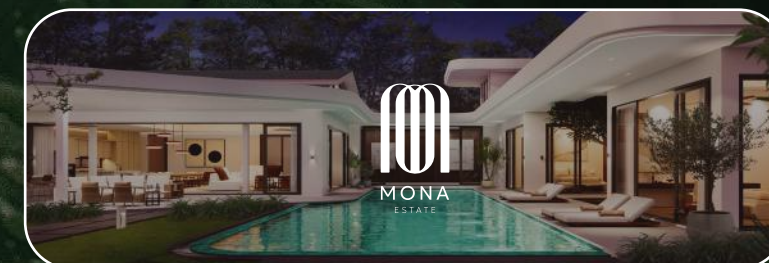
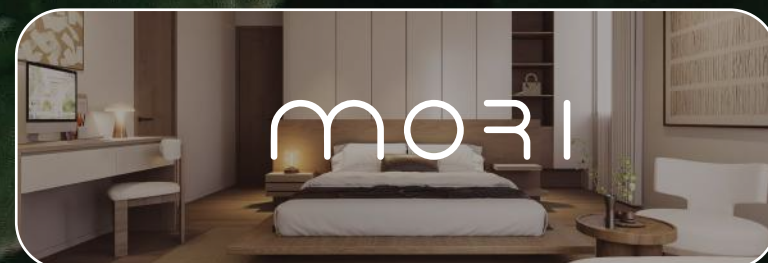




CLOVER
RESIDENCE



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.

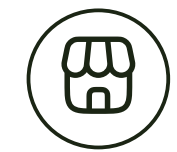


Dr Parimon Phaisamran
founder

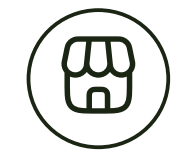
Map



HEADSTART SCHOOL
..... 1 MIN



VILLA MARKET
..... 7 MIN



ROBINSON LIFESTYLE
..... 9 MIN



BANG TAO BEACH
..... 10 MIN



PHUKET AIRPORT
..... 30 MIN





PHARMACY

RESTAURANT

RESTAURANT

GYM

MEDICAL CLINIC

IMMIGRATION OFFICE

UPCOMING
HOMEPRO & VILLA MARKET

RESTAURANT



Lifestyle of Living



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



RESALE MASTER PLAN



25/08/26



TYPE C





TYPE C ✿ | ~







CLOVER
RESIDENCE

TYPE C GROUND FLOORPLAN



FLOOR PLAN
GREEN AREA
LAND PLOT SIZE

351.80 sq.m
132.72 sq.m
484.52 sq.m

INTERIOR SPACE

1	LIVING / DINING / KITCHEN AREA	81.25 sq.m
2	STORAGE ROOM	3.15 sq.m
3	MASTER BEDROOM	33.25 sq.m
4	BATHROOM 1	8.45 sq.m
5	BEDROOM 2	14.10 sq.m
6	BATHROOM 2	4.45 sq.m
7	BEDROOM 3	16.85 sq.m
8	BATHROOM 3	4.20 sq.m



CLOVER
RESIDENCE

TYPE C GROUND FLOORPLAN

EXTERIOR SPACE

9	ENTRANCE	17.20 sq.m
10	GARAGE	37.45 sq.m
11	PUMP ROOM	7.90 sq.m
12	TERRACE 1	33.80 sq.m
13	SUNKEN SEAT	15.20 sq.m
14	SWIMMING POOL (12.2 X 4m)	45.10 sq.m
15	TERRACE 2	8.75 sq.m
16	TERRACE 3	2.15 sq.m



TYPE B











CLOVER
RESIDENCE

TYPE B-4 GROUND FLOORPLAN

FLOOR PLAN	343 sq.m
GREEN AREA	177.73 sq.m
LAND PLOT SIZE	580.52 sq.m

INTERIOR SPACE

1	LIVING / DINING / KITCHEN AREA	86.60 sq.m
2	STORAGE ROOM	6.65 sq.m
3	MASTER BEDROOM	39.30 sq.m
4	BATHROOM 1	9.45 sq.m
5	BEDROOM 2	16.20 sq.m
6	BATHROOM 2	4.35 sq.m
7	BEDROOM 3	15 sq.m
8	BATHROOM 3	5.10 sq.m
9	BEDROOM 4	18.35 sq.m
10	BATHROOM 4	5.10 sq.m



CLOVER
RESIDENCE

TYPE B-4 GROUND FLOORPLAN

EXTERIOR SPACE

11	ENTRANCE	10.20 sq.m
12	GARAGE	33.35 sq.m
13	PUMP ROOM	9.10 sq.m
14	TERRACE 1	7.75 sq.m
15	TERRACE 2 / BBQ AREA	37.45 sq.m
16	SUNKEN SEAT	10.20 sq.m
17	SWIMMING POOL (12 X 4m)	57.20 sq.m



TYPE D



TYPE D



CLOVER
PROPERTIES



THE VALLEY
PHASE II



TYPE D



TYPE D



TYPE D





TYPE D-2 GROUND FLOORPLAN

GROUND FLOORPLAN	214.71 sq.m
2 nd FLOORPLAN	231.10 sq.m
TOTAL	445.81 sq.m

EXTERIOR SPACE

1	LANDING	3.16 sq.m
2	TERRACE 1	10.62 sq.m
3	TERRACE 2	31.37 sq.m
4	SWIMMING POOL	50.11 sq.m
5	SUNKEN	7.01 sq.m

INTERIOR SPACE

6	STAIRS	11.22 sq.m
7	WALKWAY	10.16 sq.m
8	LAUNDRY	6.05 sq.m
9	BATHROOM 1	4.48 sq.m
10	BEDROOM 1	16.33 sq.m
11	LIVING, DINNING, KITCHEN	64.20 sq.m



TYPE D-2 2nd FLOORPLAN



EXTERIOR SPACE

12	LANDING	14.70 sq.m
13	PUMP ROOM	7.30 sq.m
14	GARAGE	37.11 sq.m
15	GARDEN	10.11 sq.m
16	TERRACE 1	2.96 sq.m
17	TERRACE 2	6.02 sq.m
18	TERRACE 3	22.10 sq.m

INTERIOR SPACE

19	STAIRS	11.97 sq.m
20	WALKWAY	14.72 sq.m
21	MASTER BEDROOM	26.05 sq.m
22	MASTER BATHROOM	10.16 sq.m
23	BEDROOM 2	20.28 sq.m
24	BATHROOM 2	10.10 sq.m
25	BEDROOM 3	15.52 sq.m
26	BATHROOM 3	6.22 sq.m
27	BEDROOM 4	15.78 sq.m



TYPE D-1 GROUND FLOORPLAN

GROUND FLOOR PLAN	258.14 sq.m
2 nd FLOOR PLAN	148.98 sq.m
TOTAL FLOOR PLAN	407.12 sq.m
GREEN AREA	224.34 sq.m

INTERIOR SPACE

1 LIVING / DINING / KITCHEN AREA	72.10 sq.m
2 STAIRS	11.06 sq.m
3 BEDROOM 4	15.96 sq.m
4 BATHROOM 4	4.35 sq.m
5 STORAGE ROOM	7.70 sq.m



TYPE D-1 GROUND FLOORPLAN

EXTERIOR SPACE

6	ENTRANCE	18.30 sq.m
7	GARAGE	40.82 sq.m
8	PUMP ROOM	5.27 sq.m
9	TERRACE 1	33.98 sq.m
10	SUNKEN SEAT	6 sq.m
11	SWIMMING POOL (11.2X4m)	44.80 sq.m
12	TERRACE 2	10.56 sq.m
13	GARDEN	5.55 sq.m



TYPE D-1 2nd FLOORPLAN



2nd FLOOR PLAN

148.98 sq.m

INTERIOR SPACE

14	CORRIDOR	12.72 sq.m
15	LIVING ROOM	12.51 sq.m
16	MASTER BEDROOM	25.37 sq.m
17	BATHROOM 1	11.28 sq.m
18	BEDROOM 2	16.15 sq.m
19	BATHROOM 2	6.74 sq.m
20	BEDROOM 3	19.92 sq.m
21	BATHROOM 3	6.40 sq.m
22	BALCONY	37.90 sq.m



TYPE L



TYPE L



TYPE L

GROUND FLOORPLAN

1	Corridor / Stair	22.67 sq.m
2	Living / Dinning / Kitchen	62.06 sq.m
3	Bedroom 4	15.45 sq.m
4	Bathroom 4	5.18 sq.m
5	Laundry	6.45 sq.m
6	Storage	1.80 sq.m
7	Terrace	10.84 sq.m
8	Pool terrace	46.26 sq.m
9	Swimming pool	43.87 sq.m
10	Sunken	6.70 sq.m

TOTAL

221.28 sq.m



TYPE L 2nd FLOORPLAN

11	Entrance & walk way	29.41 sq.m
12	Garage / parking	53.25 sq.m
13	landing / walk way	18.08 sq.m
14	Master Bedroom / bathroom 1	60.2 sq.m
15	Bedroom 2	19.92 sq.m
16	Bathroom 2	6.38 sq.m
17	Bedroom 3	14.79 sq.m
18	Bathroom 3	5.49 sq.m
19	Storge	2.01 sq.m
20	Balcony	4.40 sq.m
21	Terrace	28.78 sq.m

TOTAL 242.71 sq.m



RESALE TERMSHEET

Plot	Land Plot (sqm.)	Built-up area (sqm.)			Furnishing	Resale price (THB)
A13	688.60	657.95	5	6	no	65,000,000
A15	685.40	657.95	5	6	yes	62,880,000
C32	451.53	351.8	3	3	no	SOLD
C33	451.84	351.8	3	3	no	SOLD
C43	484.44	351.8	3	3	yes	33,000,000
C44	484.44	351.8	3	3	no	27,900,000
B23	580.52	343	4	4	yes	36,800,000
B24	580.52	343	4	4	yes	38,500,000
B50	538.24	376.8	4	4	no	SOLD
B51	538.24	376.8	4	4	no	SOLD
B52	538.24	376.8	4	4	no	SOLD
B53	576.92	376.8	4	4	no	35,900,000
D2-41	501.60	415.5	4	4	yes	45,000,000
D2-48	613.12	415.5	5	4	yes	45,170,000
D1-60	530.64	415.5	4	4	no	SOLD
L69	597.84	470	4	4	no	50,000,000
L73	532.16	470	4	4	no	46,000,000

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 registere with government authorities (up to maximum period permitted - currently 30 years) and are renewable.

Note

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.

Additional Costs	Price	Remark
1. Maintenance & Common area fee	30THB/sqm.	Per Month (pay 1 year in advance)
2. Sinking Fund	100,000 THB	One-time payment
3. Electricity and Water meter installment fee	20,000 THB	One-time payment
4. Transfer Fee&Tax	Share 50/50	Shall be paid equally between Developer and buyer

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 the structure upper floor and roof | 15% |
| 6 th Completion of the wall, floor and interior work | 15% |
| 7 th Villa construction completion | 5% |



CLOVER
RESIDENCE