



monstera

NATURE

A misty forest scene with tall redwood trees and a path leading into the distance. The trees are covered in green ferns and moss, and the atmosphere is serene and peaceful.

Nature's Peace

Your Luxurious Retreat



Welcome to Monstera Villas

A Sanctuary of Style and Serenity

Tucked away in a prime location near the esteemed UWC International School and the renowned Thanyapura Sports Hotel. Monstera Nature redefines living with unparalleled elegance and tranquility.

Each villa is a masterpiece, Thoughtfully crafted to blend sophisticated design with the comforts of home. Whether you seek a retreat to unwind or a stylish space to entertain, Monstera Nature offers a harmonious balance of luxury and functionality.



Surrounded by lush greenery and inspired by the natural beauty of its surrounding, this exclusive community invites you to embrace a lifestyle of serenity, Convenience and refined taste.

Step into Monstera Nature, Where every detail speaks to your desire for perfection and every moment feels like a retreat. This is more than a home-it's a statement of living well.

PROJECT INFORMATION

PROJECT NAME	Monstera Nature
DEVELOPER	Neramit Property Co.,Ltd.
BRAND	Monstera
PROJECT LAUNCHED	March 2025
TOTAL LAND AREA	2.1.67 Rais (967 sqm.)
NUMBER OF UNIT	8
VILLA TYPES	3 Bedroom Luxury Villa 3 Bedroom Grand Luxury Villa 4 Bedroom Grand Luxury Villa
PRICE RANGE	17.9 - 24.9 mb.
FACILITIES	Security 24 hours, CCTV, offer villa service and maintenance



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TYPE A

MODERN TROPICAL DESIGN

3 BEDROOM LUXURY VILLA



: 3



: 4



: 36.80 sq.m.

Usable Area

Internal :	182 sq.m.
Extenal :	119 sq.m.
Total :	302 sq.m.

Demonstration floor plan only



GROUND FLOOR PLAN

TYPE B

MODERN TROPICAL DESIGN

3 BEDROOM GRAND LUXURY VILLA



: 3



: 4



: 36.80 sq.m.

Usable Area

Internal :	203 sq.m.
Extenal :	134 sq.m.
Total :	337 sq.m.

Demonstration floor plan only



GROUND FLOOR PLAN

TYPE C

MODERN TROPICAL DESIGN

4 BEDROOM GRAND LUXURY VILLA



: 4



: 5



: 36.80 sq.m.

Usable Area

Internal :	236 sq.m.
Extenal :	155 sq.m.
Total :	391 sq.m.

Demonstration floor plan only



GROUND FLOOR PLAN

TYPE SM

MODERN TROPICAL DESIGN

3 BEDROOM LUXURY VILLA



: 3



: 3



: 8x3.5 sq.m.

Usable Area

Internal: 144 sq.m.
Extenal : 110 sq.m.
Total : 255 sq.m.

Demonstration floor plan only



GROUND FLOOR PLAN

LOCATION



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LOCATION



A UWC Thailand	4 min
B Thanyapura Sport & Health	4 min
C Naithon Beach	17 min
D Layan Beach	20 min
E Tonsai Waterfall	8 min
F Blue Canyon Golf	15 min
G Laguna Golf	27 min
H Church	4 min
I Tesco Lotus	10 min
J Makro	11 min
K Porto De Phuket	22 min
L Central Phuket	35 min
M Robinson Life Style	20 min
N Thalang Hospital	9 min
O Bangkok Hospital	37 min
P Phuket International Airport	20 min





Property Ownership at Monstera Villas

Terms and Conditions

Ownership Types:

- A. Freehold ownership: The freehold title is exclusively available to Thai buyers and Thai companies.
- B. Leasehold ownership: The leasehold title is available to both foreigners and Thai Individuals, subject to a 30-year land lease period.

Tax and Transfer Fee Responsibility:

- A. Upon the transfer of ownership, all taxes and transfer fees incurred shall be shared equally (50/50) between the developer and the buyer/lessee. Both parties shall bear an equal share of the financial obligations associated with the transfer.

Please note that these terms and conditions govern the ownership arrangements at monstera villas. It is essential to carefully review and understand these provisions before entering into any property transactions.

PAYMENT TERMS

OFF-PLAN VILLA

1st	Non-Refundable Reservation Deposit.	2%
2rd	Sign Contract Within 30 Days.	28%
3th	Completion of Piling & Foundation.	20%
4th	Completion of Main Structure.	15%
5th	Completion of Roof, Walls and Partitions.	15%
6th	Completion of Floor Tiles and Wall Tiles.	10%
7th	Completion of Villa and Ready to Delivery.	10%
	The Developer Notify the Date of Registration and Transfer Ownership to Client Within 30 Days.	

FINISHED VILLA

1st	Reservation deposit	2%
2nd	Sales & purchase agreement signature within 30 days after reservation	48%
3rd	Transfer of ownership	50%



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