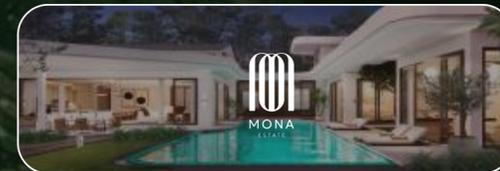




CLOVER  
RESIDENCE





# 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  
..... 1 MIN



VILLA MARKET  
..... 7 MIN



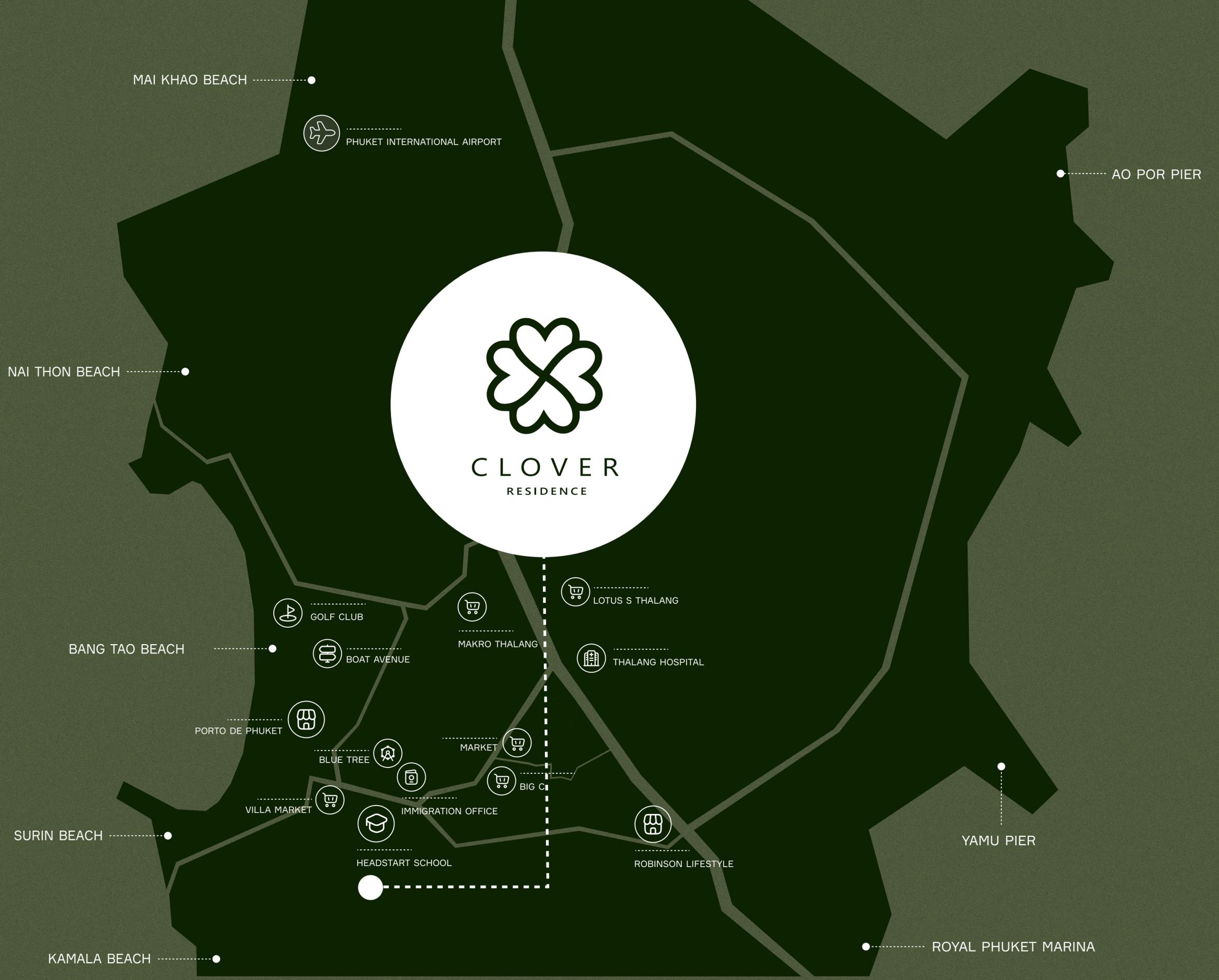
ROBINSON LIFESTYLE  
..... 9 MIN



BANG TAO BEACH  
..... 10 MIN



PHUKET AIRPORT  
..... 30 MIN





## TRUSTED EXPERTISE

Dr. Parimon, 15 years as the headholder of HeadStart School, and now a trusted name in development.

## PRIME LOCATION

Walk to shops, clinics, schools, fitness, and more.

## DESIGNED FOR FAMILIES

Combining safety, comfort, and style in every detail.

AS and A-level programme  
16 to 18-year-olds

Based on the national  
curriculum of England

# HEADSTART INTERNATIONAL SCHOOL



Chergtalay Campus



Chaofah City Campus



PHARMACY

RESTAURANT

RESTAURANT

GYM

MEDICAL CLINIC

IMMIGRATION OFFICE

UPCOMING HOMEPRO & VILLA MARKET

RESTAURANT



# Lifestyle of Living



HeadStart international school  
Blue tree  
Porto de Phuket  
Laguna Golf Club  
High-end shopping malls





# CONSTRUCTION PROCESS



# CLOVER RESIDENCE



# RESIDENCE



CLOVER  
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TYPE A



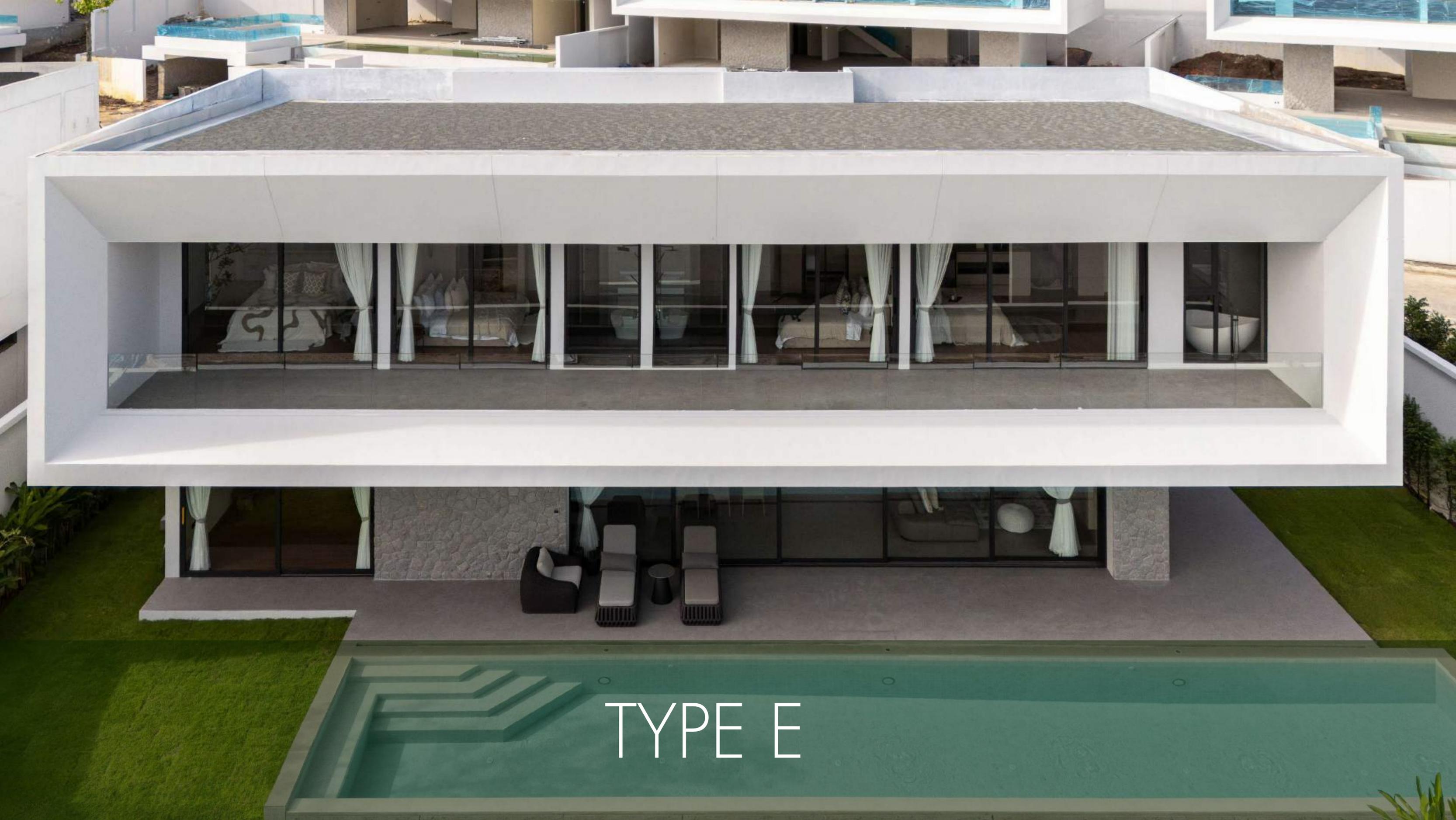
TYPE B



TYPE C



TYPE D



TYPE E



TYPE L



TYPE Q



TYPE R



TYPE S

8/88



CLOVER  
RESIDENCE

## TYPE A GROUND FLOORPLAN

LAND PLOT SIZE	795.60 sq.m
GROUND FLOOR PLAN	401.23 sq.m
2 <sup>nd</sup> FLOOR PLAN	286.63 sq.m

### INTERIOR SPACE

1	LIVING / KITCHEN / DINNING / LANDING / STAIRS	123.35 sq.m
2	BEDROOM 1	18.44 sq.m
3	BATHROOM 1	9.10 sq.m
4	BATHROOM 6	3.16 sq.m
5	MAID ROOM	7.81 sq.m
6	LAUNDRY	8.60 sq.m
7	BATHROOM 7	3.97 sq.m





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## TYPE A GROUND FLOORPLAN

### EXTERIOR SPACE

8	PARKING	63.24 sq.m
9	TERRACE 1	93.97 sq.m
10	TERRACE 2	8.85 sq.m
11	SWIMMING POOL	85.67 sq.m



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## TYPE A 2<sup>nd</sup> FLOORPLAN



### 2<sup>nd</sup> FLOOR PLAN

286.63 sq.m

### INTERIOR SPACE

12	BATHROOM 4	21.97 sq.m
13	MASTER BEDROOM 2	48.73 sq.m
14	BEDROOM 2	16.18 sq.m
15	BATHROOM 2	5.38 sq.m
16	BATHROOM 3	5.38 sq.m
17	BEDROOM 3	16.84 sq.m
18	MASTER BEDROOM 1	34.77 sq.m
19	BATHROOM 5	6.66 sq.m
20	LIVING ROOM 2	19.92 sq.m
21	WORKING AREA	7.27 sq.m
22	HALL	29.48 sq.m



TYPE A  
2<sup>nd</sup> FLOORPLAN

EXTERIOR SPACE

23	TERRACE	67.26 sq.m
24	SLAB	6.79 sq.m



CLOVER  
RESIDENCE

## TYPE B-3 GROUND FLOORPLAN



FLOOR PLAN	402.6 sq.m
GREEN AREA	177.73 sq.m
LAND PLOT SIZE	580.33 sq.m

### INTERIOR SPACE

1 LIVING / DINING / KITCHEN AREA	68.95 sq.m
2 MASTER BEDROOM	28.90 sq.m
3 BATHROOM 1	9.60 sq.m
4 BEDROOM 2	20.15 sq.m
5 BATHROOM 2	5.30 sq.m
6 BEDROOM 3	20.60 sq.m
7 BATHROOM 3	5.4 sq.m
8 THAI KITCHEN	7.85 sq.m
9 STORAGE ROOM	5.40 sq.m



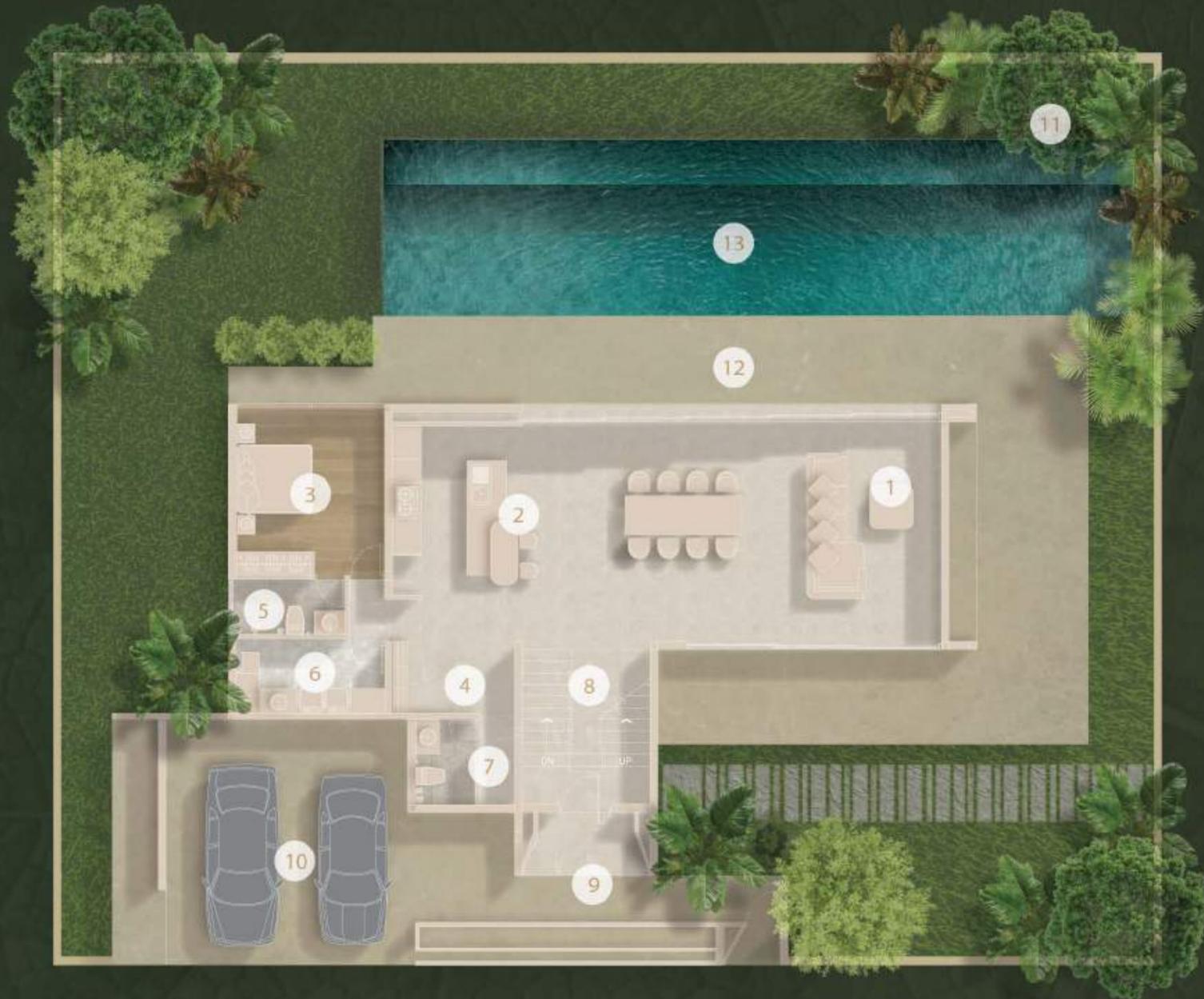
CLOVER  
RESIDENCE

## TYPE B-3 GROUND FLOORPLAN



### EXTERIOR SPACE

10	ENTRANCE	10.20 sq.m
11	GARAGE	37.80 sq.m
12	PUMP ROOM	8.70 sq.m
13	TERRACE 1	7.75 sq.m
14	TERRACE 2 / BBQ AREA	36.10 sq.m
15	SUNKEN SEAT	10.20 sq.m
16	SWIMMING POOL (12X4m)	57.20 sq.m



## TYPE E GROUND FLOORPLAN

1 <sup>st</sup> FLOOR PLAN	441.71 sq.m
2 <sup>nd</sup> FLOOR PLAN	237.76 sq.m
TOTAL FLOOR PLAN	679.47 sq.m

INTERIOR SPACE ..... 145.36 sq.m

1	LIVING ROOM	33.35 sq.m
2	KITCHEN AREA	53.57 sq.m
3	BEDROOM 1	17.19 sq.m
4	CORRIDORS	10.38 sq.m
5	BATHROOM 1	5.06 sq.m
6	LOUNDRY	7.35 sq.m
7	BATHROOM 2	4.04 sq.m
8	STAIRS	14.52 sq.m



## TYPE E

### GROUND FLOORPLAN

EXTERIOR SPACE .....	296.35 sq.m
9 WALK WAYS	161.66 sq.m
10 GARAGE	43.64 sq.m
11 STORAGE ROOM	4.50 sq.m
12 SWIMMING POOL (19.2X4.45M)	86.55 sq.m



**TYPE E**  
2<sup>nd</sup> FLOOR PLAN

2<sup>nd</sup> FLOOR PLAN 237.76 sq.m

INTERIOR SPACE ..... 170.55 sq.m

13	MASTER BEDROOM 2	30.49 sq.m
14	BEDROOM 3	15.66 sq.m
15	BEDROOM 4	15.66 sq.m
16	BEDROOM 5	21.63 sq.m
17	WALK- IN CLOSET	18.06 sq.m
18	CORRIDORS	18.65 sq.m
19	STAIRS	14.52 sq.m
20	BATHROOM 3	5.39 sq.m
21	BATHROOM 4	5.39 sq.m
22	BATHROOM 5	8.48 sq.m
23	MASTER BATHROOM 7	16.62 sq.m

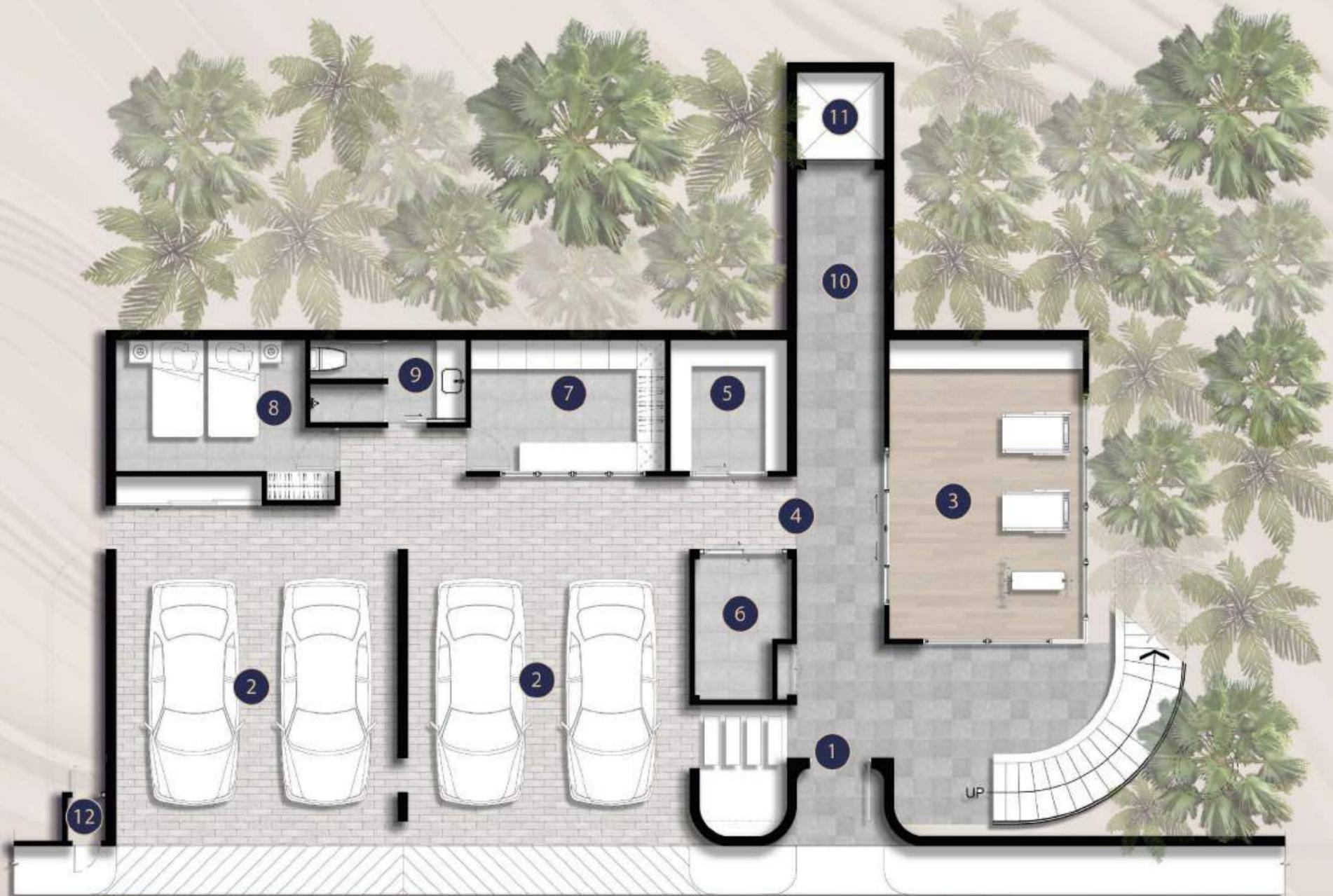


TYPE E  
2<sup>nd</sup> FLOOR PLAN

EXTERIOR SPACE	.....	67.21 sq.m
24 TERRACE		67.21 sq.m



## TYPE S GROUND FLOORPLAN



1	ENTRY AREA	36.41 sq.m
2	GARAGE / PARKING	93.29 sq.m
3	GYM	25.83 sq.m
4	WALKWAY HALL	18.38 sq.m
5	STORAGE	7.27 sq.m
6	SURGE TANK & PUMP	5.91 sq.m
7	LAUNDRY	11.70 sq.m
8	MAID ROOM	13.04 sq.m
9	MAID BATHROOM	6.10 sq.m
10	LIFT HALL	6.80 sq.m
11	LIFT	4.20 sq.m
12	GARBAGE ROOM	0.95 sq.m

**TOTAL** 229.88 sq.m

**GRAND TOTAL AREA** 852.55 sq.m



## TYPE S

### 1<sup>ST</sup> FLOORPLAN - OPTION 1



13	STAIR GROUND FLOOR TO 1 <sup>ST</sup> FLOOR	8.69 sq.m
14	SUNKEN BBQ	19.77 sq.m
15	SWIMMING POOL	93.03 sq.m
16	POOL TERRACE	49.87 sq.m
17	LIVING AND LIFT HALL	57.81 sq.m
18	WINE CELLAR	12.25 sq.m
19	MULTI-FUNCTION ROOM & BAR	49.33 sq.m
20	POWDER ROOM	4.62 sq.m
21	DINING & KITCHEN	53.38 sq.m
22	LIFT	4.00 sq.m

**TOTAL** 352.75 sq.m

**GRAND TOTAL AREA** 852.55 sq.m



**TYPE S**  
2<sup>nd</sup> FLOORPLAN - OPTION 1



23	STAIR 1 <sup>ST</sup> FLOOR TO 2 <sup>ND</sup> FLOOR	9.39 sq.m
24	CORRIDOR	30.30 sq.m
25	LIFT	4.00 sq.m
26	SMALL LIVING ROOM	13.39 sq.m
27	MASTER BEDROOM 1 + BATHROOM	50.45 sq.m
28	MASTER BEDROOM 2 + BATHROOM	50.68 sq.m
29	BEDROOM 3 + BATHROOM	22.14 sq.m
30	BEDROOM 4 + BATHROOM	24.20 sq.m
31	STUDY ROOM	16.20 sq.m
32	BEDROOM 5 + BATHROOM	24.98 sq.m
33	BALCONY	8.23 sq.m
34	BALCONY	15.96 sq.m

**TOTAL** 269.92 sq.m

**GRAND TOTAL AREA** 852.55 sq.m



## TYPE R

### GROUND FLOORPLAN



1	ENTRANCE	9.00 sq.m
2	GARAGE	36.59 sq.m
3	STAIR+STAIR CASE	26.42 sq.m
4	PLAY ZONE	61.18 sq.m
5	BEDROOM 4	23.66 sq.m
6	POWDER ROOM	5.72 sq.m
7	LAUNDRY ROOM	6.80 sq.m
8	PUMP ROOM + SURGE TANK	14.55 sq.m
9	PUMP ROOM + WATER AREA	14.07 sq.m

TOTAL AREA

198.99 sq.m



## TYPE R 1<sup>st</sup> FLOORPLAN



10	MULTI PURPOSE ROOM	23.57 sq.m
11	TERRACE	34.62 sq.m
12	OUTSIDE KITCHEN	39.86 sq.m
13	SWIMMING POOL	53.36 sq.m
14	POOL TERRACE	49.60 sq.m
15	STAIR	16.71 sq.m
16	MASTER BEDROOM	35.73 sq.m
17	BATHROOM 1	9.96 sq.m
18	BEDROOM 1	18.83 sq.m
19	BATHROOM 2	5.26 sq.m
20	BEDROOM 2	20.07 sq.m
21	BATHROOM 3	5.12 sq.m
22	BEDROOM 3	14.80 sq.m
23	BATHROOM 4	5.10 sq.m
24	KITCHEN + LIVING + DINNING ROOM	86.94 sq.m
25	LIVING TERRACE	10.34 sq.m

TOTAL 429.87 sq.m

TOTAL ALL 628.86 sq.m



## TYPE L

### GROUND FLOORPLAN



1	Corridor / Stair	22.67 sq.m
2	Living / Dinning / Kitchen	62.06 sq.m
3	Bedroom 4	15.45 sq.m
4	Bathroom 4	5.18 sq.m
5	Laundry	6.45 sq.m
6	Storage	1.80 sq.m
7	Terrace	10.84 sq.m
8	Pool terrace	46.26 sq.m
9	Swimming pool	43.87 sq.m
10	Sunken	6.70 sq.m

**TOTAL**

**221.28 sq.m**



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RESIDENCE



LUXE ZONE  
PHASE III

### TYPE L 2<sup>nd</sup> FLOORPLAN

11	Entrance & walk way	29.41 sq.m
12	Garage / parking	53.25 sq.m
13	landing / walk way	18.08 sq.m
14	Master Bedroom / bathroom 1	60.2 sq.m
15	Bedroom 2	19.92 sq.m
16	Bathroom 2	6.38 sq.m
17	Bedroom 3	14.79 sq.m
18	Bathroom 3	5.49 sq.m
19	Storage	2.01 sq.m
20	Balcony	4.40 sq.m
21	Terrace	28.78 sq.m

**TOTAL**

**242.71 sq.m**





Interior Design

Living room  
Ground floor



Interior Design



Bathroom  
Ground floor



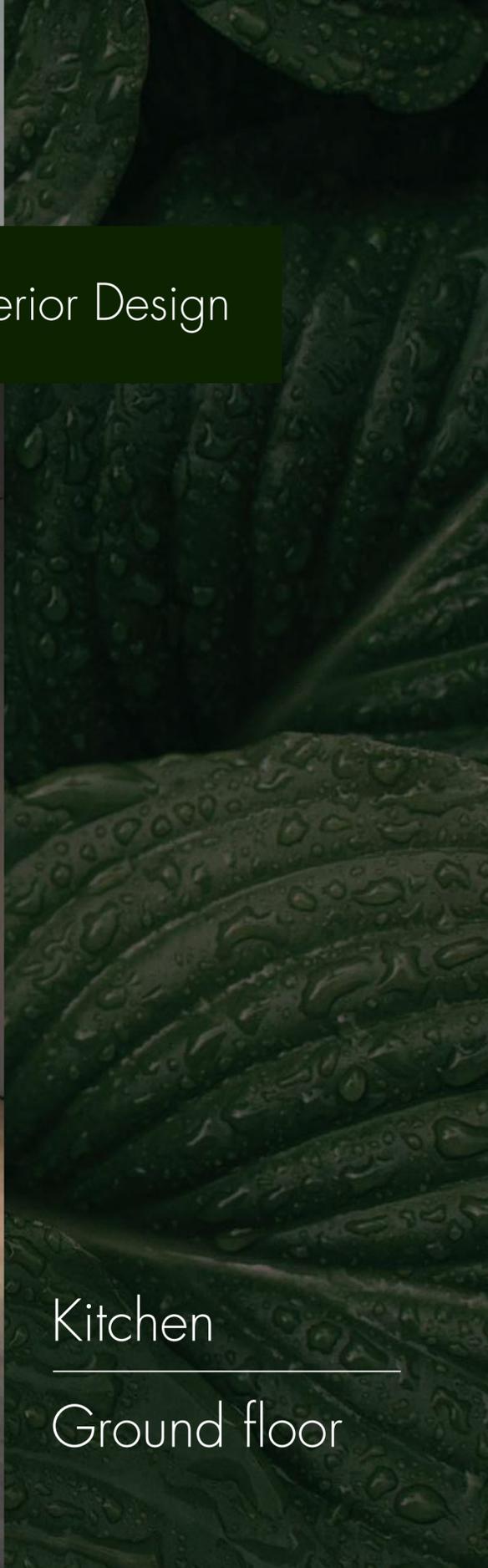
Interior Design

Living room

Ground floor



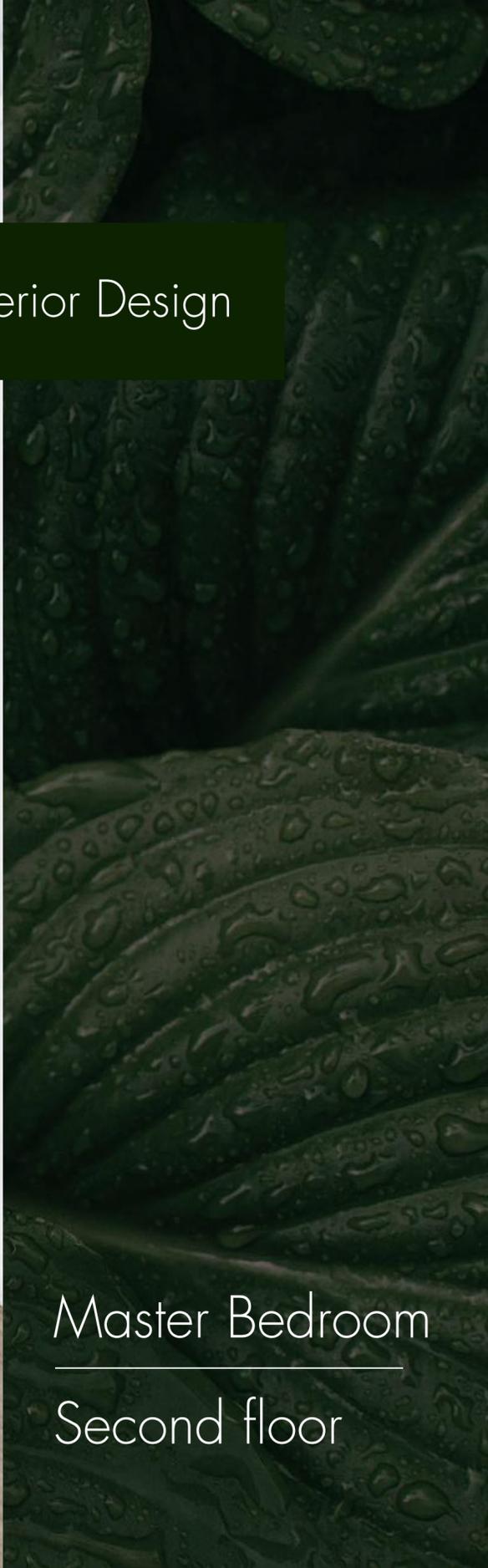
Interior Design



Kitchen  
Ground floor



Interior Design



Master Bedroom  
Second floor



Interior Design



Guest Bedroom  
Second floor



# Termsheet Clover Residence

## Property Type E, A, B, D, S

 Reserved

Plot	Land Plot (sqm.)	Built-up area (sqm.)			Price (THB)
E6	742.00	737	5	6	66,288,000
E7	701.60	655.03	5	6	66,288,000
E8	702.80	655.03	5	6	66,288,000
E9	667.20	655.03	5	6	66,288,000
A10	795.60	737.41	5	6	68,888,800
B22	580.00	398.24	4	4	43,600,000
R64	571.32	470	4	4	56,250,000
S74	778.40	851.19	6	6	90,880,000
S75	907.60	851.19	6	6	93,880,000

### Note

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.

### 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.

Additional Costs	Price	Remark
1. Maintenance & Common area fee	30THB/sqm.	Per Month (pay 1 year in advance)
2. Sinking Fund	100,000 THB	One-time payment
3. Electricity and Water meter installment fee	20,000 THB	One-time payment
4. Transfer Fee&Tax	Share 50/50	Shall be paid equally between Developer and buyer

Payment Terms	%
1 <sup>st</sup> Payment Reservation Deposit	2%
2 <sup>nd</sup> Sign Agreement within 30 days	33%
3 <sup>rd</sup> Completion of the foundation posts	15%
4 <sup>th</sup> Completion of the structure ground floor	15%
5 <sup>th</sup> Completion of the structure upper floor and roof	15%
6 <sup>th</sup> Completion of the wall, floor and interior work	15%
7 <sup>th</sup> Villa construction completion	5%



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