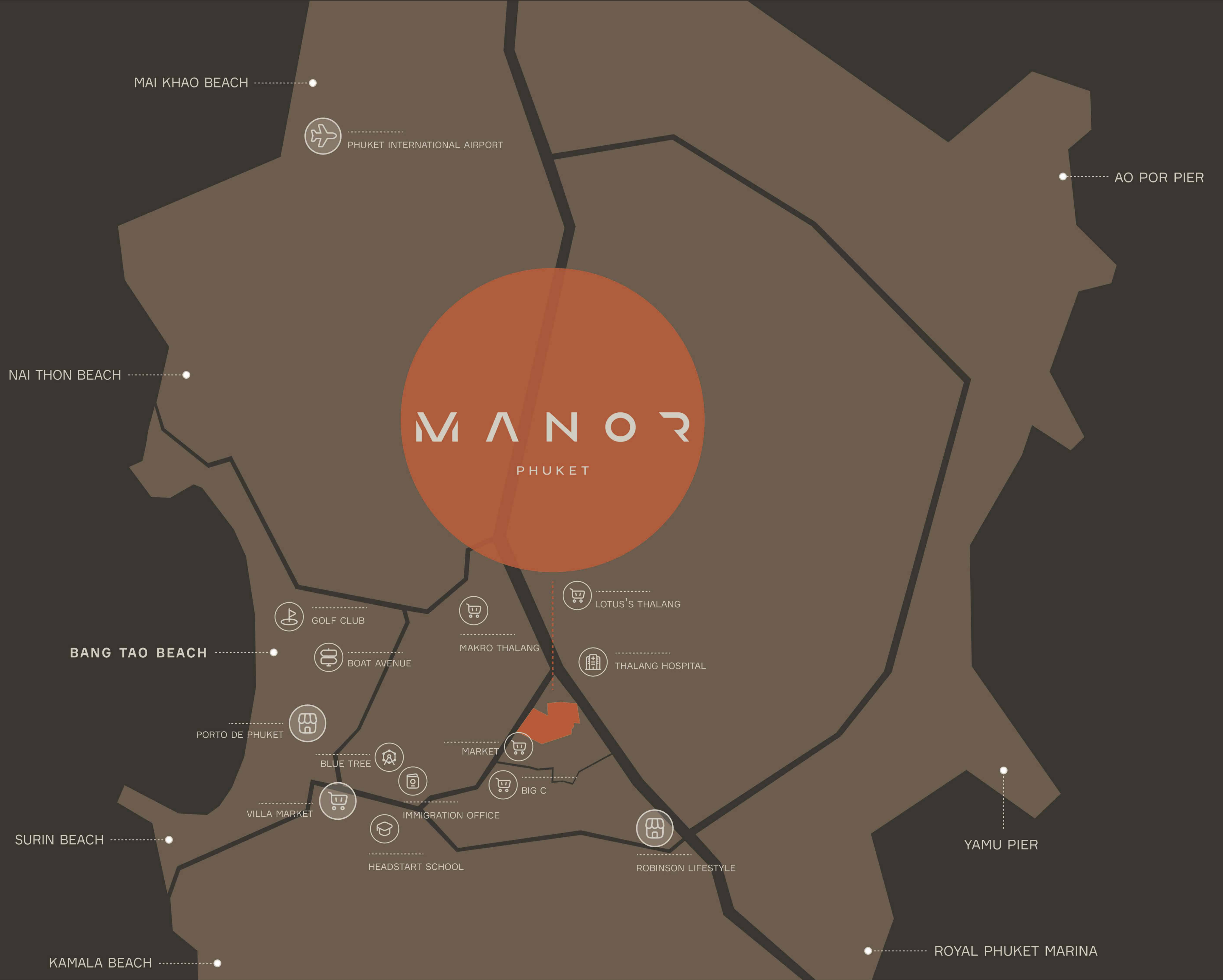


MANOR

PHUKET

OWN A PIECE OF PARADISE - LAND THAT LASTS, VALUE THAT GROWS

PHUKET



LOCATION

MAP



PHUKET AIRPORT

25 MIN



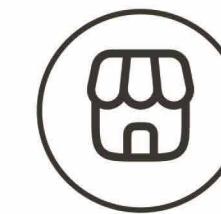
PORTO DE PHUKET

13 MIN



BANG TAO BEACH

17 MIN



ROBINSON LIFESTYLE

10 MIN

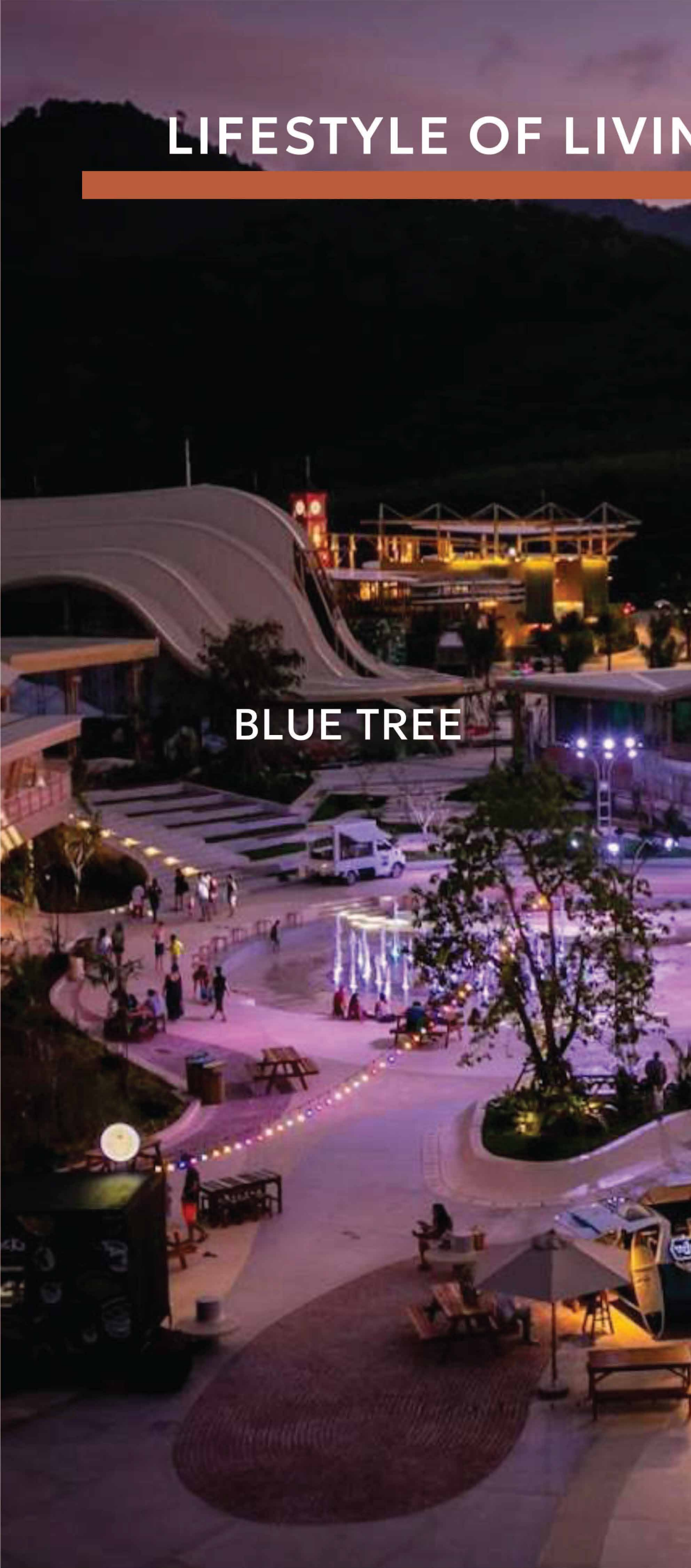


VILLA MARKET

7 MIN

LIFESTYLE OF LIVING

BLUE TREE



PORTO DE PHUKET



HIGH-END SHOPPING MALLS



LAGUNA GOLF CLUB



STRESS-FREE SHUTTLE



A SMARTER FUTURE STARTS HERE – HEAD START ACCESS



DR PARIMON PHAISAMRAN

FOUNDER OF MANOR

FOUNDER OF PHUKET'S RENOWNED INTERNATIONAL SCHOOL, HEAD START

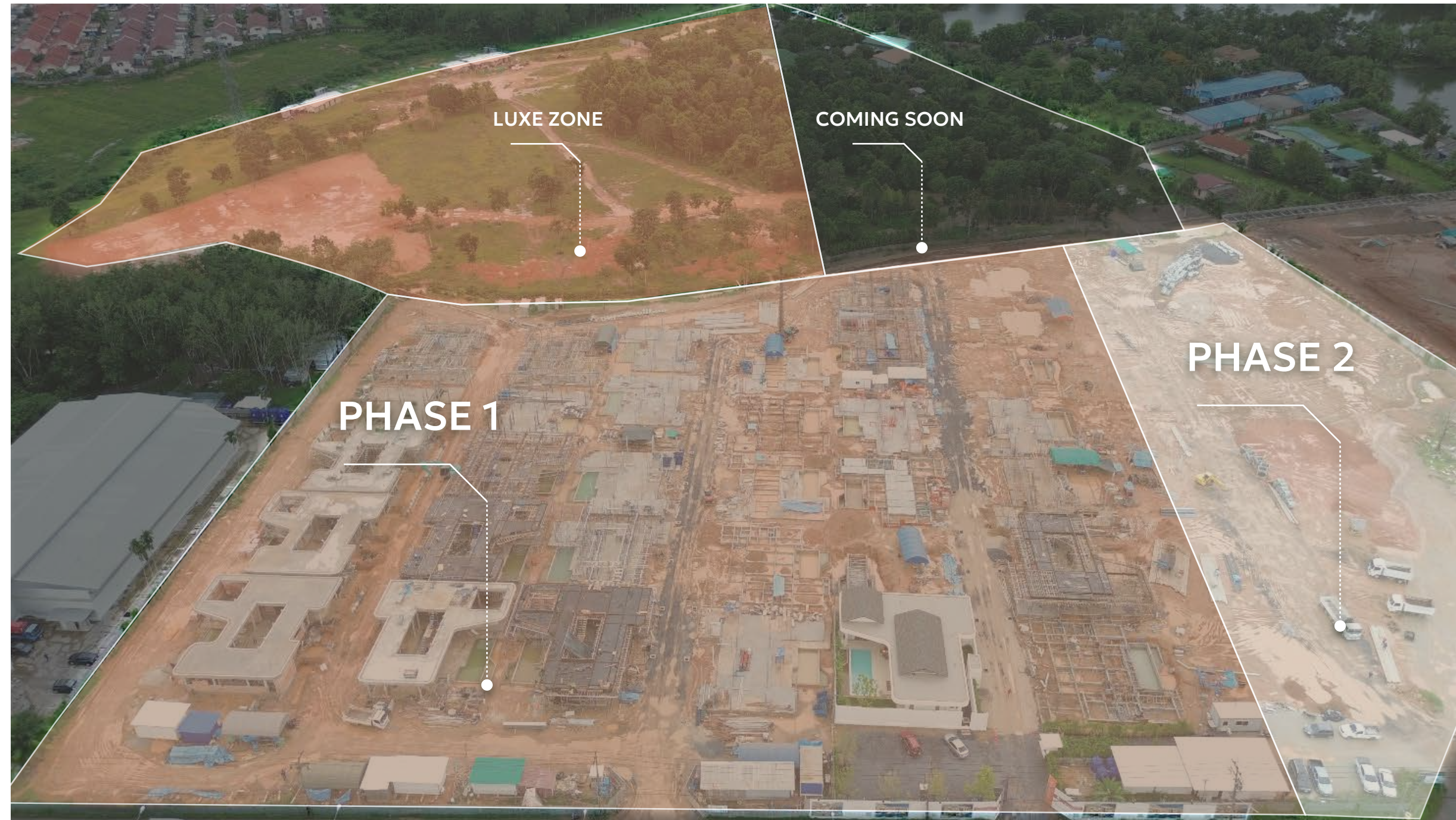
12,000+ SUCCESS STUDENT STORIES – AND COUNTING

15 YEARS OF EXCELLENCE – AN EDUCATION LEADER AND SUCCESSFUL DEVELOPER

M A N O R
PHUKET

LANDPLOT

BIRDVIEW



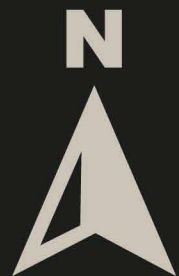
MORE THAN **100** UNITS LUXURY VILLAS

OVER **70** RAI OF LAND AREA

MASTER PLAN

GENERAL

18/06/25



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



**LIFESTYLE
COMPLEX**

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



LIFESTYLE
COMPLEX

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



CO-WORKING SPACE

MARKET
SHOP

RESTAURANT

GYM & FITNESS

PIZZERIA
MASSAGE

CAFE

SERVICE OFFICE

PHARMACY

MANAGEMENT
OFFICE

Breakfast



FLOOR PLAN

EXTERIOR 149.46 m²

1	GARAGE	36.00 m ²
2	MAIN ENTRANCE	5.00 m ²
3	OUTDOOR WALKWAY	21.86 m ²
4	TERRACE	53.45 m ²
5	SWIMMING POOL	33.15 m ²

INTERIOR 209.62 m²

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

BUILT-UP AREA
359.08 m²

S2



FLOOR PLAN

BUILT-UP AREA
345.02 m²

EXTERIOR 164.73 m²

1	GARAGE	36.00 m ²
2	MAIN ENTRANCE	5.00 m ²
3	OUTDOOR WALKWAY	32.98 m ²
4	TERRACE	56.69 m ²
5	SWIMMING POOL	34.06 m ²

INTERIOR 180.29 m²

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

S1



INTERIOR



MANOR

PHUKET



MANOR

PHUKET



MANOR

PHUKET



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TERMSHEET

PHASE 1

M A N O R

PHUKET

01/04/25

TYPE S/

!✓ SOLD

	Plot	Land plot (M2)	Built-up area (M2)	Bedrooms/Bathrooms	Price (THB)
	S111	472.5	345.02	3/4	24,800,000
!✓	S112	472.5	345.02	3/4	24,800,000
!✓	S113	472.5	345.02	3/4	24,800,000
!✓	S114	472.5	345.02	3/4	24,800,000
!✓	S115	472.5	345.02	3/4	24,800,000
!✓	S116	525	345.02	3/4	25,600,000
!✓	S217	522.66	359.08	4/5	27,150,000
!✓	S218	694.89	359.08	4/5	29,400,000
!✓	S119	693	345.02	3/4	27,800,000
!✓	S120	472.5	345.02	3/4	24,800,000
!✓	S121	472.5	345.02	3/4	24,800,000
!✓	S122	472.5	345.02	3/4	24,800,000
!✓	S123	472.5	345.02	3/4	24,800,000
!✓	S124	472.5	345.02	3/4	24,800,000
!✓	S125	472.5	345.02	3/4	24,800,000
!✓	S126	472.5	345.02	3/4	24,800,000
!✓	S127	472.5	345.02	3/4	24,800,000

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.

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	Villa construction completion	5 %

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

TYPE S/

!✓ SOLD

	Plot	Land plot (M2)	Built-up area (M2)	Bedrooms/Bathrooms	Price (THB)
!✓	S128	472.5	345.02	3/4	24,800,000
!✓	S229	659.13	359.08	4/5	28,900,000
!✓	S230	641.05	359.08	4/5	28,700,000
!✓	S131	641.05	345.02	3/4	27,100,000
!✓	S132	472.5	345.02	3/4	24,800,000
!✓	S133	472.5	345.02	3/4	24,800,000
	S134	472.5	345.02	3/4	24,800,000
	S135	472.5	345.02	3/4	24,800,000
!✓	S136	472.5	345.02	3/4	24,800,000
!✓	S137	472.5	345.02	3/4	24,800,000
!✓	S138	472.5	345.02	3/4	24,800,000
!✓	S239	655.81	359.08	4/5	28,900,000
!✓	S240	779.84	359.08	4/5	30,500,000
!✓	S141	472.5	345.02	3/4	24,800,000
!✓	S142	472.5	345.02	3/4	24,800,000
!✓	S143	472.5	345.02	3/4	24,800,000
!✓	S144	472.5	345.02	3/4	24,800,000

CONDITIONS

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- Areas and dimensions are approximate and subject to final survey and change.
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- 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.

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

OWNERSHIP

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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	Villa construction completion	5 %

TERMSHEET

PHASE 2 «ARCADIA»

M A N O R

PHUKET

02/05/25

TYPE S/

!✓ SOLD

	Plot	Land plot (M2)	Built-up area (M2)	Bedrooms/Bathrooms	Price (THB)
!✓	A1	490.98	345.02	3/4	25,050,000
	A2	490.43	345.02	3/4	25,050,000
	A3	496.16	345.02	3/4	25,150,000
!✓	A4	496.72	345.02	3/4	25,150,000
!✓	A5	495.83	345.02	3/4	25,150,000
!✓	A6	733.23	345.02	3/4	29,100,000
!✓	A7	793.18	359.08	4/5	30,700,000
	A8	666,14	345.02	3/4	27,500,000
!✓	A9	629.6	345.02	3/4	27,000,000
!✓	A10	582.27	345.02	3/4	26,300,000
!✓	A11	534.46	345.02	3/4	25,700,000
!✓	A12	470.23	345.02	3/4	24,800,000
!✓	A13	472.5	345.02	3/4	24,800,000
!✓	A14	472.5	345.02	3/4	24,800,000
!✓	A15	472.5	345.02	3/4	24,800,000
!✓	A16	472.5	345.02	3/4	24,800,000
!✓	A17	472.5	345.02	3/4	24,800,000
!✓	A18	472.5	345.02	3/4	24,800,000
!✓	A19	517.92	359.08	4/5	27,000,000

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

OWNERSHIP

- 1Freehold Buildings are sold as freehold ownership available for Thai buyers and Thai companies.
- 2Leasehold 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 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	Villa construction completion	5 %

TERMSHEET

LUXE ZONE

MANOR

PHUKET

14/05/25

TYPE S/

 SOLD

	Plot	Land plot (M2)	Built-up area (M2)	Bedrooms/Bathrooms	Price (THB)
	L1	1410.82	553.03	4/5	41,500,000
	L2	717.32	345.02	3/4	29,400,000
	L3	1382.32	345.02	3/4	39,300,000
	L4	912.03	345.02	3/4	35,300,000
	L5	773.94	345.02	3/4	30,700,000
	L6	1145.88	345.02	3/4	35,600,000
	L7	1140.13	345.02	3/4	34,900,000
	L8	472.5	345.02	3/4	25,800,000
	L9	472.5	345.02	3/4	25,800,000
	L10	472.5	345.02	3/4	25,800,000
	L11	498.34	345.02	3/4	26,200,000
	L12	498.15	345.02	3/4	26,200,000
	L13	472.5	345.02	3/4	25,800,000
	L14	472.5	345.02	3/4	25,800,000
	L15	472.5	345.02	3/4	25,800,000
	L16	472.5	345.02	3/4	25,800,000
	L17	874.3	345.02	3/4	31,300,000
	L18	845.93	345.02	3/4	30,900,000
	L19	526.07	345.02	3/4	26,600,000
	L20	526.19	345.02	3/4	26,600,000
	L21	526.19	345.02	3/4	26,600,000
	L22	547.11	345.02	3/4	26,800,000
	L23	626.02	345.02	3/4	27,900,000

CONDITIONS

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PAYMENT TERMS

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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	Villa construction completion	5 %



MANOR

PHUKET

AN UNMISSABLE VAST COURTYARD MANOR