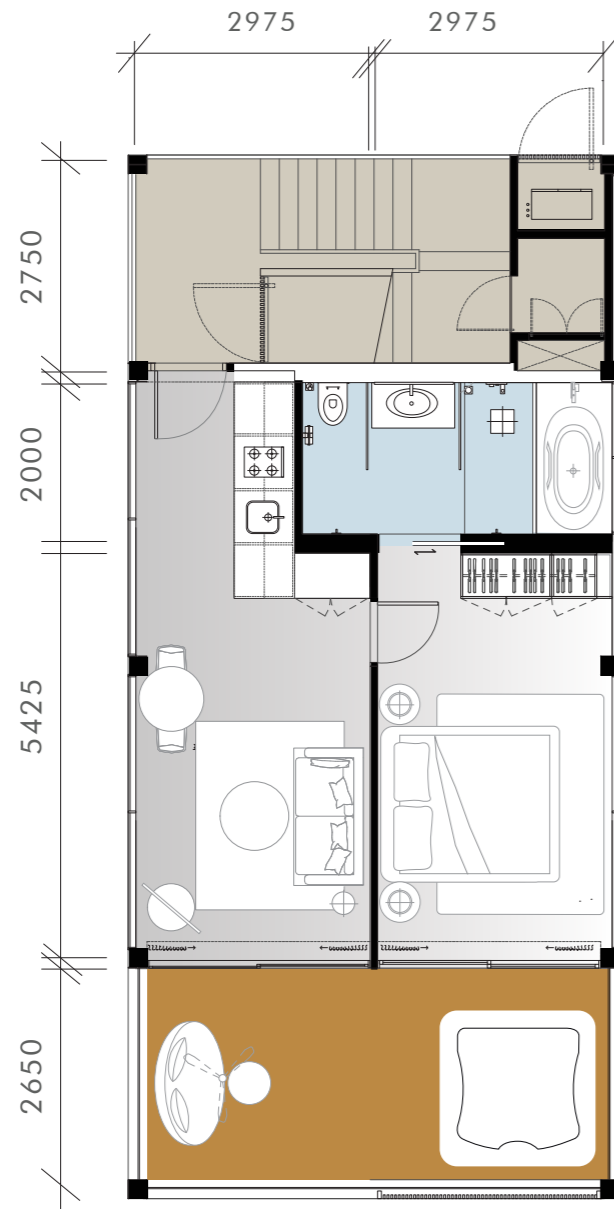
2ND FLOOR TOTAL AREA | 56
AREA | SQ.M.



D1, D2, D3, D4, D5, D6

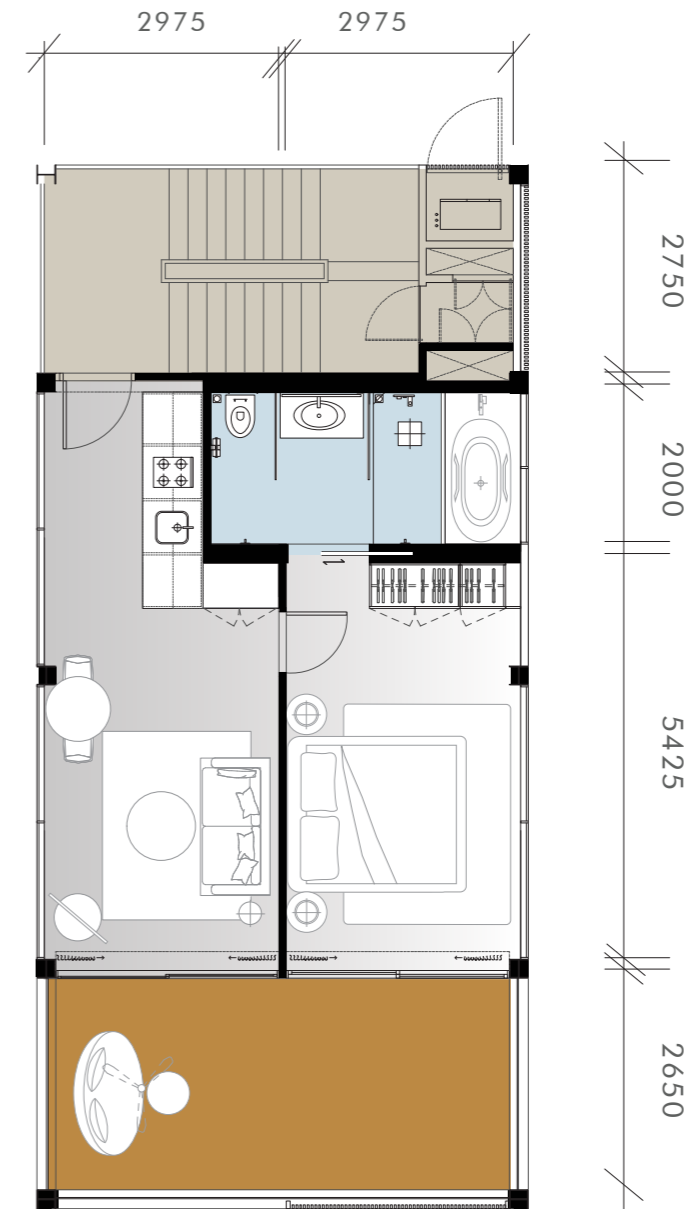
LAKE HILL
3RD FLOOR

TOTAL AREA	70 SQ.M.	TOTAL AREA	56 SQ.M.
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F1, F2, F3
**HILL
1ST FLOOR**

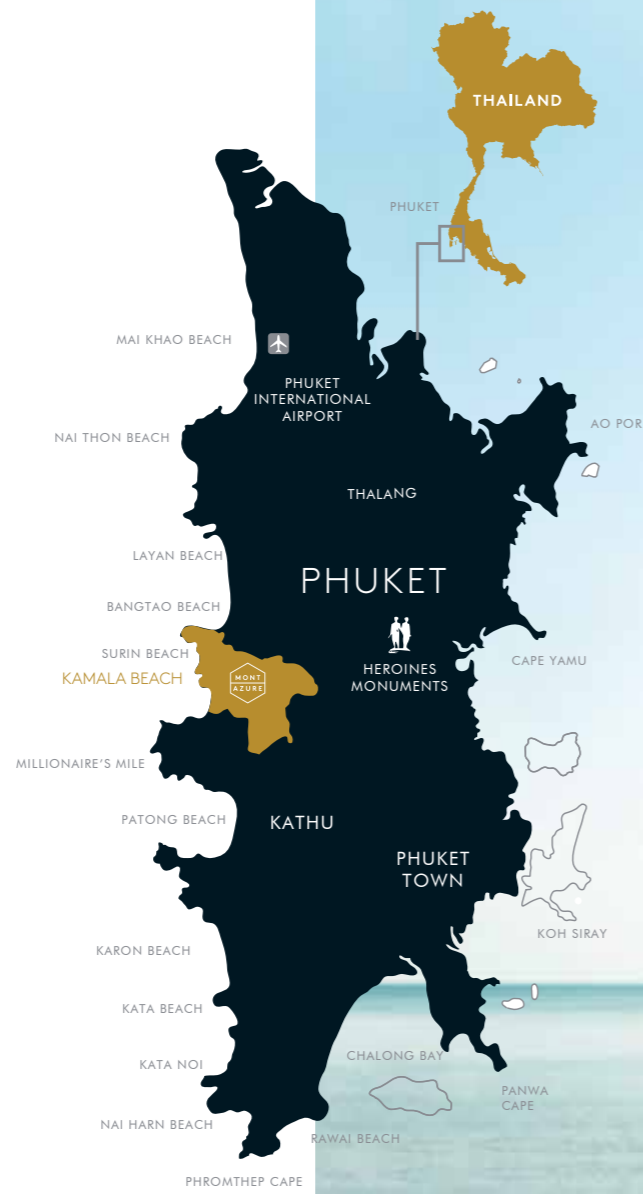
TOTAL AREA | 65
SQ.M.



F1, F2, F3
**HILL
2ND-3RD FLOOR**

TOTAL AREA | 65
SQ.M.





In Touch With Nature



Location

Ideally placed on the island's sought-after sunset coast at Kamala beach, MontAzure is a perfect location for buyers looking to make the most of Phuket's sophisticated resort lifestyle. MGallery Residences, MontAzure is the latest addition to the MontAzure address, conveniently positioned at the heart of the community.

Phuket

Phuket is Thailand's largest island and a major Asian tourist destination with a well developed infrastructure catering to visitors from across the globe. Phuket is easily accessible by direct daily flights from most regional hubs with links to all major international markets. Phuket International Airport is a 35-minute drive from MontAzure.

Kamala Beach

- This well-enclosed bay and fishing village surrounded by forested hills is one of the most beautiful places in Phuket. With its quieter pace, over the last few years, Kamala has become a favoured spot for retirees and other long-term visitors
- MontAzure occupies the Northern part of Kamala Bay and offers the last large-scale beachfront opportunity in the heart of Phuket's exclusive west coast
- On the headland to the south – known as "Millionaire's Mile" – there are a number of villa and resort developments. Easy access to a multitude of nearby attractions and activities, including sport and marine facilities, the historic Phuket Town, retail malls, and vibrant nightlife options. World-class education and medical operators can be found within a short drive from Kamala



A BOUNDLESS BEACHFRONT COMMUNITY



Travel Times

mins

Phuket International Airport	35
Phuket Town	40
Bangkok Hospital Phuket	40
British International School, Phuket	35
Kajonkiet International School	35
Central Festival Phuket Shopping Mall	35
Red Mountain Golf Course	30
Laguna Golf Course	15
Boat Avenue Retail Precinct	15
Upcoming Blue Tree and Central Malls	15
Surin Beach	5
Patong Beach	15



MontAzure

MontAzure is envisaged to be an exclusive community over an area of 454 rai (180 acres) that will consist of the following elements:

- 1 MGallery Residences, MontAzure
- 2 Twinpalms Residences MontAzure
- 3 InterContinental Phuket Resort
- 4 333 At The Beach
- 5 MontAzure Beach Club
- 6 Internationally recognized beach clubs; Café Del Mar
- 7 Exclusive private hillside estate villas
- 8 Branded Residential Condominiums
- 9 Hillside Wellness Resort
- 10 Kamala Senior Living
- 11 A lifestyle retail neighborhood mall
- 12 Nature Reserve

The master plan has also been designed to include eco-sustainable hillside developments, a medical wellness spa and Luxury retirement community, some of which are in the planning stages. The low-density approach to the site allows for organic community gardens, rainwater harvesting from the natural catchment, and adventure and hiking trails throughout a 200 rai protected rainforest.





Owners at MGallery Residences, MontAzure Lakeside will enjoy all the trust and confidence attached to a global brand and operator, along with Accor's management expertise to ensure that their residence is carefully maintained and that its value is protected.

Core Services

Core Services are made available to all Residences and are included in the monthly service charge payable by each homeowner. Working alongside the property management team, MGallery will provide a level of service comparable with an exclusive residential and hotel environment.

A La Carte Services

These optional services are customized and cater to the individual and family needs of the owner. The resulting charges will be billed to their personal account, based on usage. Residence Concierge coordinates all services, providing a single point of contact to Residents.

VVIP Status & Diamond Status

MGallery Residents are eligible to participate in the Accor Ownership Benefits Program, according them with VVIP status on a global basis. The Accor Ownership Benefits Program includes an invitation to join the Diamond level of Le Club AccorHotels to enjoy privileges in reservations, upgrades, room rates and onsite benefits and services.

MGallery Residences Worldwide

The number of residential properties operated by Accor's formidable portfolio of brands, including MGallery, is increasing annually. As developers and investors are realizing the potential of branded residences, owners can share in the advantages and comfort in being part of this exclusive asset class.



REGIONAL PARTNERS WITH A LOCAL TRACK RECORD



Subsidiaries of three of the most prestigious property and hotel investment groups in Asia – Narai Group (Thailand) part of Hua Kee group, Arch Capital (Hong Kong) and Philean Capital (Singapore), part of Pontiac Land Group – have teamed up to launch what will be Asia’s most exceptional residential resort development.

Since the acquisition of the land, the development partners have become the custodians of the site, overseeing the roll out of the existing projects and steering the vision towards the future. Their complimentary skill sets and experience ensure that best development practices are observed and that the MontAzure brand and values are installed.

From an investor’s perspective, the security offered when purchasing resort residences backed by proven developers and an international operator has become a major differentiator. Combined with factors such as well-known architects and designers, a prime location within an evolving community and an established destination provides a solid foundation for attractive yields and capital appreciation.

From the owner's share the Common Area Management Fee must be paid (which is estimated to be THB 80 per square meter) as well as any taxes levied by the Thai Government. The owner will also be expected to insure the contents of the unit on an annual basis.

What are the terms & conditions of my 45-day usage?

The owner will be entitled to use the unit for 45 days per annum. The owner can utilize those days at anytime of the year. However, the number of days used forfeited per stay will depend on the time of the year when the visit takes place.

During the summer season (1 May to 31 October) each day of stay will equal one day of own usage.

During the high season (1 November to 19 December and 11 January to 30 April) each day of stay will equal four days of own usage.

During the peak season (20 December to 10 January) each day of stay will equal six days of own usage. These dates may be adjusted by the operator every year depending on their marketing for the peak season.

Should an owner's occupancy exceed the 45 days, a preferential daily rate will be charged.

What is my personal responsibility for the daily service?

During the 45 days of personal use the owner will be charged a daily rate in order to cover utilities and other costs associated with cleaning and maintaining the unit and preparing for the next hotel guest. It is estimated that the daily rate for all units without a private pool will be THB 600 and for all ground floor units with a private pool THB 800.

Is there a guaranteed return offered?

There is no guaranteed return offered across the board at MGallery Residences, MontAzure as is typical with luxury real estate offerings. However, it is believed that the potential of a good return is very high considering the location and quality of the development as well as the fact that the operator will be an international hotel group and not the typical asset managers, so they are very experienced in running such a rental scheme and driving occupancy. There may be special offers by the developer from time to time which may include a guaranteed return for certain units. This will be solely at the discretion of the developer.

How is my rental income paid?

The rental income will be paid into the owner's bank account on a six monthly basis with details of the calculation of the payment provided at that time.

Can I rent the unit out on my own?

Owners at MGallery Residences, MontAzure will only be entitled to rent out their units through the appointed operator. In the case of a long term rental it is possible for an owner to rent out for three months or more.

How long for the advance notice of my stay?

In order to ensure that the owner's unit is available during the stay it is recommended that at least 3 months notice be given. However, shorter notice will be allowed in which case the owner will be allocated another similar unit should his/her unit not be available. In the event that an owner wishes to cancel a booking a minimum of 14 (Fourteen) days notice must be given to the operator. Shorter notice will result in those personal use days which were used for the booking being lost.

Can I choose my own furniture?

For those owners who elect to join the rental program a standard furniture and hospitality package will be included in the purchase price. There can be no deviation from this package. In the case of owners who do not join the rental program they will be entitled to furnish their property as they choose. However, should such an owner decide to join the rental program in the future the unit would have to comply with all the requirements of the operator.

Can my friends/ family use my owner's entitlement?

Friends and family of the owner are entitled to use the unit subject to any terms and conditions contained in the agreement between the owner and the operator. Please note that the daily rate for maid service and to refresh the room will apply.

It is possible to book a number of units at the same time within the owner's annual entitlement. The necessary arrangements would have to be made with the operator in advance to ensure that the required number of units will be available.

How much for the utility fees?

In the case of units who have joined the rental program, the operator will cover the cost of the utilities when the unit is being rented out. In the case of owners who are not part of the rental program, they will be charged on a monthly basis based on actual consumption. The utility deposit for all buyers is THB 50,000.

What about the management of my unit?

The operator will provide a full management service for units which have joined the rental program. In the case of units which are not part of the program an arrangement can be made with the operator to manage the unit. Alternatively owners can make their own arrangements as per their requirements.

How much notice must be given to join or leave the rental program?

If a buyer chooses to join the rental program at the time of purchasing the unit it is bound to remain in the program for 15 years.

Will I be entitled to any special privileges at MGallery?

Each owner will be issued with an Accor Le Club. ALL Diamond membership card which is renewable each year. This card will entitle the owner to various privileges at all Accor Group hotels all over the world. An owner will qualify for the card once the legal documents have been signed and the first 25% of the purchase price has been paid. Initially the card will be for free but once the hotel starts to operate owners will be charged an annual fee of US\$ 250.

What is MontAzure?

MontAzure is a mixed-use residential resort development stretching over 454 Rai (180 acres/73 hectares) of mountain to ocean side land on Phuket's central west coast at Kamala beach. MGallery Residences, MontAzure Lakeside offers buyers a rare opportunity to own a condominium located within this prestigious development.

Who is the developer?

Subsidiaries of three of the most prestigious property and hotel investment groups in Asia – Narai Group (Thailand), Arch Capital (Hong Kong) and Philean Capital (Singapore), part of Pontiac Land Group, have teamed up to launch what will be Asia's most exceptional residential resort development.

Who are the designers?

Project Architect: SODA (Thailand) Ltd.
Landscape Architect: Shma Company Limited

How many condominiums will there be and what are the configurations and sizes?

There will be a total of 233 studio and one-bedroom units. There are also options to combine unit types and create two and three-bedroom units. The studio unit sizes range from 47 to 54 sqm. For one-bedroom units the sizes range from 56 to 70 sqm.

What facilities and amenities will be available to residents?

Buyers will have an option to make their unit available for renting out by MGallery, a five star hotel, which is part of the Accor Group. Onsite facilities will include a Residents' Lobby, All Day Dining Restaurant, Gym/Yoga Studio, Spa, Two Swimming Pools, a Kid's Play Area and Pool, a Pool Bar and Outdoor Event Spaces. Staff will be on duty 24 hours a day to assist residents and guests.

What other facilities and services will be available to buyers?

The full vision for the MontAzure mixed-use development includes an international anchor hotel, ultra luxury private estates, beach facilities, an upscale lifestyle and retail center, medical wellness spa and protected forest nature reserve.

What are the options to customize the units?

Should a buyer decide to join the rental program no customization of the unit will be allowed. However, buyers who choose not to join the rental program can customize their units in consultation with the project's interior designers. No changes to the exterior of the apartment will be permitted.

What is the construction schedule for the residences?

Construction will take a minimum of 30 months from breaking ground.

What type of furniture, fixtures and fittings are used?

Fit-out will be of high international standard. These items will complement the contemporary tropical design of the development and will be carefully chosen to suit the location, and will take into account the fact that many units may be occupied on a short-term basis.

What warranties come with the materials and furnishings?

Obviously different suppliers and products offer different warranties, and these warranties and documentation will form part of the hand over package.

What is the ownership structure at MGallery Residences, MontAzure?

MGallery Residences, MontAzure will be sold as registered condominiums under the Condominium Act of Thailand. As such, 49% of the sellable space is offered to foreign buyers with a foreign freehold title with the remaining 51% offered either as Thai freehold or foreign leasehold titles.

What are the taxes and costs associated with the purchase of a residence?

The developer covers all transfer taxes and fees for Leasehold title. For Freehold 1% of Land Department Assessment Value is charged to the buyer while all other fees or taxes are covered by the developer.

How much will the common area management fee be?

It is estimated that this fee will be charged at THB 80 per square meter per month. The final figure will be determined at the time of registration of the transfer

How much will the sinking fund contribution be?

Each owner will contribute to the sinking fund an amount equivalent to THB 700/square meter. This is a once off payment but when monies from the sinking fund are used for necessary repairs or maintenance owners will be requested to contribute to topping it up from time to time.

BUYER FAQ – RENTAL PROGRAM

Is there a rental program available?

MGallery Residences, MontAzure will provide a rental opportunity for those buyers who wish to earn a return on their investment. To maximize occupancy and deliver hospitality level services, KBR is opting to use a qualified and experienced hotel operator – MGallery by the Accor Group - who will be appointed to manage this program and ensure that owners receive the highest possible yield. However, joining this program is not compulsory and those buyers who wish to retain their property for private use only will be in a position to do so. This option will, however, only be available for buyers of certain one-bedroom units.

What level of rental return can I expect?

The operator will divide the total gross revenue derived from the rental pool on a 40/60 basis – 40% will be paid to the owners and 60% will be retained by the operator. This commercial structure is an improvement from the 50/50 profit split used in other projects in Phuket as conflicts always arise from the lack of transparency on operation costs and expenses. A top-line revenue split removes this uncertainty and protects our buyers and residents. From the operator's share, all operating expenses will be paid. Such expenses will include (but not be limited to) utilities, marketing, salaries, cleaning equipment and all other necessary expenses in order to operate the rental program in an efficient and proper manner.











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Disclaimer: whilst every care has been taken in preparing the sales information and artists' digital and artistic impressions in this document, the developer does not guarantee their accuracy nor intends them to for many parts of an offer or contract. The developer also reserves the right to make changes to the designs presented here in at any time, at its own discretion and without prior notice to prospective buyers.



MGallery is part of Accorhotels