



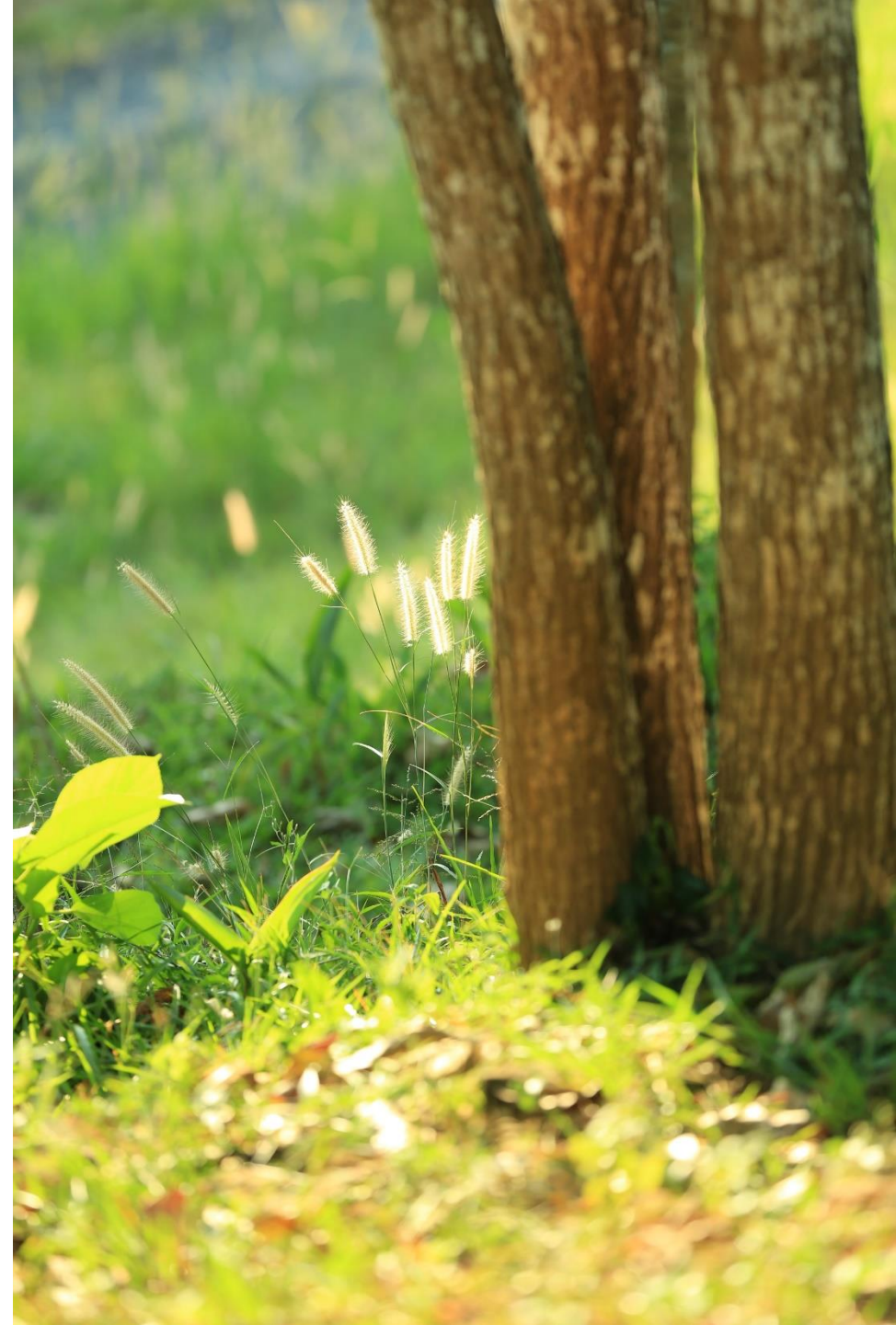
Manick Hillside

— P H U K E T —

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

Located in the picturesque hills of Baan Manik this unique development of just 15 Luxury Villas offers natural tranquility, ultimate privacy and easy living away from the hustle and bustle of Phuket.

All Villa's will capture the breath-taking views of hills, lakes and lush natural vegetation while conveniently being located to main roads where access to all essential amenities is quick and easy.





Manick Hillside is a small development where villa owners will have peace of mind of living in a safe and secure environment.

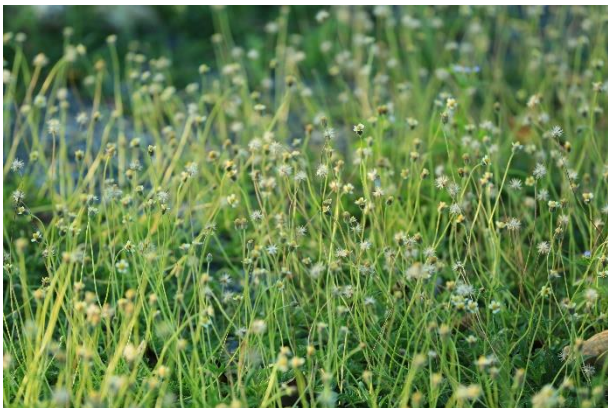
The development will have 24 hour attended security.

The Villa's are spacious with long undercover terraces and each villa has its own private rim flow swimming pool with unobstructed mountain views.



Protection of the existing natural vegetation is of utmost importance. Preserving natural vegetation provides buffer zones which help control erosion, protect water quality, and enhance aesthetic benefits.

The mountain and lake views are breath taking and one gets the feeling of being out of the city closer to nature.



The design team has placed a great deal of emphasize on the natural circulation of air and ventilation throughout the Villa, thus being both eco-friendly and practical .

The Villa concept is one of open plan living in which; the kitchen, living room and large terraces are all interconnected with luscious mountain views giving the Villa a natural harmonious feeling .















Architecturally the villas have been designed in a manner which try to eliminate the extensive impact that the natural elements such as wind, water and sunlight have on a house situated in tropical climates.

By combining the design with strategic positioning of large trees this allows for total enjoyment of these magnificent villa's all year round.

Type S Villa

Starts from 24 000 000 Baht*

- Single Story Villa P3
- Building Size 439 Sqm Land 629 Sqm
- 3 Bedrooms with ensuite bathrooms and built in cupboards
- Large Living and Dining Area
- Private Rim Flow Swimming Pool
- Laundry
- Under cover terraces
- 2 Car Garage
- Storage Space
- Guest Restroom
- Family Room



Type M1 Villa

Starting 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
- Out door Sala Area with Under cover terraces
- 3 Car Garage
- Storage Space
- Guest Restroom
- Family Room
- Thai Kitchen Available



Type M2+ Villa

Starting from 76 990 000 baht*

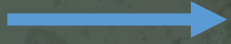
- Large Double Story Villa Size ± 1360 sqm Land 720 sqm
- 4/5 Bedrooms with ensuite bathrooms and walk in closets.
- Large Living and Dining Area
- Modern Western Kitchen
- Thai Kitchen
- 15m Private Rim Flow Swimming Pool
- Maids Room and Laundry
- Out door Sala Area with Under cover terraces
- 3 Car Garage
- Storage Space
- Guest Restroom
- Family Room

General Specifications:

Foundations:	Reinforced concrete footing
Structure:	Reinforced concrete column and beam system
Ceiling:	Internal Ceiling – Gypsum board 9mm thick
Floor:	Bedrooms Floors – Laminate Wooden Flooring or Tiles. Living Room and Kitchen - Tiled Outdoor Areas – Sand Washed
Walls:	Brick Walls with smooth plaster – Painted
Doors:	Hard Wood frame with teak plywood door, wood stain finished
Windows:	Aluminium frame with glass
Sanitary Ware:	American Standard / Cotto / VRH
Bathroom Fittings:	American Standard / Cotto / VRH
Built in Kitchen:	*Teak plywood kitchen cabinet
Kitchen Appliances	*Imported quality hood, hob, sink and refrigerator
Built in Wardrobe:	*Hard wood Frames covered with teak plywood
Aluminium Doors:	Sun Flex International Brand.
Hot water:	Central boiler machine service all bathrooms and kitchen
Air Condition:	5 Cassette type units
Swimming Pool:	Tiled Swimming Pool with sand filter powered by Solar Hybrid System
Water Supply:	Water Tank 1,000 Litres
Electric Supply:	Electric supply meter included

* Basic price, design and product not include loose furniture

SHOW HOUSE



Unit Types

TYPE - S2	3 Units
TYPE - S2+	1 Unit
TYPE - S3	1 Unit
TYPE - M1	2 Units
TYPE - M1+	4 Units
TYPE - M2	2 Units
TYPE - M2 (Erna)	1 Unit
TYPE - L	1 Unit
TYPE - XL	1 Unit

Land Types

NO.	TYPE	Building Area (sq.m.)	AREA(rai.)
01	L	(0-1-19.35)	799.30
02	SPECIAL 1(M2)	(0-1-96.15)	844.53
03	SPECIAL 2(M2)	(0-2-32.35)	910.03
04	S2+	(0-1-94.75)	884.00
05	Manager	(0-0-54.96)	237.40
06	M1	(0-1-96.45)	712.30
07	M1+	(0-1-38.35)	639.63
08	M1+	(0-1-42.35)	600.57
09	M2	(0-1-91.60)	822.39
10	M1+	(0-1-34.75)	658.05
11	M1+	(0-1-64.00)	675.42
12	M1	(0-1-74.75)	670.34
13	S2	(0-1-74.50)	715.15
14	S2	(0-1-58.95)	629.64
15	S2	(0-1-23.90)	502.54
16	XL	(0-3-81.00)	1,572.98
ROAD	Road	(1-3-54.30)	3,017.29



Manick Hillside
Master Layout



-  Manick Hillside Residential Development
-  British International School Phuket - 10km
-  Thanyapura Sports Facilities - 15.5km
-  Phuket International Airport - 25km
-  Boat Avenue Mall Phuket - 7km
-  Central Festival Department Store Phuket - 16km
-  Laguna Golf Phuket - 10km
-  Ceramic Kitchen Bar and Restaurant - 2.5km
-  Bang Tao Beach - 9km
-  Surin Beach - 11km
-  Kamala Beach - 13.5km



THANK YOU

Contact developer directly – viewing of land by appointment only

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