

mori

THE VALLEY

FIND YOUR FOREST

Discover Serenity at MORI THE VALLEY.





HOLDING COMPANY STRUCTURE



77 Family Pool Villas
School • Family • Convenience



83 Luxury Pool Villas
Privacy • Family • Lifestyle



Boutique Luxury Villas
Privacy • Design • Comfort



49 Family Pool Villas
Nature • Wellness • Community



Lifestyle Commercial Concept
Retail • Dining • Wellness



DR PARIMON PHAISAMRAN
FOUNDER

Map

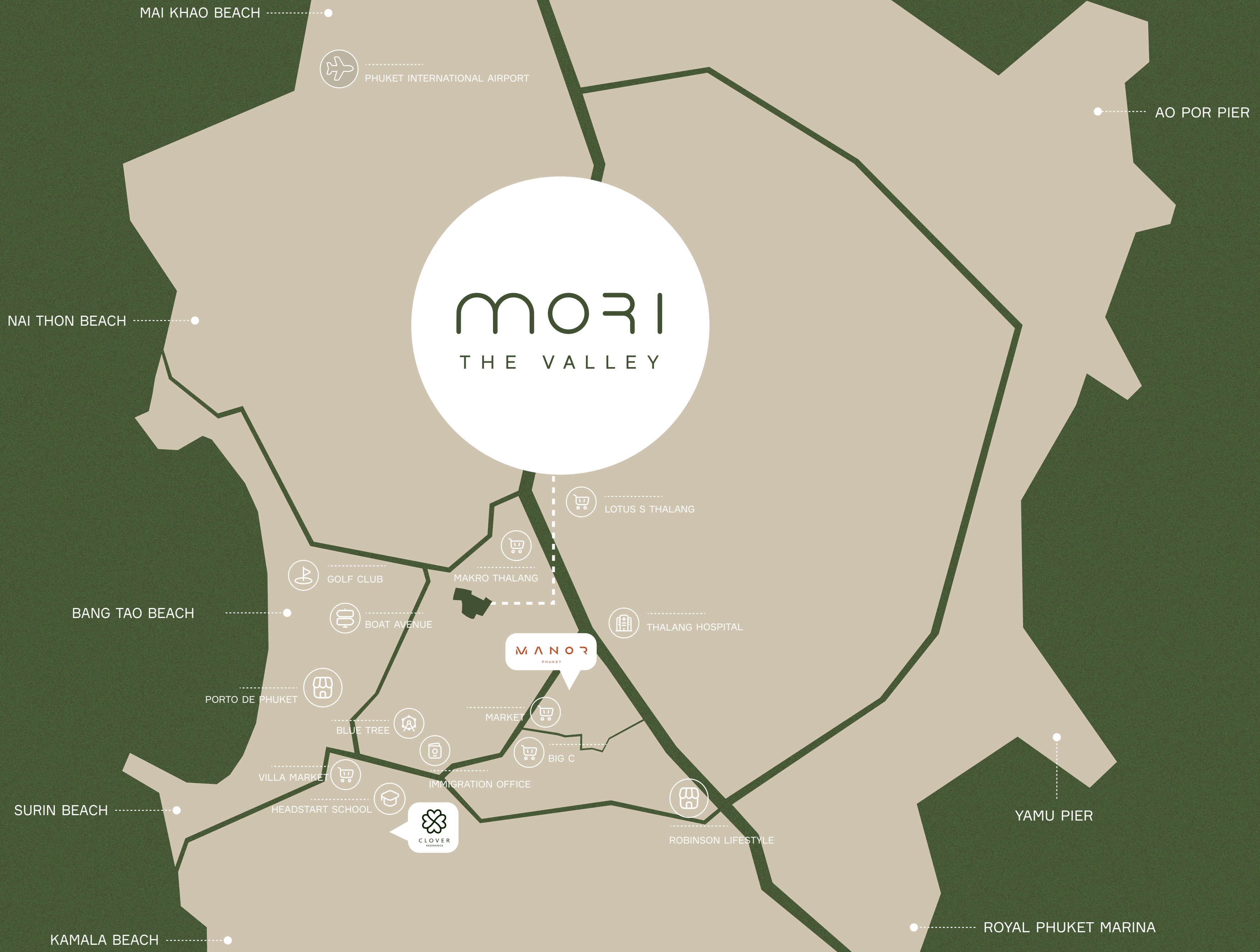
 HEADSTART SCHOOL
..... 5 MIN

 PORTO DE PHUKET
..... 13 MIN

 BANG TAO BEACH
..... 17 MIN

 ROBINSON LIFESTYLE
..... 10 MIN

 PHUKET AIRPORT
..... 25 MIN





LIFESTYLE OF LIVING



HeadStart international school



Porto de Phuket



Laguna Golf Club



High-end shopping malls



Blue tree

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EDUCATION, SHOPPING, BEACHES AND EVERYDAY ESSENTIALS — ALL WITHIN MINUTES FROM MORI THE VALLEY.



MARS AVENUE

The Lifestyle Hub of MORI

More than a commercial zone, Mars Avenue is designed as a convenient lifestyle destination for residents and visitors.

Carefully selected businesses, cafe, wellness concepts and daily service create a vibrant community atmosphere within walking distance of home.



Cafe



Dining



Wellness
& Beauty



Daily
convenience



Professional
Service

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MASTER PLAN

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CENTER PARK

SWIMMING POOL
CO-WORKING SPACE
KID'S PLAYGROUND
SAUNA
GYM

MAIN ENTRANCE

MARS AVENUE 2

2 METERS WIDTH
WALKING WAY

PHASE 1

SINGLE HOUSE (TYPE B)

5 PLOTS

TWIN HOUSE (TYPE A)

40 PLOTS

Villa models shown on the master plan are illustrative only. Plot layouts, dimensions, roads, and project configuration remain as indicated, while architectural and visual details of the villas may vary. The developer reserves the right to make changes without prior notice.

FLOOR PLAN



GROUND
FLOOR PLAN

1	Parking	36.09	sq.m.
2	Living room	22.00	sq.m.
3	Dining room	22.00	sq.m.
4	Kitchen	10.20	sq.m.
5	Stair	7.70	sq.m.
6	Bathroom	2.42	sq.m.
7	Deck	21.33	sq.m.
8	Storage	4.34	sq.m.

GROUND FLOOR AREA 126.08 SQ.M.

*Pool available at additional cost

FLOOR PLAN



SECOND
FLOOR PLAN

8	Master bedroom	34.92	sq.m.
9	Master bathroom	10.58	sq.m.
10	Balcony	4.07	sq.m.
11	Corridors	4.45	sq.m.
12	Bedroom 2	13.38	sq.m.
13	Bathroom 2	4.67	sq.m.
14	Bedroom 3	14.27	sq.m.
15	Bathroom 3	4.67	sq.m.
16	Stair	10.12	sq.m.
17	Working room	7.26	sq.m.

Upper Floor area	108.39	sq.m.
Total Floor Area	234.47	sq.m.

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CLUBHOUSE



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EXTERIOR DESIGN



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INTERIOR DESIGN

Living room
Ground floor

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INTERIOR DESIGN

Bath room

Second floor

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INTERIOR DESIGN

Bedroom 2

Second floor

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INTERIOR DESIGN

Multifunctional room

Working room (Extra package)

Second floor

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INTERIOR DESIGN

Multifunctional room
Dressing room (Extra package)

Second floor

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INTERIOR DESIGN

Bedroom 3
Second floor

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INTERIOR DESIGN

Master Bedroom
Second floor

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INTERIOR DESIGN

Master Bedroom
Second floor

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TERMSHEET

Phase 1

RESERVED SOLD

PLOT	LAND PLOT (M2)	BUILT-UP AREA (M2)	BEDROOMS/ BATHROOMS	PRICE (THB)
A1	284	234.47	3/4	RESERVED
A2	200	234.47	3/4	RESERVED
A3	200	234.47	3/4	16,670,000
A4	255	234.47	3/4	18,080,000
A5	255	234.47	3/4	RESERVED
A6	200	234.47	3/4	16,670,000
A7	200	234.47	3/4	16,670,000
A8	255	234.47	3/4	RESERVED
A9	255	234.47	3/4	18,080,000
A10	200	234.47	3/4	16,670,000
A11	200	234.47	3/4	RESERVED
A12	200	234.47	3/4	16,670,000
A13	200	234.47	3/4	16,670,000
A14	212.57	234.47	3/4	17,260,000
A17	385.25	234.47	3/4	RESERVED
A18	200	234.47	3/4	16,670,000
A19	200	234.47	3/4	RESERVED
A20	255	234.47	3/4	18,080,000
A21	255	234.47	3/4	RESERVED
A22	200	234.47	3/4	RESERVED
A23	200	234.47	3/4	16,670,000
A24	255	234.47	3/4	18,080,000



CONDITIONS

- Areas and dimensions are approximate and subject to final survey and change.
- Prices include standard fixtures and built-in equipment. A full furniture package is available to purchase separately.
- Price and payment terms listed are effective from the date of this term sheet and are subject to change without notice.
- Price including air condition, landscape, wardrobe and kitchen.
- Price does not include maintenance fee and sinking fund.

OWNERSHIP

- Freehold Buildings can be purchased as freehold ownership. Freehold is available for Thai buyers, Thai companies, and foreign buyers through a Thai company structure.
- 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 Per Month pay 1 year in advance	15 THB m ²
Sinking Fund One-time payment	100,000 THB
Electricity and Water meter installment fee One-time payment	20,000 THB
Transfer Fee Tax Shall be paid equally between Developer and Buyer	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	House construction completion	5 %

TERMSHEET

Phase 1

 RESERVED  SOLD

PLOT	LAND PLOT (M2)	BUILT-UP AREA (M2)	BEDROOMS/ BATHROOMS	PRICE (THB)
A25	235	234.47	3/4	17,760,000
A26	200	234.47	3/4	RESERVED
A27	200	234.47	3/4	16,670,000
A28	222.40	234.47	3/4	RESERVED
A29	318.19	234.47	3/4	RESERVED
A30	200	234.47	3/4	16,670,000
A31	200	234.47	3/4	RESERVED
A32	200	234.47	3/4	RESERVED
B33	300	234.47	3/4	RESERVED
B34	300	234.47	3/4	RESERVED
A35	200	234.47	3/4	16,670,000
A36	200	234.47	3/4	16,670,000
A37	200	234.47	3/4	RESERVED
A38	309.79	234.47	3/4	20,610,000
B39	351.96	234.47	3/4	RESERVED
A40	200	234.47	3/4	16,670,000
A41	200	234.47	3/4	16,670,000
B42	300	234.47	3/4	19,400,000
B43	300	234.47	3/4	RESERVED
A44	200	234.47	3/4	16,670,000
A45	200	234.47	3/4	16,670,000
A46	200	234.47	3/4	16,670,000
A47	263.27	234.47	3/4	RESERVED

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