

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

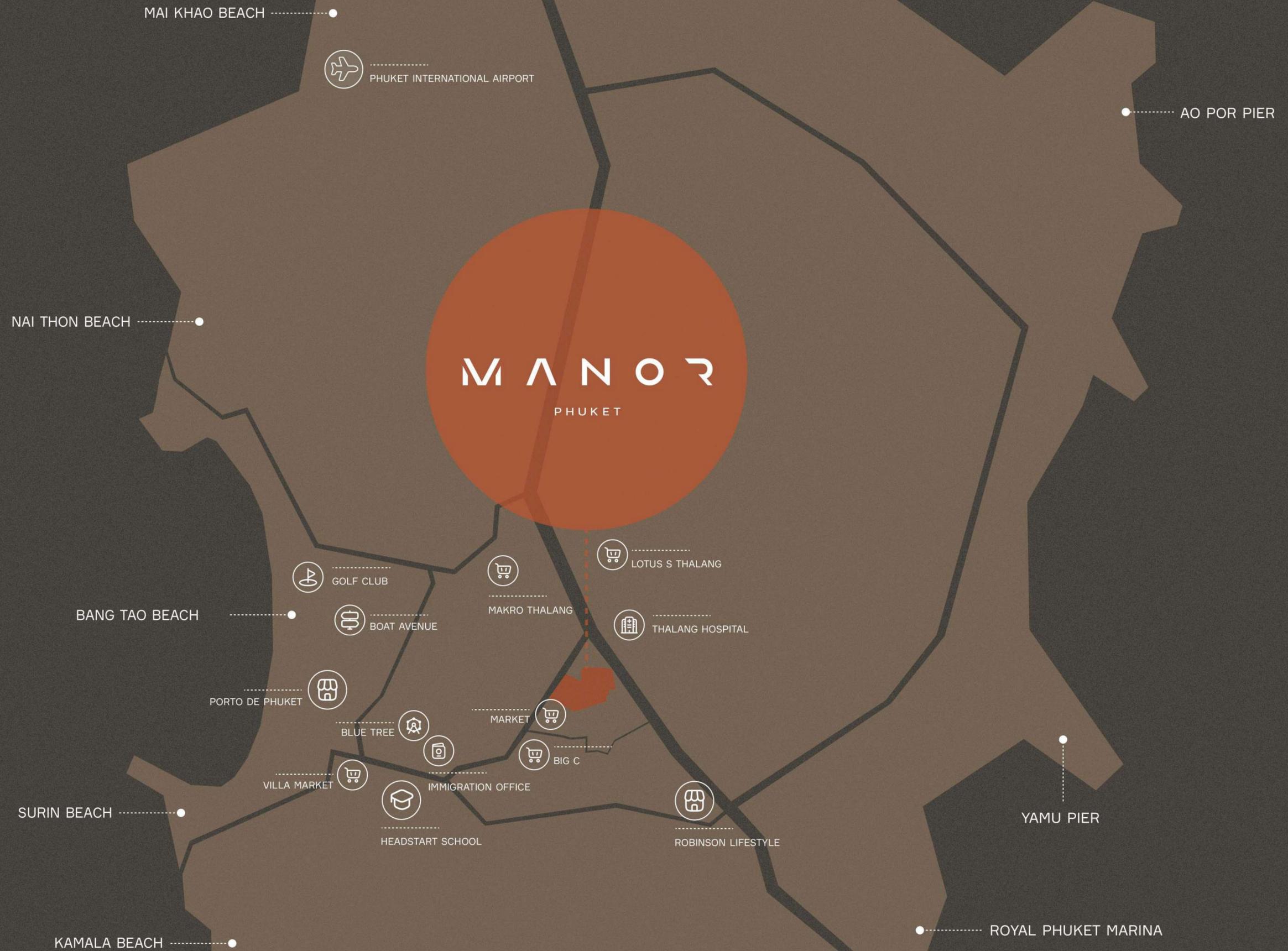
 HEADSTART SCHOOL
..... 5 MIN

 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

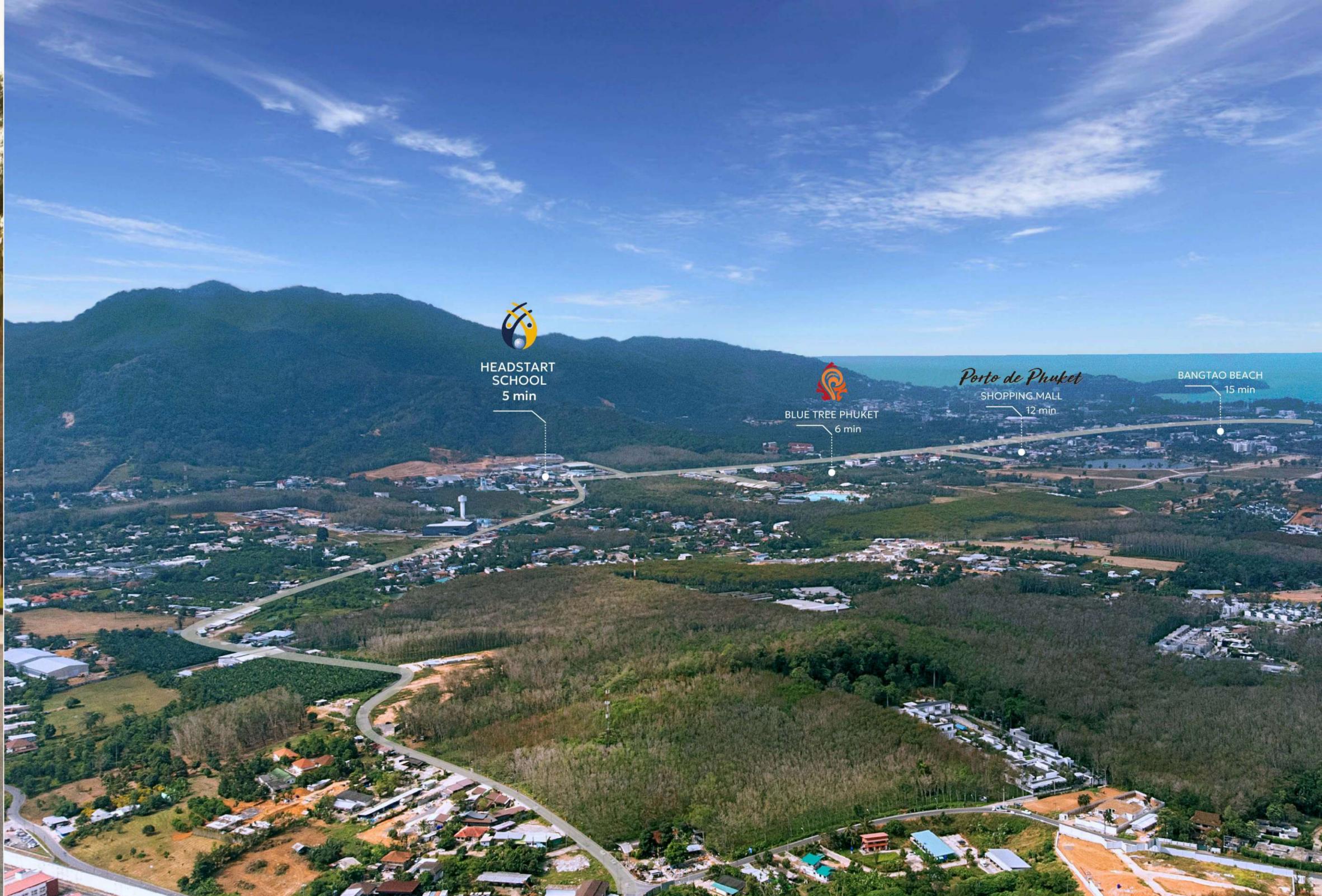
Laguna Golf Club

High-end shopping malls





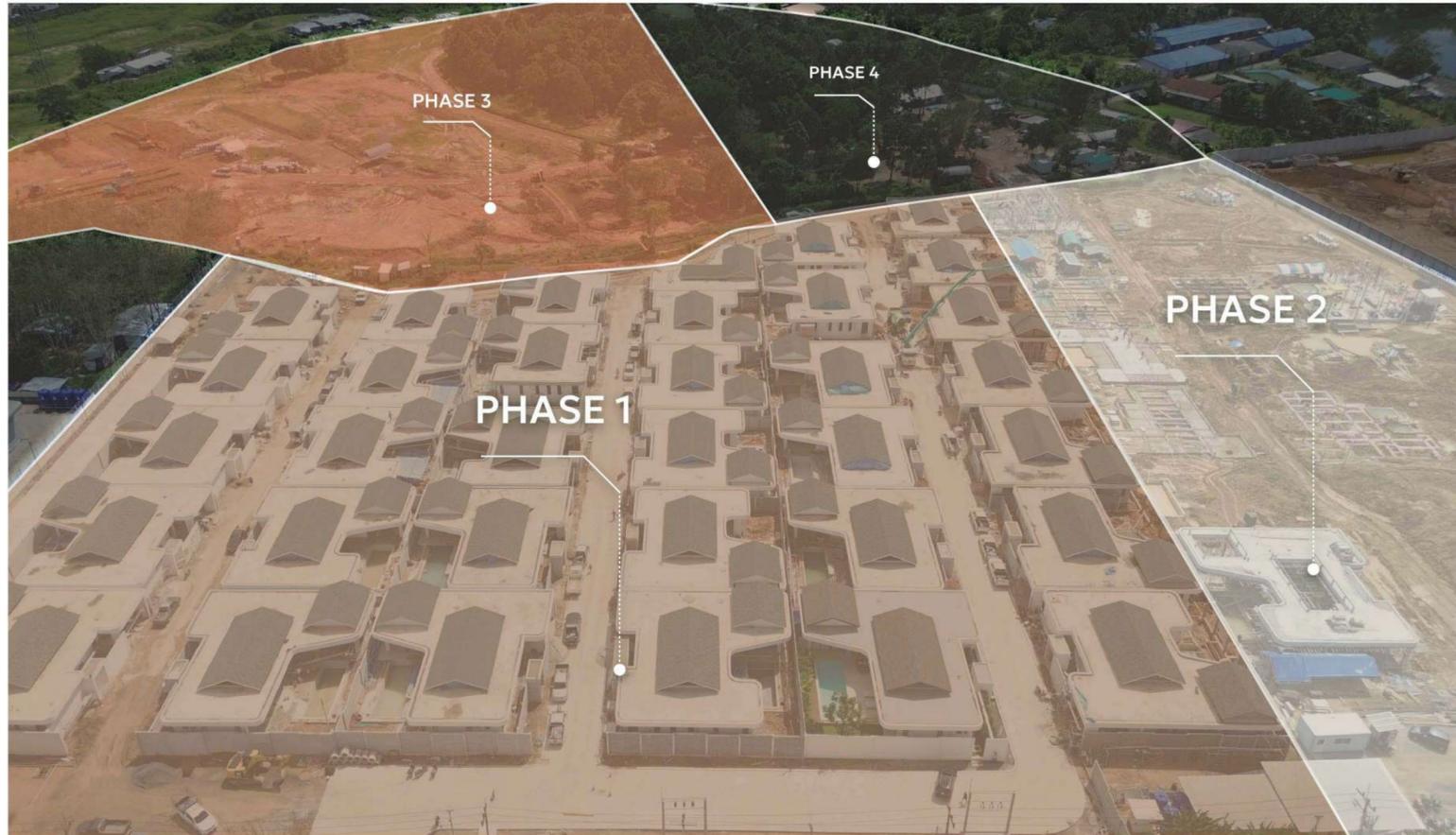
Stress-Free Shuttle



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

MARS
MARS AVENUE

MARS AVENUE

M
MONA
ESTATE

MONA ZONE

CENTER PARK

CO-WORKING SPACE

242 SQM

COMMON SWIMMING POOL

25 X 8 METERS

GYM

32 SQM

MULTI-SPORT COURT

KID'S PLAYGROUND



COMING SOON

34
UNITS

6
UNITS

49
UNITS

17
UNITS

19
UNITS

12
UNITS



MASTER PLAN

PRICE LIST

SOLD 50% RESERVED 34%



| 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 | 26,300,000 |
| S113 | 472.48 | 345.02 | 3/4 | 26,300,000 |

TYPE S/

PHASE 2 «ARCADIA»

| Plot | Land plot (M2) | Built-up area (M2) | Bedrooms/Bathrooms | Price (THB) |
|------|----------------|--------------------|--------------------|-------------|
| A13 | 472.52 | 345.02 | 3/4 | 26,300,000 |

TYPE S/

LUXE ZONE

| Plot | Land plot (M2) | Built-up area (M2) | Bedrooms/Bathrooms | Price (THB) |
|------|----------------|--------------------|--------------------|-------------|
| L6 | 1146.20 | 345.02 | 3/4 | 35,600,000 |
| L9 | 472.51 | 345.02 | 3/4 | 26,300,000 |
| L10 | 472.57 | 345.02 | 3/4 | 26,300,000 |
| L11 | 498.13 | 345.02 | 3/4 | 26,700,000 |
| L13 | 472.52 | 345.02 | 3/4 | 26,300,000 |
| L14 | 472.30 | 345.02 | 3/4 | 26,300,000 |



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



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

PHUKET



MANOR

PHUKET



MANOR

PHUKET



INTERIOR



MANOR

PHUKET



MANOR
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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 | 26,300,000 |
| S112 | 472.48 | 345.02 | 3/4 | 26,300,000 |
| S113 | 472.48 | 345.02 | 3/4 | 26,300,000 |
| S114 | 472.50 | 345.02 | 3/4 | 26,300,000 |
| S115 | 472.51 | 345.02 | 3/4 | 26,300,000 |
| S116 | 525.01 | 345.02 | 3/4 | 27,700,000 |
| S217 | 522.68 | 359.08 | 4/5 | 27,700,000 |
| S218 | 694.92 | 359.08 | 4/5 | 29,500,000 |
| S119 | 693.03 | 345.02 | 3/4 | 29,400,000 |
| S120 | 472.51 | 345.02 | 3/4 | 26,300,000 |
| S121 | 472.51 | 345.02 | 3/4 | 26,300,000 |
| S122 | 472.51 | 345.02 | 3/4 | 26,300,000 |
| S123 | 472.51 | 345.02 | 3/4 | 26,300,000 |
| S124 | 472.50 | 345.02 | 3/4 | 26,300,000 |
| S125 | 472.50 | 345.02 | 3/4 | 26,300,000 |
| S126 | 472.50 | 345.02 | 3/4 | 26,300,000 |
| S127 | 472.50 | 345.02 | 3/4 | 26,300,000 |

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 | 26,300,000 |
|  S229 | 660.53 | 359.08 | 4/5 | 29,000,000 |
|  S230 | 642.74 | 359.08 | 4/5 | 28,900,000 |
|  S131 | 641.06 | 345.02 | 3/4 | 28,600,000 |
|  S132 | 472.50 | 345.02 | 3/4 | 26,300,000 |
|  S133 | 472.50 | 345.02 | 3/4 | 26,300,000 |
|  S134 | 472.50 | 345.02 | 3/4 | 26,300,000 |
|  S135 | 472.50 | 345.02 | 3/4 | 26,300,000 |
|  S136 | 472.50 | 345.02 | 3/4 | 26,300,000 |
|  S137 | 472.50 | 345.02 | 3/4 | 26,300,000 |
|  S138 | 472.50 | 345.02 | 3/4 | 26,300,000 |
|  S239 | 657.62 | 359.08 | 4/5 | 28,900,000 |
|  S240 | 779.99 | 359.08 | 4/5 | 30,500,000 |
|  S141 | 472.50 | 345.02 | 3/4 | 26,300,000 |
|  S142 | 472.50 | 345.02 | 3/4 | 26,300,000 |
|  S143 | 472.50 | 345.02 | 3/4 | 26,300,000 |
|  S144 | 472.50 | 345.02 | 3/4 | 26,300,000 |

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- 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 |
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| 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 % |

TERMSHEET

PHASE 2 «ARCADIA»

MANOR

PHUKET

07/01/26

TYPE S/

 SOLD

| Plot | Land plot (M2) | Built-up area (M2) | Bedrooms/Bathrooms | Price (THB) |
|---|----------------|--------------------|--------------------|-------------|
|  A1 | 490.51 | 345.02 | 3/4 | 26,600,000 |
|  A2 | 490.53 | 345.02 | 3/4 | 26,600,000 |
|  A3 | 496.19 | 345.02 | 3/4 | 26,650,000 |
|  A4 | 496.55 | 345.02 | 3/4 | 26,650,000 |
|  A5 | 496.11 | 345.02 | 3/4 | 26,650,000 |
|  A6 | 734.31 | 345.02 | 3/4 | 30,000,000 |
|  A7 | 799.89 | 359.08 | 4/5 | 30,900,000 |
|  A8 | 664.41 | 345.02 | 3/4 | 29,000,000 |
|  A9 | 628.46 | 345.02 | 3/4 | 28,500,000 |
|  A10 | 581.20 | 345.02 | 3/4 | 27,800,000 |
|  A11 | 533.11 | 345.02 | 3/4 | 27,200,000 |
|  A12 | 470.95 | 345.02 | 3/4 | 26,300,000 |
| A13 | 472.52 | 345.02 | 3/4 | 26,300,000 |
|  A14 | 472.50 | 345.02 | 3/4 | 26,300,000 |
|  A15 | 472.50 | 345.02 | 3/4 | 26,300,000 |
|  A16 | 472.50 | 345.02 | 3/4 | 26,300,000 |
|  A17 | 472.50 | 345.02 | 3/4 | 26,300,000 |
|  A18 | 472.49 | 345.02 | 3/4 | 26,300,000 |
|  A19 | 517.94 | 359.08 | 4/5 | 27,000,000 |

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- 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 |

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PAYMENT TERMS

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| 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 % |

TERMSHEET

LUXE ZONE

M A N O R

PHUKET

15/01/26

TYPE **S/**

 SOLD

| Plot | Land plot (M2) | Built-up area (M2) | Bedrooms/Bathrooms | Price (THB) |
|--|----------------|--------------------|--------------------|-------------|
|  L2 | 718.20 | 345.02 | 3/4 | 29,400,000 |
|  L3 | 1258.51 | 345.02 | 3/4 | 39,300,000 |
|  L4 | 912.29 | 345.02 | 3/4 | 35,300,000 |
|  L5 | 774.02 | 345.02 | 3/4 | 30,700,000 |
| L6 | 1146.20 | 345.02 | 3/4 | 35,600,000 |
|  L7 | 1140.07 | 345.02 | 3/4 | 35,500,000 |
|  L8 | 472.52 | 345.02 | 3/4 | 26,300,000 |
| L9 | 472.51 | 345.02 | 3/4 | 26,300,000 |
| L10 | 472.57 | 345.02 | 3/4 | 26,300,000 |
| L11 | 498.13 | 345.02 | 3/4 | 26,700,000 |
|  L12 | 497.78 | 345.02 | 3/4 | 26,700,000 |
| L13 | 472.52 | 345.02 | 3/4 | 26,300,000 |
| L14 | 472.30 | 345.02 | 3/4 | 26,300,000 |
|  L15 | 472.52 | 345.02 | 3/4 | 26,300,000 |
|  L16 | 472.42 | 345.02 | 3/4 | 26,300,000 |
|  L17 | 873.71 | 345.02 | 3/4 | 32,000,000 |
|  L18 | 845.32 | 345.02 | 3/4 | 31,500,000 |
|  L19 | 526.01 | 345.02 | 3/4 | 27,100,000 |
|  L20 | 525.86 | 345.02 | 3/4 | 27,100,000 |
|  L21 | 525.78 | 345.02 | 3/4 | 27,100,000 |
|  L22 | 547.00 | 345.02 | 3/4 | 27,500,000 |
|  L23 | 625.61 | 345.02 | 3/4 | 28,500,000 |

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|--|-------------|
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