

mori

THE VALLEY

FIND YOUR FOREST

Discover Serenity at MORI THE VALLEY.





HOLDING COMPANY STRUCTURE



77 Family Pool Villas
School • Family • Convenience



83 Luxury Pool Villas
Privacy • Family • Lifestyle



Boutique Luxury Villas
Privacy • Design • Comfort



49 Family Pool Villas
Nature • Wellness • Community



Lifestyle Commercial Concept
Retail • Dining • Wellness



DR PARIMON PHAISAMRAN
FOUNDER

Map

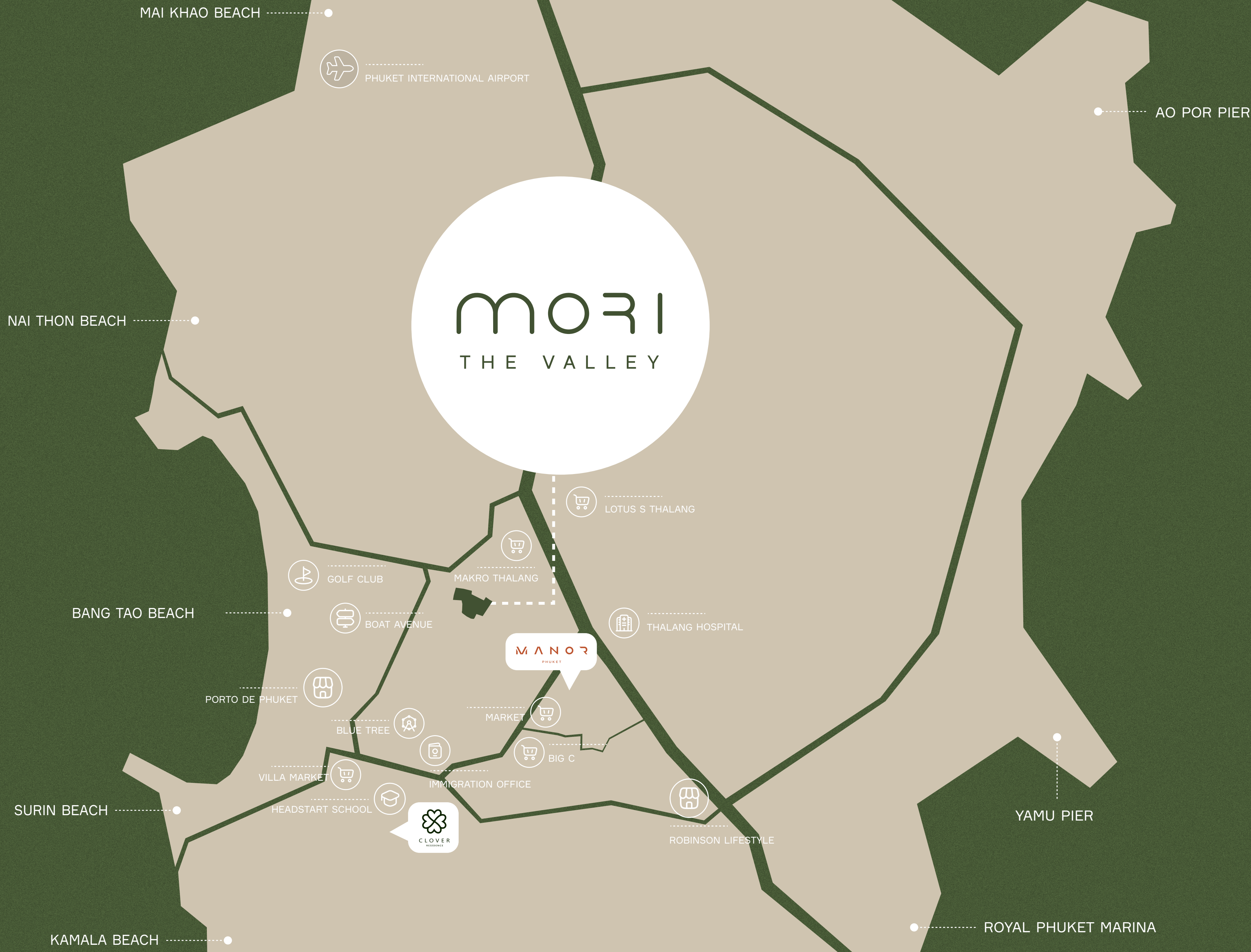
 HEADSTART SCHOOL
..... 5 MIN

 PORTO DE PHUKET
..... 13 MIN

 BANG TAO BEACH
..... 17 MIN

 ROBINSON LIFESTYLE
..... 10 MIN

 PHUKET AIRPORT
..... 25 MIN





LIFESTYLE OF LIVING



HeadStart international school



Porto de Phuket



Laguna Golf Club



High-end shopping malls



Blue tree

MORI
THE VALLEY



EDUCATION, SHOPPING, BEACHES AND EVERYDAY ESSENTIALS — ALL WITHIN MINUTES FROM MORI THE VALLEY.



MARS AVENUE

The Lifestyle Hub of MORI

More than a commercial zone, Mars Avenue is designed as a convenient lifestyle destination for residents and visitors.

Carefully selected businesses, cafe, wellness concepts and daily service create a vibrant community atmosphere within walking distance of home.



Cafe



Dining



Wellness
& Beauty



Daily
convenience



Professional
Service

MORI
THE VALLEY

MASTER PLAN

CENTER PARK

CO-WORKING SPACE
COMMON SWIMMING POOL
MULTI-SPORT COURT
KID'S PLAYGROUND
GYM

MAIN ENTRANCE

MARS AVENUE 2

2 METERS WIDTH
WALKING WAY

PHASE 1

SINGLE HOUSE (TYPE B)

5 PLOTS

TWIN HOUSE (TYPE A)

40 PLOTS

FLOOR PLAN



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

FLOOR PLAN



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.

CLUBHOUSE



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



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



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



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



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.

INTERIOR DESIGN

Living room
Ground floor

mori
THE VALLEY



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.

INTERIOR DESIGN

Living room
Ground floor

mori
THE VALLEY



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.

INTERIOR DESIGN

Living room

Ground floor

mori
THE VALLEY



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.

INTERIOR DESIGN

Living room
Ground floor

mori
THE VALLEY



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.

INTERIOR DESIGN

Living room
Ground floor

mori
THE VALLEY



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.

INTERIOR DESIGN

Living room
Ground floor

mori
THE VALLEY



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.

INTERIOR DESIGN

Bath room
Second floor

mori
THE VALLEY



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.

INTERIOR DESIGN

Bedroom 2

Second floor

mori
THE VALLEY



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.

INTERIOR DESIGN

Multifunctional room

Working room (Extra package)

Second floor

mori
THE VALLEY



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.

INTERIOR DESIGN

Multifunctional room
Dressing room (Extra package)

Second floor

mori
THE VALLEY



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.

INTERIOR DESIGN

Bedroom 3

Second floor

mORI
THE VALLEY



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.

INTERIOR DESIGN

Master Bedroom
Second floor

mori
THE VALLEY



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.

INTERIOR DESIGN

Master Bedroom
Second floor

mori
THE VALLEY



TERMSHEET

Phase 1

 RESERVED  SOLD

PLOT	LAND PLOT (M2)	BUILT-UP AREA (M2)	BEDROOMS/ BATHROOMS	PRICE (THB)
A1	284	229	3/4	19,120,000
A2	200	229	3/4	16,670,000
A3	200	229	3/4	16,670,000
A4	255	229	3/4	18,080,000
A5	255	229	3/4	18,080,000
A6	200	229	3/4	16,670,000
A7	200	229	3/4	16,670,000
A8	255	229	3/4	18,080,000
A9	255	229	3/4	18,080,000
A10	200	229	3/4	16,670,000
A11	200	229	3/4	16,670,000
A12	200	229	3/4	16,670,000
A13	200	229	3/4	16,670,000
A14	212.57	229	3/4	17,260,000
A17	405.21	229	3/4	22,650,000
A18	200	229	3/4	16,670,000
A19	200	229	3/4	16,670,000
A20	255	229	3/4	18,080,000
A21	255	229	3/4	18,080,000
A22	200	229	3/4	16,670,000
A23	200	229	3/4	16,670,000
A24	255	229	3/4	18,080,000



CONDITIONS

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

OWNERSHIP

- Freehold Buildings can be purchased as freehold ownership. Freehold is available for Thai buyers, Thai companies, and foreign buyers through a Thai company structure.
- 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 Per Month pay 1 year in advance	15 THB m ²
Sinking Fund One-time payment	100,000 THB
Electricity and Water meter installment fee One-time payment	20,000 THB
Transfer Fee Tax Shall be paid equally between Developer and Buyer	Share 50-50

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 %

TERMSHEET

Phase 1

RESERVED

!

SOLD

PLOT	LAND PLOT (M2)	BUILT-UP AREA (M2)	BEDROOMS/ BATHROOMS	PRICE (THB)
A25	235	229	3/4	17,760,000
A26	200	229	3/4	16,670,000
A27	200	229	3/4	16,670,000
A28	222.40	229	3/4	17,420,000
A29	318.19	229	3/4	20,790,000
A30	200	229	3/4	16,670,000
A31	200	229	3/4	16,670,000
A32	200	229	3/4	16,670,000
B33	300	229	3/4	19,400,000
B34	300	229	3/4	19,400,000
A35	200	229	3/4	16,670,000
A36	200	229	3/4	16,670,000
A37	200	229	3/4	16,670,000
A38	309.79	229	3/4	20,610,000
B39	351.96	229	3/4	21,510,000
A40	200	229	3/4	16,670,000
A41	200	229	3/4	16,670,000
B42	300	229	3/4	19,400,000
B43	300	229	3/4	19,400,000
A44	200	229	3/4	16,670,000
A45	200	229	3/4	16,670,000
A46	200	229	3/4	16,670,000
A47	263.27	229	3/4	18,740,000

CONDITIONS

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

OWNERSHIP

- Freehold Buildings can be purchased as freehold ownership. Freehold is available for Thai buyers, Thai companies, and foreign buyers through a Thai company structure.
- 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 Per Month pay 1 year in advance	15 THB m²
Sinking Fund One-time payment	100,000 THB
Electricity and Water meter installment fee One-time payment	20,000 THB
Transfer Fee Tax Shall be paid equally between Developer and Buyer	Share 50-50

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 %

mori
THE VALLEY