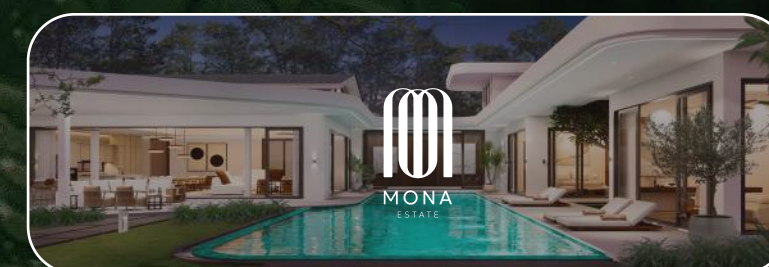




CLOVER
RESIDENCE





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



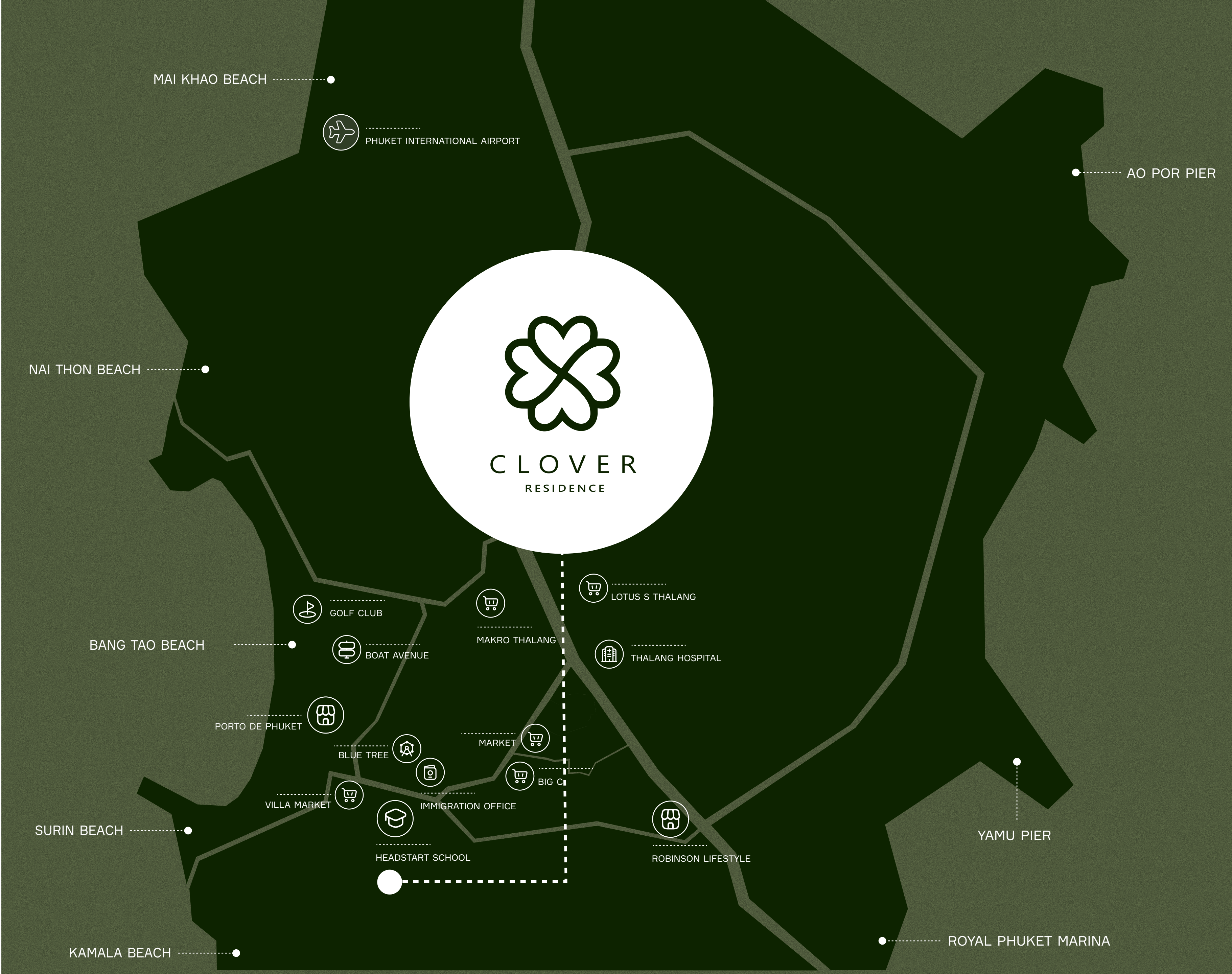
ROBINSON LIFESTYLE
..... 9 MIN



BANG TAO BEACH
..... 10 MIN



PHUKET AIRPORT
..... 30 MIN





TRUSTED EXPERTISE

Dr. Parimon, 15 years as the headholder of HeadStart School, and now a trusted name in development.

PRIME LOCATION

Walk to shops, clinics, schools, fitness, and more.

DESIGNED FOR FAMILIES

Combining safety, comfort, and style in every detail.

AS and A-level programme
16 to 18-year-olds

Based on the national
curriculum of England

HEADSTART INTERNATIONAL SCHOOL



Cherngtalay Campus



Chaofah City Campus



PHARMACY

RESTAURANT

RESTAURANT

GYM

MEDICAL CLINIC

IMMIGRATION OFFICE

RESTAURANT

UPCOMING
HOMEPRO & VILLA MARKET



Lifestyle of Living

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





CONSTRUCTION PROCESS



CLOVER RESIDENCE



27/08/26

RESIDENCE



CLOVER
RESIDENCE





TYPE A



TYPE B



TYPE C



TYPE D



TYPE E



TYPE L



TYPE Q



TYPE R



TYPE S

8/88



CLOVER
RESIDENCE

TYPE A

GROUND FLOORPLAN

LAND PLOT SIZE	795.60 sq.m
GROUND FLOOR PLAN	401.23 sq.m
2 nd FLOOR PLAN	286.63 sq.m

INTERIOR SPACE

1	LIVING / KITCHEN / DINNING / LANDING / STAIRS	123.35 sq.m
2	BEDROOM 1	18.44 sq.m
3	BATHROOM 1	9.10 sq.m
4	BATHROOM 6	3.16 sq.m
5	MAID ROOM	7.81 sq.m
6	LAUNDRY	8.60 sq.m
7	BATHROOM 7	3.97 sq.m



CLOVER
RESIDENCE

TYPE A GROUND FLOORPLAN

EXTERIOR SPACE

8	PARKING	63.24 sq.m
9	TERRACE 1	93.97 sq.m
10	TERRACE 2	8.85 sq.m
11	SWIMMING POOL	85.67 sq.m



TYPE A

2nd FLOORPLAN

2nd FLOOR PLAN

286.63 sq.m

INTERIOR SPACE

12	BATHROOM 4	21.97 sq.m
13	MASTER BEDROOM 2	48.73 sq.m
14	BEDROOM 2	16.18 sq.m
15	BATHROOM 2	5.38 sq.m
16	BATHROOM 3	5.38 sq.m
17	BEDROOM 3	16.84 sq.m
18	MASTER BEDROOM 1	34.77 sq.m
19	BATHROOM 5	6.66 sq.m
20	LIVING ROOM 2	19.92 sq.m
21	WORKING AREA	7.27 sq.m
22	HALL	29.48 sq.m



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TYPE A 2nd FLOORPLAN

EXTERIOR SPACE

- 23 TERRACE
- 24 SLAB

67.26 sq.m
6.79 sq.m



CLOVER
RESIDENCE

TYPE B-3 GROUND FLOORPLAN



FLOOR PLAN	402.6 sq.m
GREEN AREA	177.73 sq.m
LAND PLOT SIZE	580.33 sq.m

INTERIOR SPACE

1 LIVING / DINING / KITCHEN AREA	68.95 sq.m
2 MASTER BEDROOM	28.90 sq.m
3 BATHROOM 1	9.60 sq.m
4 BEDROOM 2	20.15 sq.m
5 BATHROOM 2	5.30 sq.m
6 BEDROOM 3	20.60 sq.m
7 BATHROOM 3	5.4 sq.m
8 THAI KITCHEN	7.85 sq.m
9 STORAGE ROOM	5.40 sq.m



CLOVER
RESIDENCE

TYPE B-3 GROUND FLOORPLAN

EXTERIOR SPACE

10	ENTRANCE	10.20 sq.m
11	GARAGE	37.80 sq.m
12	PUMP ROOM	8.70 sq.m
13	TERRACE 1	7.75 sq.m
14	TERRACE 2 / BBQ AREA	36.10 sq.m
15	SUNKEN SEAT	10.20 sq.m
16	SWIMMING POOL (12X4m)	57.20 sq.m



TYPE E

GROUND FLOORPLAN

1 st FLOOR PLAN	441.71 sq.m
2 nd FLOOR PLAN	237.76 sq.m
TOTAL FLOOR PLAN	679.47 sq.m

INTERIOR SPACE 145.36 sq.m

1	LIVING ROOM	33.35 sq.m
2	KITCHEN AREA	53.57 sq.m
3	BEDROOM 1	17.19 sq.m
4	CORRIDORS	10.38 sq.m
5	BATHROOM 1	5.06 sq.m
6	LOUNDRY	7.35 sq.m
7	BATHROOM 2	4.04 sq.m
8	STAIRS	14.52 sq.m



TYPE E

GROUND FLOORPLAN

EXTERIOR SPACE	296.35 sq.m
9 WALK WAYS	161.66 sq.m
10 GARAGE	43.64 sq.m
11 STORAGE ROOM	4.50 sq.m
12 SWIMING POOL (19.2X4.45M)	86.55 sq.m



TYPE E

2nd FLOOR PLAN

2 nd FLOOR PLAN	237.76 sq.m
INTERIOR SPACE	170.55 sq.m
13 MASTER BEDROOM 2	30.49 sq.m
14 BEDROOM 3	15.66 sq.m
15 BEDROOM 4	15.66 sq.m
16 BEDROOM 5	21.63 sq.m
17 WALK- IN CLOSET	18.06 sq.m
18 CORRIDORS	18.65 sq.m
19 STAIRS	14.52 sq.m
20 BATHROOM 3	5.39 sq.m
21 BATHROOM 4	5.39 sq.m
22 BATHROOM 5	8.48 sq.m
23 MASTER BATHROOM 7	16.62 sq.m



TYPE E

2nd FLOOR PLAN

EXTERIOR SPACE		67.21 sq.m
24 TERRACE		67.21 sq.m



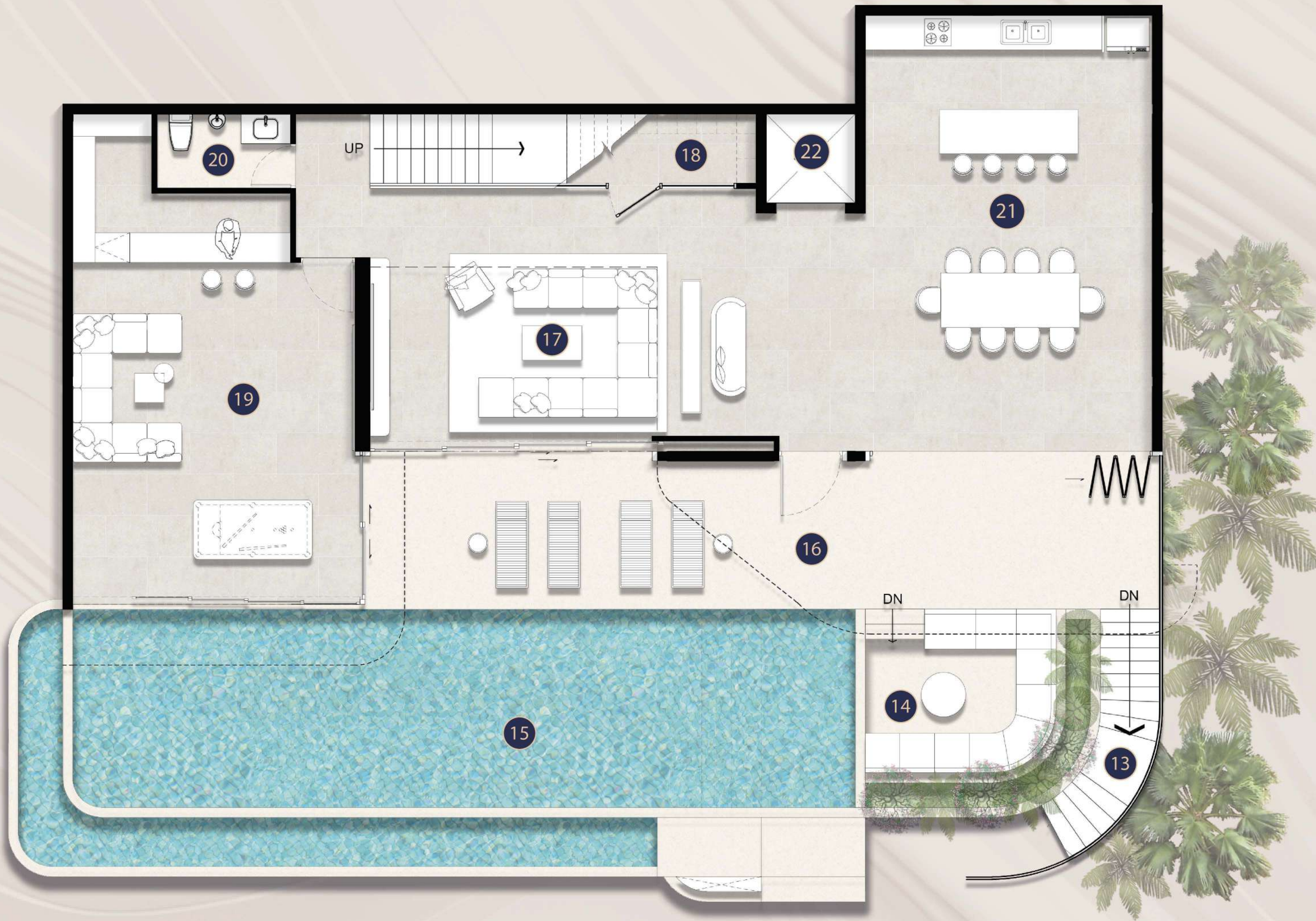
TYPE S GROUND FLOORPLAN



1	ENTRY AREA	36.41 sq.m
2	GARAGE / PARKING	93.29 sq.m
3	GYM	25.83 sq.m
4	WALKWAY HALL	18.38 sq.m
5	STORAGE	7.27 sq.m
6	SURGE TANK & PUMP	5.91 sq.m
7	LAUNDRY	11.70 sq.m
8	MAID ROOM	13.04 sq.m
9	MAID BATHROOM	6.10 sq.m
10	LIFT HALL	6.80 sq.m
11	LIFT	4.20 sq.m
12	GARBAGE ROOM	0.95 sq.m

TOTAL 229.88 sq.m

GRAND TOTAL AREA 852.55 sq.m



TYPE S

1st FLOORPLAN - OPTION 1

13	STAIR GROUND FLOOR TO 1 ST FLOOR	8.69 sq.m
14	SUNKEN BBQ	19.77 sq.m
15	SWIMMING POOL	93.03 sq.m
16	POOL TERRACE	49.87 sq.m
17	LIVING AND LIFT HALL	57.81 sq.m
18	WINE CELLAR	12.25 sq.m
19	MULTI-FUNCTION ROOM & BAR	49.33 sq.m
20	POWDER ROOM	4.62 sq.m
21	DINING & KITCHEN	53.38 sq.m
22	LIFT	4.00 sq.m

TOTAL 352.75 sq.m

GRAND TOTAL AREA 852.55 sq.m



TYPE S
2nd FLOORPLAN - OPTION 1



23	STAIR 1 ST FLOOR TO 2 ND FLOOR	9.39 sq.m
24	CORRIDOR	30.30 sq.m
25	LIFT	4.00 sq.m
26	SMALL LIVING ROOM	13.39 sq.m
27	MASTER BEDROOM 1 + BATHROOM	50.45 sq.m
28	MASTER BEDROOM 2 + BATHROOM	50.68 sq.m
29	BEDROOM 3 + BATHROOM	22.14 sq.m
30	BEDROOM 4 + BATHROOM	24.20 sq.m
31	STUDY ROOM	16.20 sq.m
32	BEDROOM 5 + BATHROOM	24.98 sq.m
33	BALCONY	8.23 sq.m
34	BALCONY	15.96 sq.m

TOTAL 269.92 sq.m

GRAND TOTAL AREA 852.55 sq.m



TYPE R

GROUND FLOORPLAN

1	ENTRANCE	9.00 sq.m
2	GARAGE	36.59 sq.m
3	STAIR+STAIR CASE	26.42 sq.m
4	PLAY ZONE	61.18 sq.m
5	BEDROOM 4	23.66 sq.m
6	POWDER ROOM	5.72 sq.m
7	LAUNDRY ROOM	6.80 sq.m
8	PUMP ROOM + SURGE TANK	14.55 sq.m
9	PUMP ROOM + WATER AREA	14.07 sq.m

TOTAL AREA 198.99 sq.m





TYPE R

1st FLOORPLAN

10	MULTI PURPOSE ROOM	23.57 sq.m
11	TERRACE	34.62 sq.m
12	OUTSIDE KITCHEN	39.86 sq.m
13	SWIMMING POOL	53.36 sq.m
14	POOL TERRACE	49.60 sq.m
15	STAIR	16.71 sq.m
16	MASTER BEDROOM	35.73 sq.m
17	BATHROOM 1	9.96 sq.m
18	BEDROOM 1	18.83 sq.m
19	BATHROOM 2	5.26 sq.m
20	BEDROOM 2	20.07 sq.m
21	BATHROOM 3	5.12 sq.m
22	BEDROOM 3	14.80 sq.m
23	BATHROOM 4	5.10 sq.m
24	KITCHEN + LIVING + DINNING ROOM	86.94 sq.m
25	LIVING TERRACE	10.34 sq.m

TOTAL	429.87 sq.m
TOTAL ALL	628.86 sq.m





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



TYPE Q GROUND FLOORPLAN



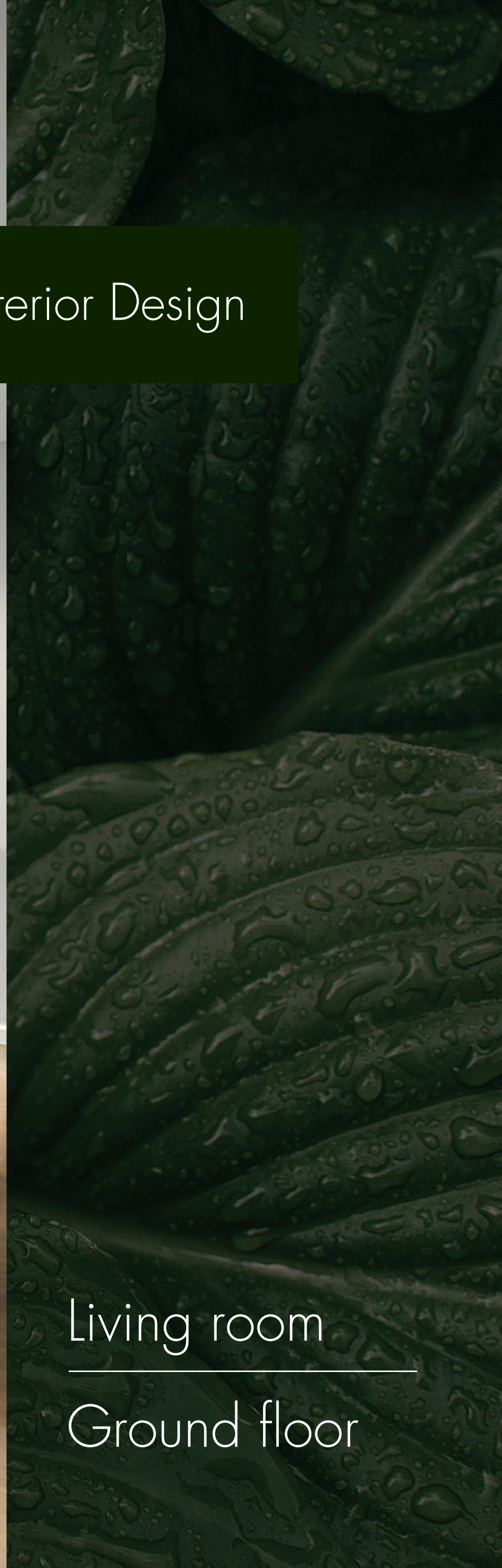
1	ENTRANCE	13.69 sq.m
2	GARAGE / PARKING	44.66 sq.m
3	SWIMMING POOL	50.03 sq.m
4	TERRACE	59.69 sq.m
5	LIVING+DINNING+KITCHEN	82.67 sq.m
6	MASTER BEDROOM+BATHROOM	46.76 sq.m
7	BEDROOM 1 + BATHROOM	24.21 sq.m
8	BEDROOM 2 + BATHROOM	25.56 sq.m
9	BEDROOM 3	14.42 sq.m
10	BATHROOM 4	4.78 sq.m
11	LAUNDRY	4.82 sq.m
12	TERRACE AND WASHING	8.00 sq.m
13	SYSTEM ROOM	9.40 sq.m

GRAND TOTAL AREA

388.69 sq.m



Interior Design



Living room
Ground floor



Interior Design

Bathroom
Ground floor

A modern, minimalist living and dining room. The living room features a large, light-colored leather sofa with several patterned and solid-colored cushions. Behind the sofa is a long, low-profile media console with a large black television screen and open shelving displaying decorative objects like vases and a small orange speaker. A small, round, light-colored side table is next to the sofa. The dining area has a rectangular table with a dark, reflective top, surrounded by modern, light-colored chairs. The table is set with plates, glasses, and a centerpiece of a white vase with dried branches. A large, multi-bulb pendant light hangs over the dining table. Large windows with sheer white curtains and dark grey side curtains are in the background, letting in natural light. The ceiling has recessed lighting and a long, thin light fixture.

Interior Design

Living room
Ground floor

Interior Design

Kitchen
Ground floor





Interior Design

Master Bedroom
Second floor



Interior Design

Guest Bedroom
Second floor



Termsheet

Clover Residence

Property Type

E, A, B, D, S

Reserved

Plot	Land Plot (sqm.)	Built-up area (sqm.)			Price (THB)
E8	702.80	655.03	5	6	66,288,000
E9	667.20	655.03	5	6	66,288,000
A10	795.60	737.41	5	6	68,888,800
Q65	483.76	388	4	4	46,800,000
S74	778.40	851.19	6	6	90,880,000
S75	907.60	851.19	6	6	93,880,000

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.

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	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%



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