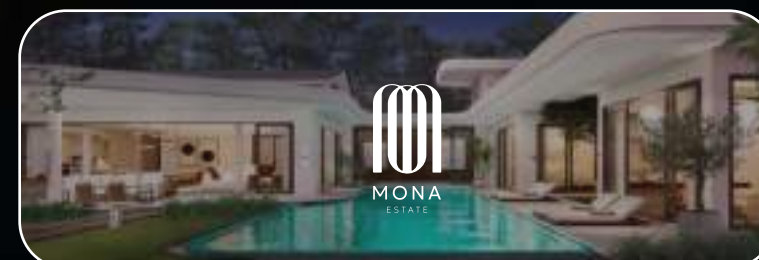
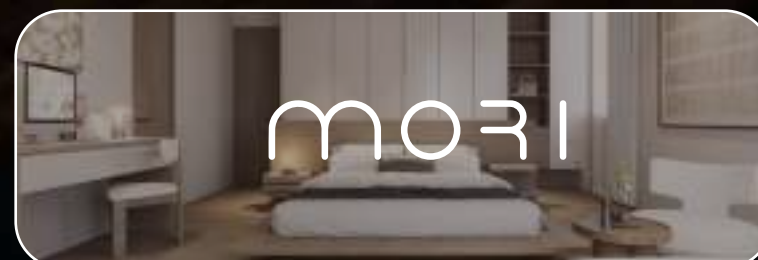
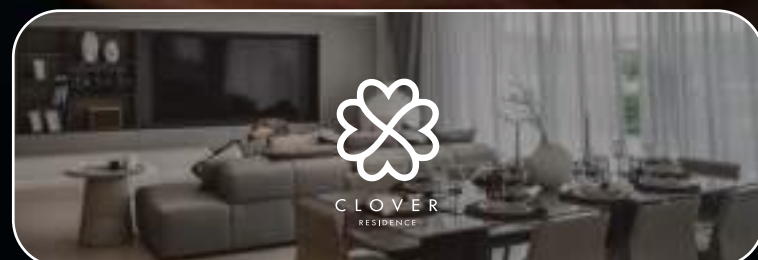


# MANOR

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



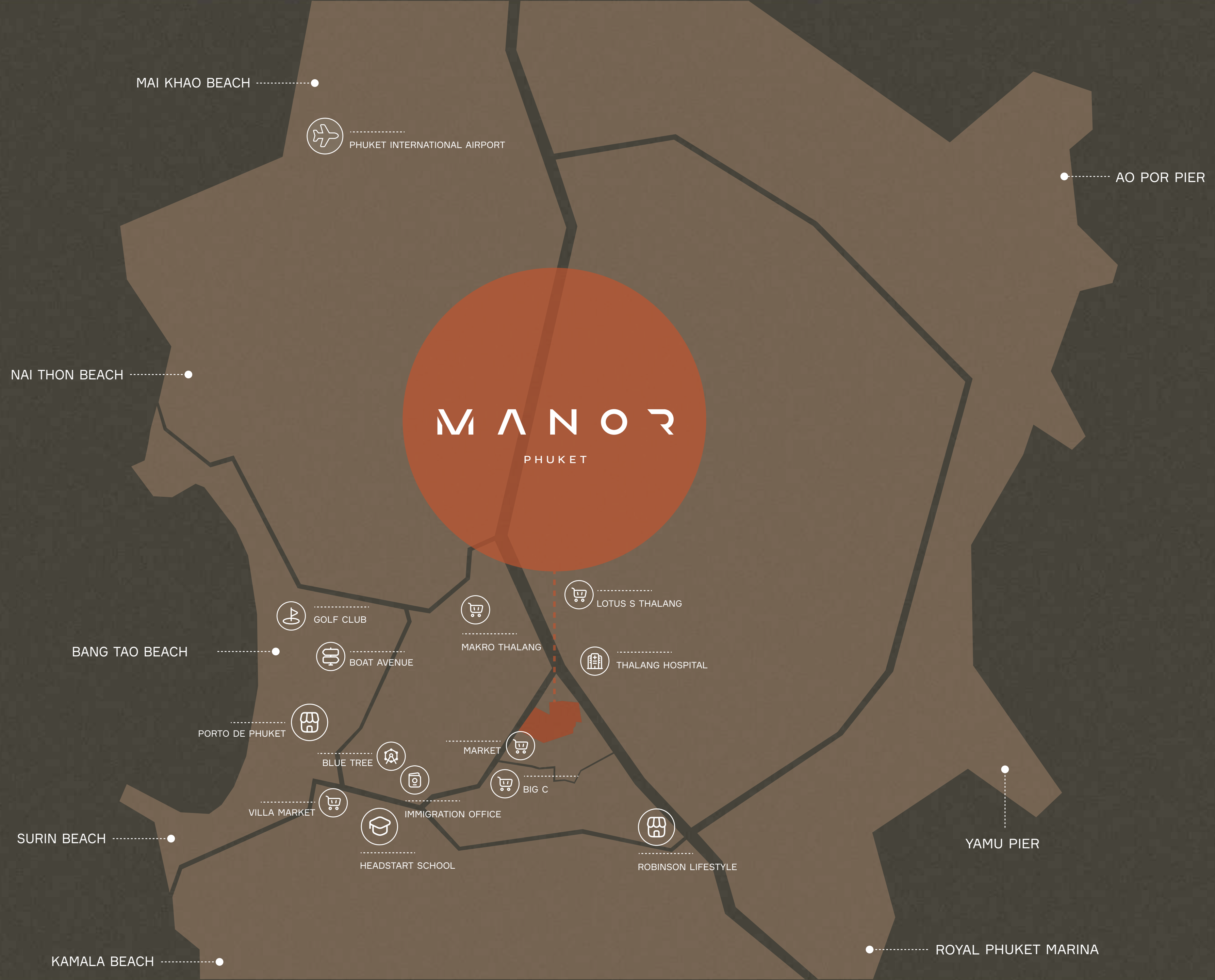
ROBINSON LIFESTYLE

..... 10 MIN



PHUKET AIRPORT

..... 25 MIN





# Lifestyle of Living



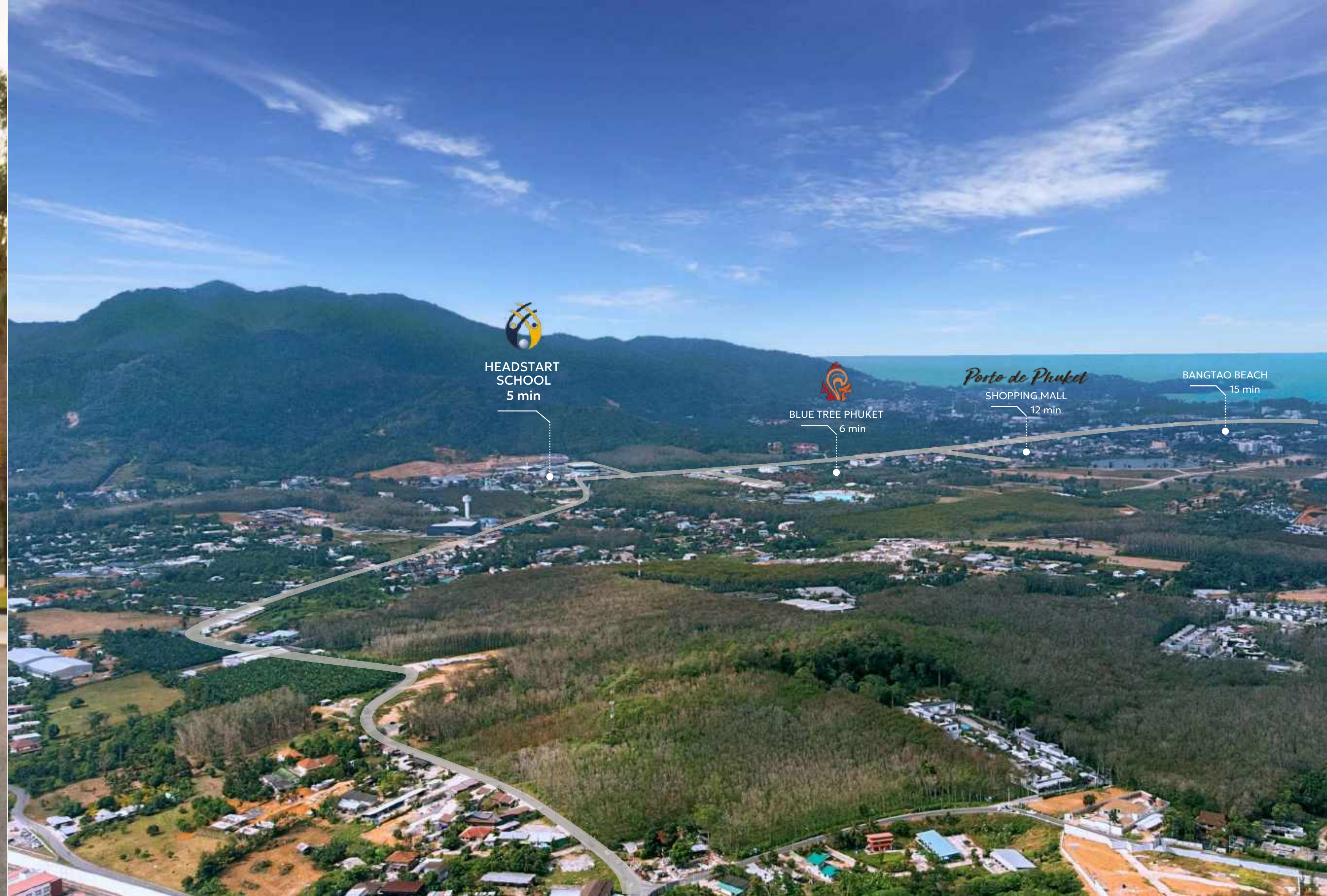
HeadStart international school  
Blue tree  
Porto de Phuket  
Laguna Golf Club  
High-end shopping malls







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





## GENERAL

05/11/25





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





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





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



MAR AVENUE





# FLOOR PLAN

BUILT-UP AREA  
345.02 m<sup>2</sup>

## EXTERIOR ..... 164.73 m<sup>2</sup>

|   |                 |                      |
|---|-----------------|----------------------|
| 1 | GARAGE          | 36.00 m <sup>2</sup> |
| 2 | MAIN ENTRANCE   | 5.00 m <sup>2</sup>  |
| 3 | OUTDOOR WALKWAY | 32.98 m <sup>2</sup> |
| 4 | TERRACE         | 56.69 m <sup>2</sup> |
| 5 | SWIMMING POOL   | 34.06 m <sup>2</sup> |

## INTERIOR ..... 180.29 m<sup>2</sup>

|    |                         |                      |
|----|-------------------------|----------------------|
| 6  | LIVING, DINING, KITCHEN | 70.55 m <sup>2</sup> |
| 7  | HALLWAY                 | 2.40 m <sup>2</sup>  |
| 8  | BEDROOM 3               | 18.36 m <sup>2</sup> |
| 9  | W.C. 1                  | 5.25 m <sup>2</sup>  |
| 10 | MASTER BEDROOM          | 31.91 m <sup>2</sup> |
| 11 | MASTER W.C.             | 11.20 m <sup>2</sup> |
| 12 | POWDER ROOM             | 3.12 m <sup>2</sup>  |
| 13 | STORAGE                 | 3.64 m <sup>2</sup>  |
| 14 | BEDROOM 2               | 23.46 m <sup>2</sup> |
| 15 | W.C. 2                  | 5.72 m <sup>2</sup>  |
| 16 | PANTRY                  | 4.68 m <sup>2</sup>  |

S1





# FLOOR PLAN

EXTERIOR ..... 149.46 M<sup>2</sup>

|   |                 |                      |
|---|-----------------|----------------------|
| 1 | GARAGE          | 36.00 M <sup>2</sup> |
| 2 | MAIN ENTRANCE   | 5.00 M <sup>2</sup>  |
| 3 | OUTDOOR WALKWAY | 21.86 M <sup>2</sup> |
| 4 | TERRACE         | 53.45 M <sup>2</sup> |
| 5 | SWIMMING POOL   | 33.15 M <sup>2</sup> |

INTERIOR ..... 209.62 M<sup>2</sup>

|    |                         |                      |
|----|-------------------------|----------------------|
| 6  | LIVING, DINING, KITCHEN | 70.55 M <sup>2</sup> |
| 7  | HALLWAY                 | 2.40 M <sup>2</sup>  |
| 8  | BEDROOM 3               | 18.36 M <sup>2</sup> |
| 9  | W.C. 1                  | 5.25 M <sup>2</sup>  |
| 10 | MASTER BEDROOM          | 31.91 M <sup>2</sup> |
| 11 | MASTER W.C.             | 11.20 M <sup>2</sup> |
| 12 | PANTRY                  | 5.19 M <sup>2</sup>  |
| 13 | BEDROOM 4               | 18.48 M <sup>2</sup> |
| 14 | W.C. 2                  | 4.62 M <sup>2</sup>  |
| 15 | HALLWAY                 | 2.69 M <sup>2</sup>  |
| 16 | BEDROOM 2               | 28.40 M <sup>2</sup> |
| 17 | W.C. 3                  | 6.23 M <sup>2</sup>  |
| 18 | POWDER ROOM             | 4.34 M <sup>2</sup>  |

BUILT-UP AREA  
359.08 M<sup>2</sup>

S2





**EXTERIOR**





MANOR  
PHUKET

MANOR  
PHUKET





MANOR

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INTERIOR





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TYPE S/

 SOLD

|                                                                                   | Plot | Land plot (M2) | Built-up area (M2) | Bedrooms/Bathrooms | Price (THB) |
|-----------------------------------------------------------------------------------|------|----------------|--------------------|--------------------|-------------|
|    | S11  | 472.51         | 345.02             | 3/4                | 26,300,000  |
|    | S12  | 472.48         | 345.02             | 3/4                | 26,300,000  |
|    | S13  | 472.48         | 345.02             | 3/4                | 26,300,000  |
|    | S14  | 472.50         | 345.02             | 3/4                | 26,300,000  |
|    | S15  | 472.51         | 345.02             | 3/4                | 26,300,000  |
|    | S16  | 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.

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                       | 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 |             |

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 % |



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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OWNERSHIP

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- 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                       | 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 |             |

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 %  |



TERMSHEET

PHASE 2 «ARCADIA»

MANOR

PHUKET

05/11/25

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  |

CONDITIONS

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- 3
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- 4
- Price including swimming pool, air condition, landscape, wardrobe and kitchen.
- 5
- Price does not include maintenance fee and sinking fund.

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- 1
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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 |             |

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 %  |



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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ADDITIONAL COSTS

|                                                                              |             |
|------------------------------------------------------------------------------|-------------|
| Common area maintenance fee<br><i>Per Month pay 1 year in advance</i>        | 15 THB M2   |
| Sinking Fund<br><i>One-time payment</i>                                      | 100,000 THB |
| Electricity and Water meter installment fee<br><i>One-time payment</i>       | 20,000 THB  |
| Transfer Fee Tax<br><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 % |





MANOR

PHUKET