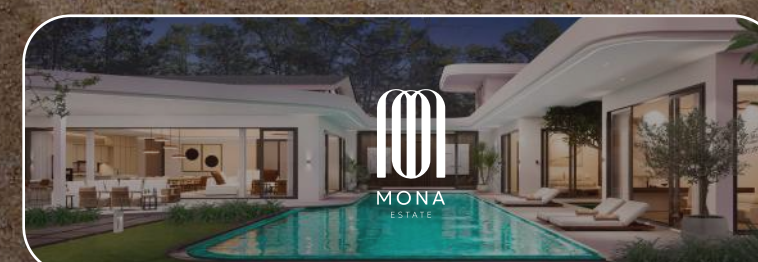


mori

Moments Of Romantic Inspiration





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



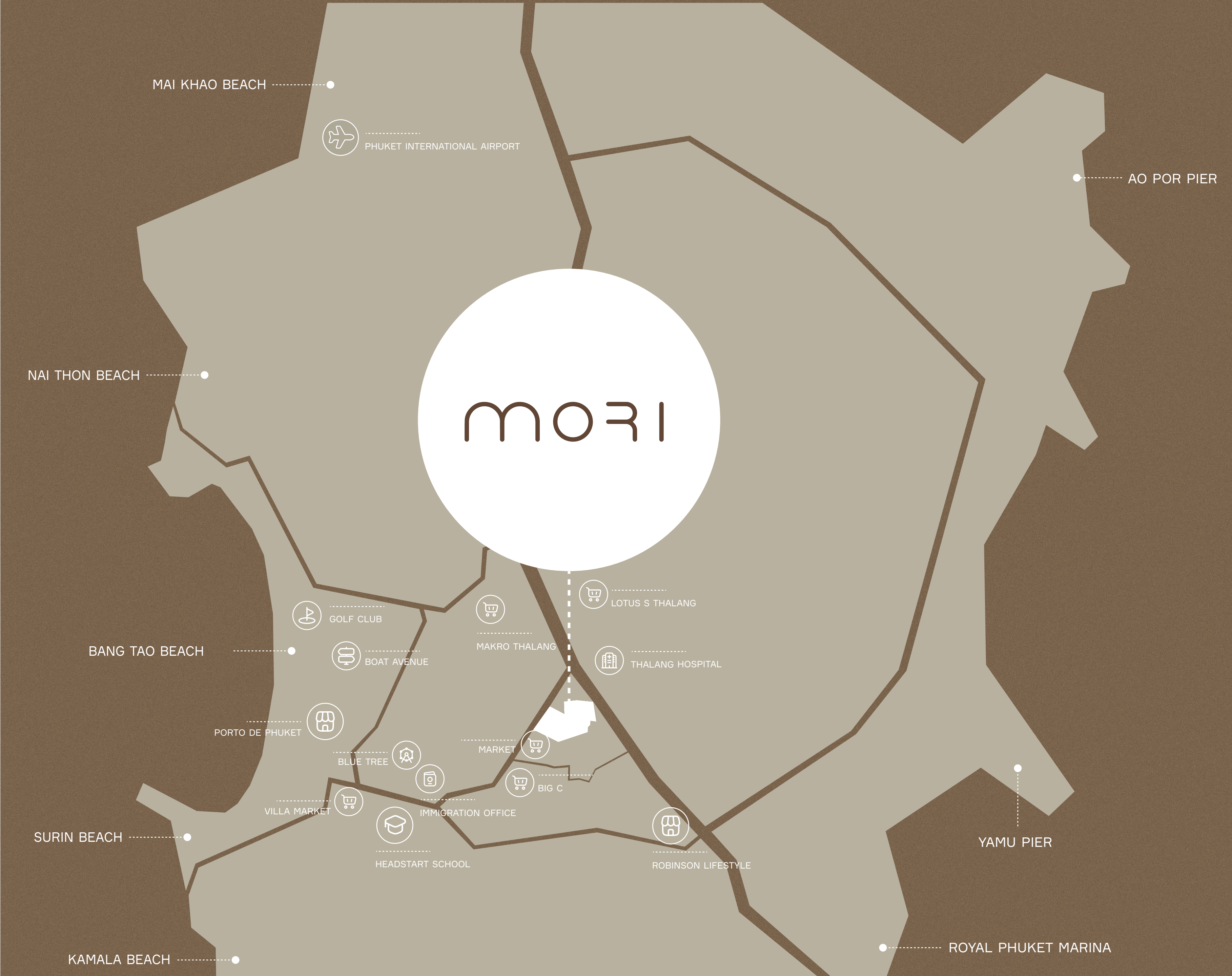
BANG TAO BEACH
..... 17 MIN



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

JM GROUP MASTER PLAN

GENERAL



MASTER PLAN

06/07/26



SINGLE HOUSE

43 PLOTS

TWIN HOUSE

6 PLOTS

SINGLE AVAILABLE UNITS

- ----- AVAILABLE
- ----- RESERVED
- ----- SOLD

TWIN AVAILABLE UNITS

- ----- AVAILABLE
- ----- RESERVED
- ----- SOLD



CENTER PARK

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



Ground floor plan

1	Parking	33.55	sq.m.
2	Living room	22.00	sq.m.
3	Dining room	22.00	sq.m.
4	Kitchen	10.00	sq.m.
5	Stair	7.63	sq.m.
6	Bathroom	2.37	sq.m.
7	Deck	19.50	sq.m.
8	Storage	4.13	sq.m.

Ground Floor area 121.18 sq.m.

*Pool available at additional cost



Second floor plan

8	Master bedroom	34.93	sq.m.
9	Master bathroom	10.38	sq.m.
10	Balcony	4.00	sq.m.
11	Corridors	4.10	sq.m.
12	Bedroom 2	13.56	sq.m.
13	Bathroom 2	4.73	sq.m.
14	Bedroom 3	14.99	sq.m.
15	Bathroom 3	4.95	sq.m.
16	Stair	10.00	sq.m.
17	Working room	7.13	sq.m.

Upper Floor area	108.77	sq.m.
Total Floor Area	229.95	sq.m.

All information, images, and illustrations shown are for reference only. The actual delivered property shall prevail. The developer reserves the right to make changes without prior notice.



Exterior Design

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Interior Design



Living room

Ground floor

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Interior Design



Living room

Ground floor

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Interior Design

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Interior Design

Living room

Ground floor

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Interior Design



Bathroom

Second floor

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Interior Design



Bedroom 2

Second floor

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Multifunctional room

Working room
(Extra package)

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Multifunctional room



Dressing room
(Extra package)

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Interior Design



Bedroom 3

Second floor

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Interior Design



Master Bedroom

Second floor

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Interior Design

Master Bedroom

Second floor

RESERVED

SOLD

Plot	Land plot (M2)	Built-up area (M2)	Bedrooms/Bathrooms	Price (THB)
1	272.23	229	3/4	18,050,000
2	271.77	229	3/4	18,040,000
3	430.08	229	3/4	20,400,000
4	435.04	229	3/4	20,230,000
5	589.45	229	3/4	22,280,000
6	259.41	229	3/4	17,880,000
7	212.00	229	3/4	17,240,000
8	346.25	229	3/4	19,040,000
9	245.85	229	3/4	17,690,000
10	271.27	229	3/4	18,040,000
11	288.98	229	3/4	18,270,000
12	276.44	229	3/4	18,110,000
13	240.48	229	3/4	17,630,000
14	221.24	229	3/4	17,370,000
15	209.89	229	3/4	17,210,000
16	334.65	229	3/4	18,880,000
17	189.00	229	3/4	16,930,000

CONDITIONS

- 1Areas and dimensions are approximate and subject to final survey and change.
- 2Prices include standard fixtures and built-in equipment. A full furniture package is available to purchase separately.
- 3Price and payment terms listed are effective from the date of this term sheet and are subject to change without notice.
- 4Price including air condition, landscape, wardrobe and kitchen.
- 5Price does not include maintenance fee and sinking fund.

ADDITIONAL COSTS

Common area maintenance fee	15 THB M2
Per Month pay 1 year in advance	
Sinking Fund	100,000 THB
One-time payment	
Electricity and Water meter installment fee	20,000 THB
One-time payment	
Transfer Fee Tax	Share 50 50
Shall be paid equally between Developer and Buyer	

OWNERSHIP

- 1Freehold Buildings can be purchased as freehold ownership. Freehold is available for Thai buyers, Thai companies, and foreign buyers through a Thai company structure.
- 2Leasehold 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	House construction completion	5	%

RESERVED SOLD

Plot	Land plot (M2)	Built-up area (M2)	Bedrooms/Bathrooms	Price (THB)
18	175.72	229	3/4	16,760,000
19	160.00	229	3/4	16,550,000
20	325.03	229	3/4	18,760,000
21	338.08	229	3/4	18,930,000
22	245.90	229	3/4	17,690,000
23	479.76	229	3/4	20,810,000
24	327.17	229	3/4	18,790,000
25	179.42	229	3/4	16,810,000
26	158.40	229	3/4	16,530,000
27	156.53	229	3/4	16,510,000
28	156.53	229	3/4	16,510,000
29	158.40	229	3/4	16,530,000
30	150.15	229	3/4	16,430,000
31	174.22	229	3/4	16,750,000
32	163.35	229	3/4	16,600,000
33	164.78	229	3/4	16,610,000
34	164.78	229	3/4	16,610,000

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RESERVED

!✓SOLD

Plot	Land plot (M2)	Built-up area (M2)	Bedrooms/Bathrooms	Price (THB)
35	163.35	229	3/4	16,600,000
36	222.75	229	3/4	17,390,000
37	217.17	229	3/4	17,320,000
38	190.31	229	3/4	16,960,000
39	214.60	229	3/4	17,280,000
40	308.12	229	3/4	18,530,000
41	352.04	229	3/4	19,120,000
42	368.21	229	3/4	19,330,000
43	403.74	229	3/4	19,800,000
44	310.10	229	3/4	18,560,000
45	282.78	229	3/4	18,190,000
46	307.07	229	3/4	18,520,000
47	308.19	229	3/4	18,530,000
48	486.22	229	3/4	20,910,000
49	260.59	229	3/4	17,890,000

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timeless minimalist luxury. Perfectly designed for light, comfort, and elegance.