



Manick Hillside is a distinctively upmarket residential estate in Phuket, Thailand.

Located in the picturesque hills of Baan Manik this unique development of Luxury Villas offers tranquility, ultimate privacy and easy living away from the hustle and bustle of Phuket.

All Villa's capture the breath-taking views of hills, lakes and lush natural vegetation.

The Residential Estate is located in the Heart of Phuket Thailand. The location is ideal for anyone who wants to be close to life's everyday amenities but still have that peaceful private tranquil feeling of nature.

Just 7km from Laguna, which boasts over 50 top restaurants, golf courses, spa's, shopping centers as well as world class hotels Manick Hillside is close enough to everything but not in the tourist bustle.

If its International Schools you are after then there are some of Asia's top International Schools all within 3-15km radius. Bang Toa Beach is a 7km away and Surin, Layan and beaches are all with 10km.

The development will consist of 15 luxury Villa's – 2 are completed and construction is anticipated to be completed by 2022.

We have 3-6 Bedroom plans available, Single and Double Story options. Building a home off plan gives you options of making changes before construction begins, lets you choose the interior finishes that suit you and your family's needs and style. Furniture packages are optional and dealing directly with the developer and construction team gives you a better sense of being part of the creation of your dream home

– Pricing starts from 24 Million Baht.

See: www.hillsidevillasphuket.com

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Fact Sheet 2019

Developer: Ceramics of Phuket

Architect: Design 507 (Thailand)

Product Type:

- 15 Luxury Villa Development Mountain Views.
- Single and Double Story .
- 3-6 Bedrooms range from 400 – 1360Sqm
- Land 510 – 910Sqm
- Private Rim Flow Pools

Location: [Google Maps Manick Hillside](#)

Launch Date: 01 December 2018

Total Land Area of Development: 9 Rai or 14 400 Sqm

Total Number of Plots: 15 Plots

Average Size of Plots: 700 Sqm

Title: Chanote

Ownership Type: Leasehold or Freehold depending on buyer status.

Price Range: 24 to 78 Million Thai Baht

Payment Terms:

FOR OFF PLAN PURCHASES.

1ST PAYMENT RESERVATION DEPOSIT	2%
2ND PAYMENT SIGN CONTRACT WITHIN 30 DAYS	28%
3RD PAYMENT FINISHED FOUNDATION POSTS	15%
4TH PAYMENT FINISHED CONCRETE STRUCTURE	15%
5TH PAYMENT FINISHED WALLS AND DOOR FRAMES	15%
6TH PAYMENT FINISHEED FLOORS, BUILT IN FURNITURE, PAINTING, DOORS AND WINDOWS	15%
7TH PAYMENT TRANSFER LAND REGISTRATION	10%

Common Area Fee:

Sinking Fund: 100 000 Baht

Types of Villa at Manick Hillside :

Type S Villa

Starts from 24 000 000 Baht*

- Single Story Villa
- Building Size starts from 378 Sqm Land from 509 Sqm
- 3 Bedrooms with en-suite bathrooms and built in cupboards
- Western Kitchen
- Large Living and Dining Area
- Private Rim Flow Swimming Pool
- Laundry
- Under cover terraces
- 2 Car Garage
- Storage Space
- Guest Restroom
- Family Room

S2 Internal Show House	Area (SQM)	S2 External Show House	Area (SQM)
Master Bedroom	24.4	Master Room Terrace	3.97
Master Bathroom	17.3	Pool	35.28
Walk in Closet	10.12	Outdoor Entrance	14.82
Bedroom 2	27.7	Garage	50.75
Bedroom 2 Terrace	4.97	Service Walk Way	11.52
Bathroom 2	10.05	Out Door Wash Area	13.97
Bedroom 3	27.5	Total External SQM	130.31
Bathroom 3	6.88		
Bedroom 3 Terrace	5.9		
Living Room / Dining Room	62.43		
Pool Terrace	46.6		
Kitchen	18.3		
Entrance Foyer	24.73		
Guest Restroom	3.7		
Laundry	15		
Storage	2.8		
Total Internal SQM	308.38		

Type M1 Villa

Starts from 44 700 000 Baht*

- Double Story Building Size 641 - 712 sqm
- Land Start from 601 sqm
- 4 Bedrooms with ensuite bathrooms and walk in closets.
- Large Living and Dining Area
- Modern Western Kitchen
- 15m Private Rim Flow Swimming Pool
- Maids Room and Laundry
- Outdoor Sala Area with Under cover terraces
- 3 Car Garage
- Storage Space
- Guest Restroom
- Family Room
- Thai Kitchen Available

M1 Interior Lower Floor	Area (SQM)	M1 Exterior Lower Floor	Area (SQM)
Living Area	6.1	Outdoor Service Passage	25.5
Laundry / Storeroom	6.8	Water Pump & Service Room	3.1
Bedroom 2 Covered Terrace	8.75	Total Exterior Lower Floor	28.6
Lower Floor Covered Terrace	50.9		
Bedroom 4	22.2		
Bathroom 4	8.6		
Bedroom 3	22.2		
Bathroom 3	8.6		
Bedroom 2	23.8		
Bathroom 2	15.2		
Maid Bedroom	10		
Maid Bathroom	4		
Indoor Passage Way	10.85		
Indoor Stairs	10		
Total Interior Lower Floor	208		

M1 Interior Upper Floor	Area (SQM)	M1 Exterior Upper Floor	Area (SQM)
Entrance Foyer	8	Garage	28.85
Living Area	58.8	Garden Area	92.3
Indoor Stairs	10	Swimming Pool	54.4
Bar	16.3	Master Bedroom Terrace	8.6
Western Kitchen	21.7	Total Exterior Upper Floor	184.15
Thai Kitchen	11.2		
Pool Bathroom	5.5		
Kitchen Covered Terrace	3.74	Total Interior Lower Floor	208
Sala Area Covered	33.15	Total Exterior Lower Floor	28.6
Upper Floor Covered Terrace	48.3	Total Interior Upper Floor	291.49
Master Bedroom	27.8	Total Exterior Upper Floor	184.15
Walk In Closet	11.5	M1 Double Story Villa Total SQM	712.24
Master Bathroom	25.2		
Service / Kitchen Stairs	10.3		
Total Interior Upper Floor	291.49		

Type M2+ Villa

Starts from 75 000 000 baht*

- Large Double Story Villa Size ± 1231 sqm Land 720 sqm
- 4/5 Bedrooms with ensuite bathrooms and walk in closets.
- Large Living and Dining Area
- Modern Western Kitchen
- Thai Kitchen
- 15m Private Rim Flow Swimming Pool
- Maids Room and Laundry
- Outdoor Sala Area with Under cover terraces
- 3 Car Garage
- Storage Space
- Guest Restroom
- Family Room

M2 Interior Lower Floor	Area (SQM)	M2 Lower Exterior Floor	Area (SQM)
Storage Water Tank Under Car Park	22	Main Terrace	85
Bathroom 3	13	Garage Stairs	21
Bedroom 3	28	Service Corridor	68
Terrace Bedroom 3 Under Roof	16	Serge Tank and Pump Room	60
Bathroom 2	13	M2 Lower Exterior Total	234
Bedroom 2	24		
Terrace Bedroom 2 Under Roof	14		
Passage	7		
Storage	6		
Living Room	61		
Living Room Terrace Under Roof	23		
Terrace Bedroom 1	10		
Bedroom 1	21		
Bathroom 1	14		
Maid Bedroom + Bathroom+ Storage	28		
Laundry	20		
Storage Linen	10		
Electrical Room	1		
Service Stairs	14		
Service Corridor Indoor	11		
M2 Interior Lower Total	356		

M2 Interior Upper Floor	Area (SQM)	M2 Exterior Upper Floor	Area (SQM)
Garage Under Roof	44	Car Park	45
Thai Kitchen	21	Fish Pond	8
Sofa Sala	21	Garden Deck Wood	5
Living Room Bar	25	Bar Garden	15
Guest Rest Room	16	Garden Kitchen	14
Kitchen	25	Entrance Garden	20
Living / Dining Room	71	Pool	41
Entrance Foyer	8	M2 Exterior Upper Floor Total	148
Stair Case	10		
Under Cover Pool Terrace	108		
Master Bed Room	35		
Master Bath Room	29		
Storage / Shoe Room	10		
Entrance Stairs & Walkway	36		
Thai Kitchen Walkway & Kitchen Entrance under Roof	16		
Outdoor Sala Walkway	14		
Bar / Living Room Landing	3		
M2 Interior Upper Floor Total	492		

M2 Interior Lower Floor	356
M2 Exterior Lower Floor	234
M2 Interior Upper Floor	492
M2 Exterior Upper Floor	148
M2 Double Story SQM Total	1231

Basic Furniture plans included in price:

- Basic built in cupboards
- Tiles in bedrooms
- Tiles throughout the house
- 5 x cassette aircon unit
- Basic landscaped garden
- Outdoor Sala
- Western Kitchen Value 650 000 Baht
- Swimming Pool Approx. 13m