



MONA  
ESTATE



# HOLDING COMPANY STRUCTURE



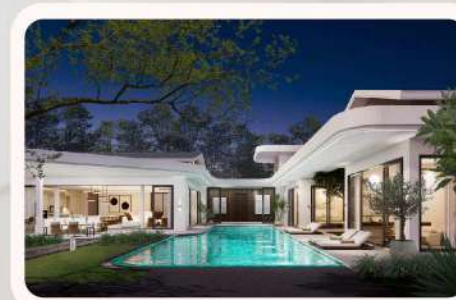
Clover Residence features 77 modern tropical pool villas in Bang tao, offering luxury, comfort, and convenient Phuket living.



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



# LOCATION

## MAP

- 
HEADSTART SCHOOL  
..... 5 MIN
- 
PORTO DE PHUKET  
..... 13 MIN
- 
BANG TAO BEACH  
..... 17 MIN
- 
ROBINSON LIFESTYLE  
..... 10 MIN
- 
PHUKET AIRPORT  
..... 25 MIN



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ESTATE

## CONCEPT / VISION

MONA is not just a villa.  
It is a private estate designed for those who value space, silence, and status.

Architecture inspired by modern tropical minimalism.  
Designed for living

# MASTER PLAN

MONA

20/03/26



UNITS **10**

MONA AVAILABLE UNITS

- AVAILABLE
- RESERVED



# JM GROUP MASTER PLAN

GENERAL



MANOR ZONE

MORI

MORI ZONE



MARS AVENUE



SPA  
RESTAURANTS  
MARKET PLACE

CENTER PARK



CO-WORKING SPACE  
..... 24.2 SQM  
COMMON SWIMMING POOL  
..... 25 X 8 METERS  
GYM  
..... 32 SQM  
MULTI-SPORT COURT  
KID'S PLAYGROUND



MONA ZONE



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



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MARS  
AVENUE

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# MONA FLOOR PLAN



## GROUND FLOORPLAN



### INTERIOR

412.57

SQ.M

1	MASTER BEDROOM 1	34.63	SQ.M
2	MASTER BEDROOM 2	19.30	SQ.M
3	WALK-IN CLOSET	13.62	SQ.M
4	BEDROOM 1	22.23	SQ.M
5	BATHROOM 1	6.65	SQ.M
6	BEDROOM 2	22.60	SQ.M
7	BATHROOM 2	7.40	SQ.M
8	LIVING ROOM 2	45.18	SQ.M
9	STUDY ROOM	22.94	SQ.M
10	BATHROOM 5	4.83	SQ.M
11	HALL WAY	57.58	SQ.M
12	LIVING & DINING	114.66	SQ.M
13	TOILET	5.70	SQ.M
14	THAI KITCHEN	10.64	SQ.M

# GROUND FLOORPLAN



## INTERIOR 412.57 SQ.M

15	LAUNDRY	12.72 SQ.M
16	MAID ROOM	4.98 SQ.M
17	BATHROOM 6	4.31 SQ.M
18	STORAGE	2.60 SQ.M

## EXTERIOR 354.74 SQ.M

19	PARKING	37.67 SQ.M
20	TERRACE 1	14.40 SQ.M
21	TERRACE 2	11.13 SQ.M
22	TERRACE 3	6.10 SQ.M
23	SWIMMING POOL	100.52 SQ.M
24	POOL DECK & BBQ	171.02 SQ.M
25	OUTDOOR SHOWER	1.80 SQ.M
26	SAUNA	6.47 SQ.M
27	PUMP ROOM	5.63 SQ.M

**GROUND FLOORPLAN ORIGINAL ALL 767.31 SQ.M**

## SECOND FLOORPLAN



INTERIOR		67.92	SQ.M
28	BEDROOM 3	23.31	SQ.M
29	BATHROOM 3	7.10	SQ.M
30	BEDROOM 4	17.35	SQ.M
31	BATHROOM 4	7.02	SQ.M
32	HALL	13.14	SQ.M

EXTERIOR		6.46	SQ.M
33	TERRACE 4	6.46	SQ.M

<b>SECOND FLOORPLAN ORIGINAL ALL</b>	<b>74.38</b>	<b>SQ.M</b>
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<b>FLOORPLAN ORIGINAL ALL</b>	<b>828</b>	<b>SQ.M</b>
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MONA  
PHUKET

Exterior Design

Entrance

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Exterior Design

Swimming pool

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Interior Design

Living room

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Interior Design

Living room

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Interior Design

Dining room

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Interior Design

Dining room

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Exterior Design

Pool deck & BBQ

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Interior Design  
Master Bathroom

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Interior Design

Master Bathroom

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Interior Design

Master Bedroom

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Interior Design

Master Bedroom

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Interior Design

Living room 2

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Interior Design

Living room 2

# TERMSHEET



20/03/26

TYPE !✓ SOLD

Plot	Land plot (M2)	Built-up area (M2)	Bedrooms/Bathrooms	Price (THB)
Mona 1	1,835	828	5/6	97,500,000
Mona 2	1,649	828	5/6	95,500,000
Mona 3	1,353	828	5/6	89,900,000
Mona 4	1,347	828	5/6	89,500,000
Mona 5	1,353	828	5/6	89,900,000
Mona 6	1,340	828	5/6	89,500,000
Mona 7	1,346	828	5/6	89,500,000
!✓ Mona 8	1,348	828	5/6	89,500,000
!✓ Mona 9	1,493	828	5/6	93,500,000
!✓ Mona 10	1,654	828	5/6	96,500,000

## 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.

## 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

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

## 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 roof structure and roof tiles	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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