



# MANISA

VILLAS

BANGJO - PASAK



"TIMELESS ELEGANCE, MODERN SERENITY"





# MANISA VILLAS

BANGJO - PASAK

Manisa Villas, Bangjo – Pasak emphasizes the outstanding design of modern style by using simple lines in design (simplicity), adding a perception of tropical style, including the use of architecture and space with connectivity between external and internal areas harmoniously.

Manisa Villas offers 3 bedrooms 4 bathrooms and 4 bedrooms 5 bathrooms with a private swimming pool. We also select quality materials suitable for the weather conditions, considering the actual use, as well as being able to feel the nature of the area surrounding the project.





# ABOUT DEVELOPER



MR. KRITSADAPAT ONTA – MANAGING DIRECTOR  
MISS MANISA SAWASDEE – MANAGING DIRECTOR

With over 15 years of experience in a construction company named PCR Construction Co., Ltd. Mr. Kritsadapat Onta and Miss Manisa Sawasdee blend innovation with expertise setting a new standard in the industry. Trusted by local and international companies, with commitment to integrity ensures unparalleled construction services.

PCR Construction Co., Ltd. invests in top-tier teams and cutting-edge equipment, reflecting the dedication to quality. Key services include turnkey project service, design and planning, construction, and project management.



THE CUST CONDO



BARAMÉE COMMERCIAL PATONG



SUNSHINE PROJECT



HOMA CHERNGTALAY





## PROJECT INFORMATION

Project Name: Manisa Villas, Bangjo - Pasak  
 Developer: MK Phuket Development Co., Ltd.  
 Brand: Manisa Villas  
 Location: Bangjo - Pasak, Phuket  
 Property Type: Phase I - Tropical Modern Luxury Villa  
 Project Size: 5,249 Sq. m.  
 Number of Villas: Phase I; 6 Villas  
 Land Size: Phase I; 347.10 – 613.50 Sq. m.  
 Built-up Area: Phase I; 270.00 – 356.50 Sq. m.

Ownership: Freehold/Leasehold  
 Bedroom: Phase I - 3 & 4 Bedrooms  
 Starting Price: Phase I - 18.9 Mb.  
 Furniture: Option  
 Common Area Fee: 8,000 THB  
 Sinking Fund: 100,000 THB  
 Project Launched: October 2023  
 Show Villas Completed: October 2024





# MANISA VILLAS KEY FEATURES



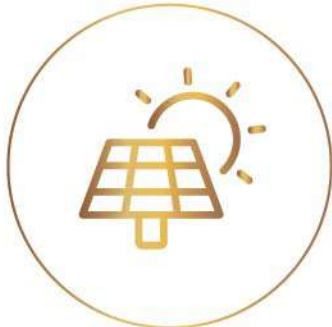
6 EXCLUSIVE POOL VILLAS



PRIVATE SWIMMING POOL



EXPERIENCED DEVELOPER



FREE! SOLAR PANEL



FURNITURE PACKAGE



ESTATE MANAGEMENT

# LOCATION



Blue Tree Water Park  
2.5 Kilometers



Head Start International School  
3.2 Kilometers



Porto De Phuket Department Store  
3.9 Kilometers



Villa Market  
4.1 Kilometers



Thalang Hospital  
4.1 Kilometers



Bangtao Beach  
6.3 Kilometers



Phuket Town  
18.2 Kilometers



Phuket International Airport  
18.5 Kilometers





# MASTER PLAN



		LAND AREA	BUILT-UP AREA
<b>V01</b>	4 bedrooms 5 bathrooms	613.50 Sq. m.	384.50 Sq. m.
<b>V02</b>	3 bedrooms 4 bathrooms	354.10 Sq. m.	269.00 Sq. m.
<b>V03</b>	3 bedrooms 4 bathrooms	376.90 Sq. m.	272.00 Sq. m.
<b>V04</b>	3 bedrooms 4 bathrooms	347.10 Sq. m.	270.00 Sq. m.
<b>V05</b>	3 bedrooms 4 bathrooms	362.70 Sq. m.	270.00 Sq. m.
<b>V06</b>	3 bedrooms 4 bathrooms	378.60 Sq. m.	270.00 Sq. m.
<b>S03</b>	3 bedrooms 4 bathrooms	255.25 Sq. m.	372.34 Sq. m.
<b>S04</b>	3 bedrooms 4 bathrooms	260.24 Sq. m.	376.90 Sq. m.
<b>S05</b>	3 bedrooms 4 bathrooms	265.22 Sq. m.	376.27 Sq. m.
<b>S06</b>	3 bedrooms 4 bathrooms	270.21 Sq. m.	380.28 Sq. m.



PHASE I







1st Floor Plan

# FLOOR PLAN V01

-  **4** Bedrooms
-  **5** Bathrooms

- |                       |                         |  |  |                 |
|-----------------------|-------------------------|--|--|-----------------|
| <b>1</b> GARAGE       | <b>6</b> DINING AREA    | <b>11</b> SALA                           | <b>16</b> BEDROOM 1                      | <b>21</b> STUDY |
| <b>2</b> LAUNDRY ROOM | <b>7</b> KITCHEN AREA   | <b>12</b> MASTER BEDROOM 1               | <b>17</b> BATHROOM 3 WITH WALK-IN CLOSET |                 |
| <b>3</b> PUMP ROOM    | <b>8</b> LIVING AREA    | <b>13</b> BATHROOM 1                     | <b>18</b> BEDROOM 2                      |                 |
| <b>4</b> STORAGE      | <b>9</b> TERRACE        | <b>14</b> MASTER BEDROOM 2               | <b>19</b> BATHROOM 4                     |                 |
| <b>5</b> POWDER ROOM  | <b>10</b> SWIMMING POOL | <b>15</b> BATHROOM 2 WITH WALK-IN CLOSET | <b>20</b> CORRIDOR                       |                 |

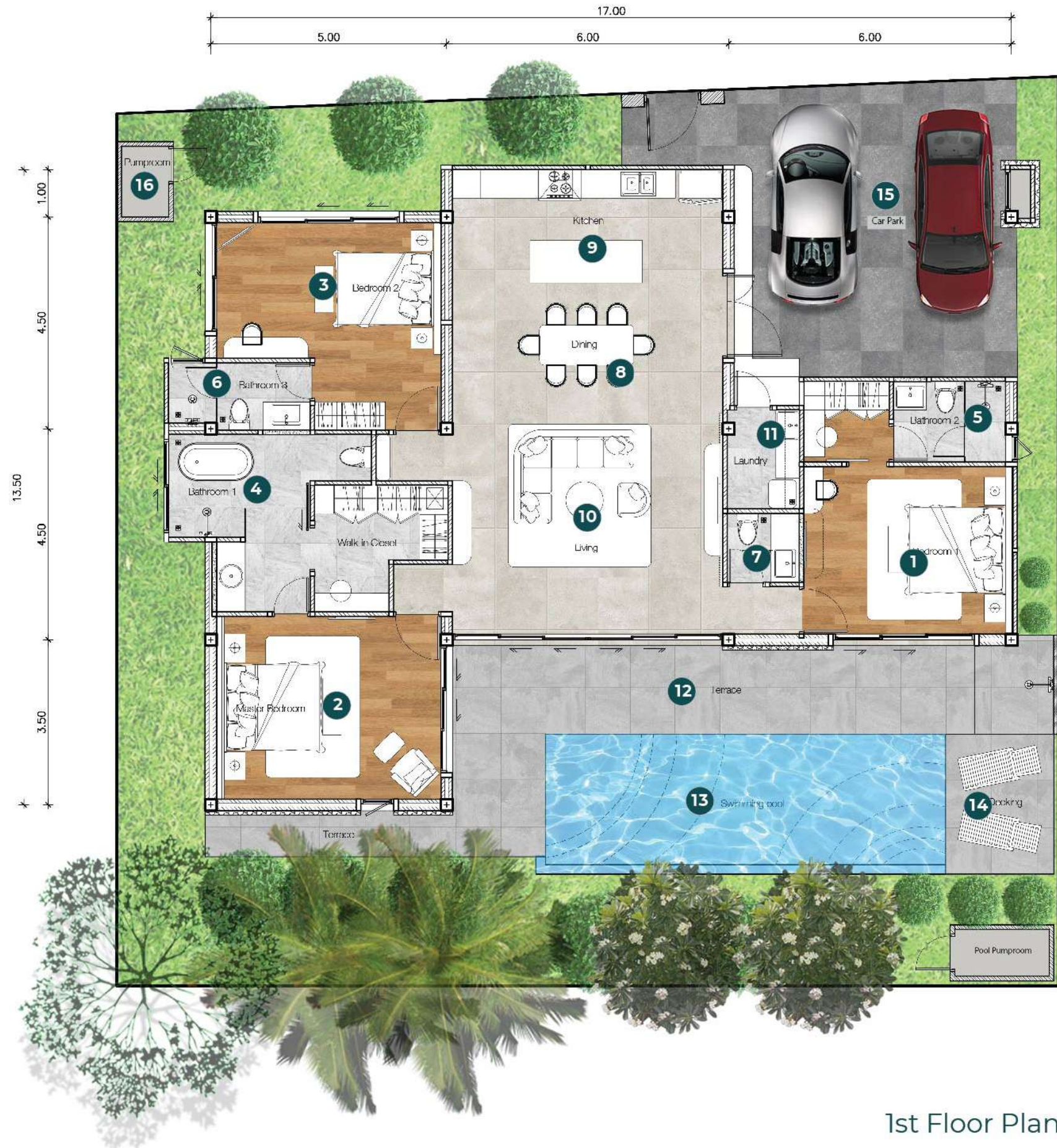


# FLOOR PLAN

## V02 - V06

-  **3** Bedrooms
-  **4** Bathrooms

- 1** BEDROOM 1
- 2** BEDROOM 2
- 3** BEDROOM 3
- 4** BATHROOM 1
- 5** BATHROOM 2
- 6** BATHROOM 3
- 7** BATHROOM 4
- 8** DINING AREA
- 9** KITCHEN AREA
- 10** LIVING ROOM
- 11** LAUNDRY ROOM
- 12** POOL DECK
- 13** SWIMMING POOL
- 14** SALA
- 15** CAR PARK
- 16** PUMP ROOM



1st Floor Plan

















































# MANISA

VILLAS

BANGJO – PASAK, PHUKET

“Timeless Elegance, Modern Serenity”

**Developer: MK Phuket Development Co., Ltd.**  
119/3 Moo 4, Srisoonthorn Sub-district, Thalang District,  
Phuket Province 83110 Thailand

 +66 (0)8 1326 5251  
 [info@manisavillas.com](mailto:info@manisavillas.com)  
 [www.manisavillas.com](http://www.manisavillas.com)

 Manisa Villas  
 Manisa Villas  
 Manisa Villas