

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 85 luxury Japanese-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 Japanese tropical style with clean lines, and warm wood accents. It's minimal design create a luxurious, natural, and airy feel.



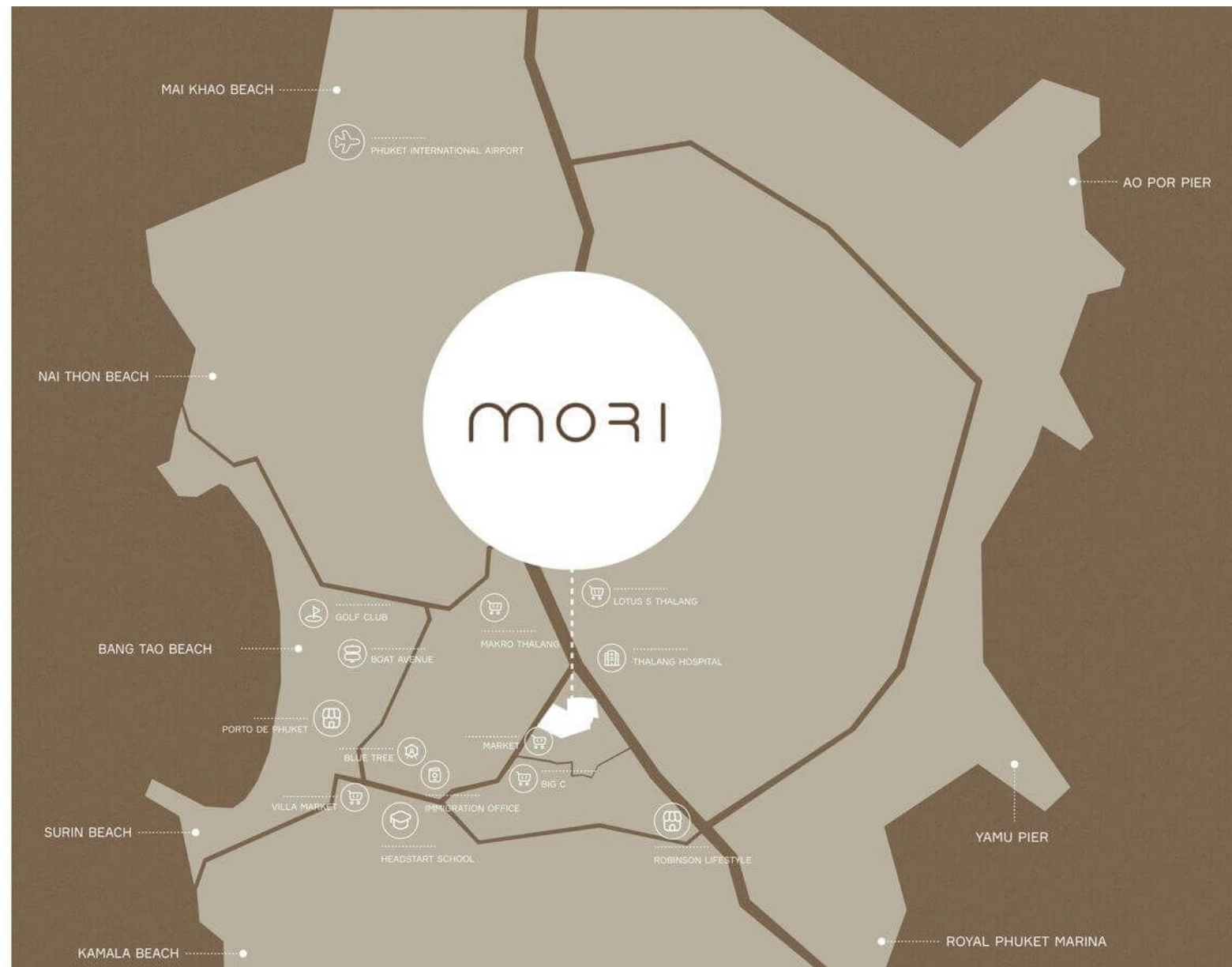
a vibrant community featuring a spa, restaurant, and fitness space, offering the perfect blend of wellness, dining, and leisure.



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



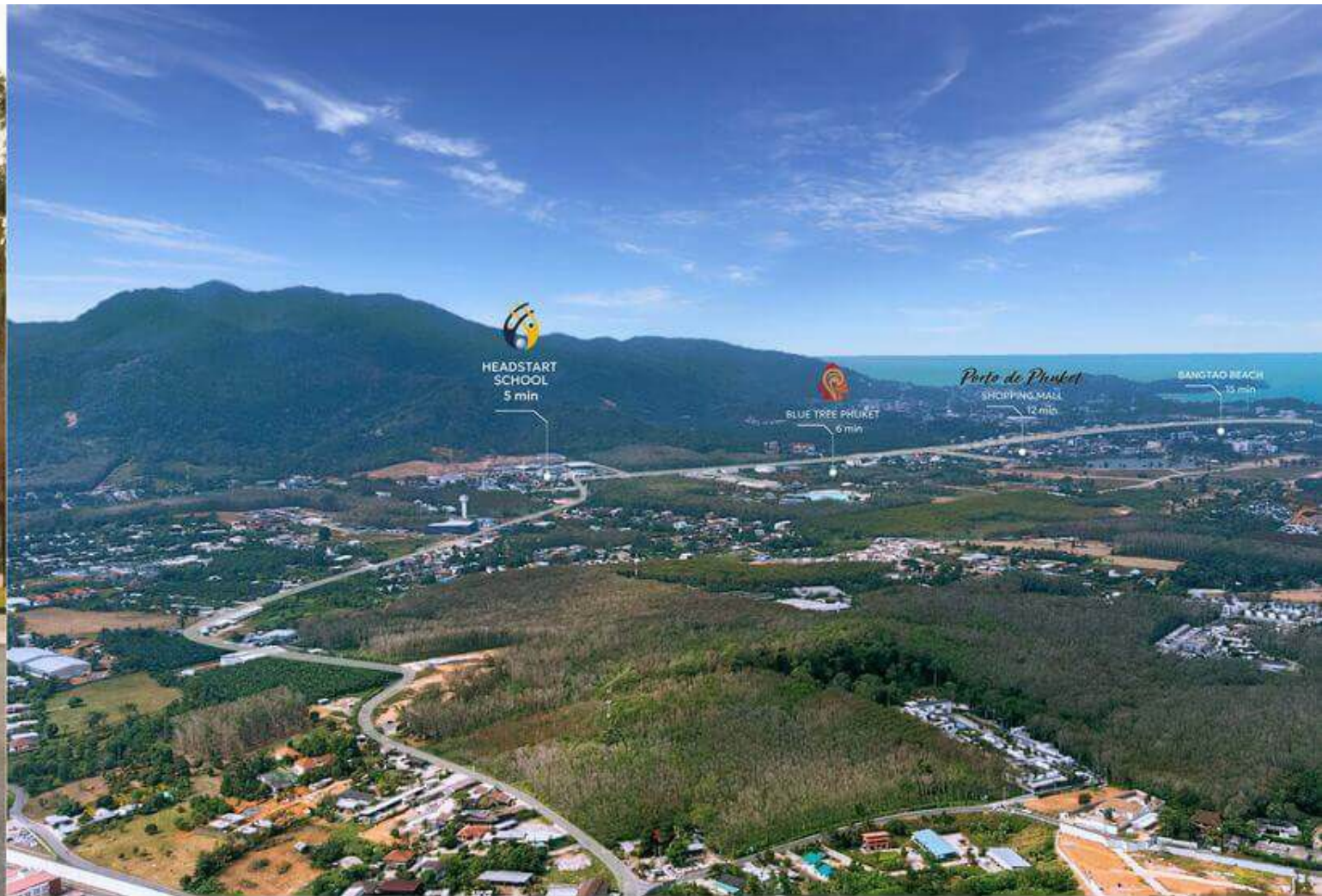
Lifestyle of Living

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

GENERAL

18/11/25



MASTER PLAN

24/11/25



SINGLE HOUSE

43 PLOTS

TWIN HOUSE

6 PLOTS

SINGLE AVAILABLE UNITS

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

TWIN AVAILABLE UNITS

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

TERMSHEET

PHASE 1

MORI

24/11/25

RESERVED SOLD

Plot	Land plot (M2)	Built-up area (M2)	Bedrooms/Bathrooms	Price (THB)
1	272.23	229	3/4	17,850,000
2	271.77	229	3/4	17,840,000
3	448.08	229	3/4	20,200,000
4	435.25	229	3/4	20,030,000
5	589.45	229	3/4	22,080,000
6	259.41	229	3/4	17,680,000
7	212.00	229	3/4	17,040,000
8	346.25	229	3/4	18,840,000
9	245.85	229	3/4	17,490,000
10	271.27	229	3/4	17,840,000
11	288.98	229	3/4	18,070,000
12	276.44	229	3/4	17,910,000
13	240.48	229	3/4	17,430,000
14	221.24	229	3/4	17,170,000
15	209.89	229	3/4	17,010,000
16	334.65	229	3/4	18,680,000
17	189.00	229	3/4	16,730,000

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 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

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

TERMSHEET

PHASE 1

MORI

24/11/25

● RESERVED ⓘ SOLD

Plot	Land plot (M2)	Built-up area (M2)	Bedrooms/Bathrooms	Price (THB)
18	175.72	229	3/4	16,560,000
19	160.00	229	3/4	16,350,000
20	325.03	229	3/4	18,560,000
21	338.08	229	3/4	18,730,000
22	245.90	229	3/4	17,490,000
23	479.76	229	3/4	20,610,000
24	327.17	229	3/4	18,590,000
25	179.42	229	3/4	16,610,000
26	158.40	229	3/4	16,330,000
27	156.53	229	3/4	16,310,000
28	156.53	229	3/4	16,310,000
29	158.40	229	3/4	16,330,000
30	150.15	229	3/4	16,230,000
31	174.22	229	3/4	16,550,000
32	163.35	229	3/4	16,400,000
33	164.78	229	3/4	16,410,000
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TERMSHEET

PHASE 1

MORI

24/11/25

RESERVED SOLD

Plot	Land plot (M2)	Built-up area (M2)	Bedrooms/Bathrooms	Price (THB)
35	163.35	229	3/4	16,400,000
36	222.75	229	3/4	17,190,000
37	217.17	229	3/4	17,120,000
38	190.31	229	3/4	16,760,000
39	214.60	229	3/4	17,080,000
40	308.12	229	3/4	18,330,000
41	352.04	229	3/4	18,920,000
42	368.21	229	3/4	19,130,000
43	403.74	229	3/4	19,600,000
44	310.10	229	3/4	18,360,000
45	282.78	229	3/4	17,990,000
46	307.07	229	3/4	18,320,000
47	308.19	229	3/4	18,330,000
48	486.22	229	3/4	20,710,000
49	260.59	229	3/4	17,690,000

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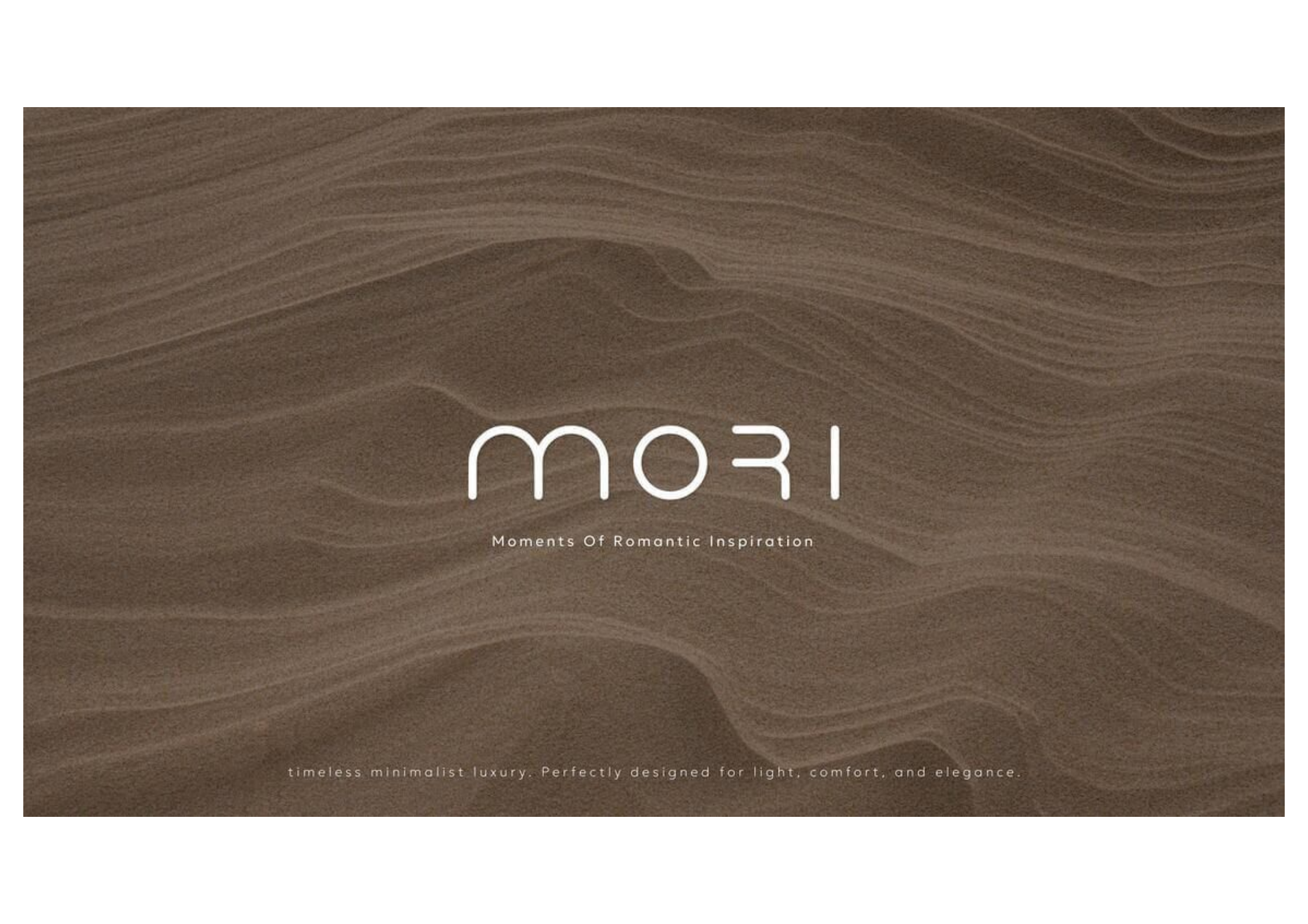
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timeless minimalist luxury. Perfectly designed for light, comfort, and elegance.