



GALLERY
RESIDENCES

MONTAZURE
LAKESIDE

In Touch With Nature



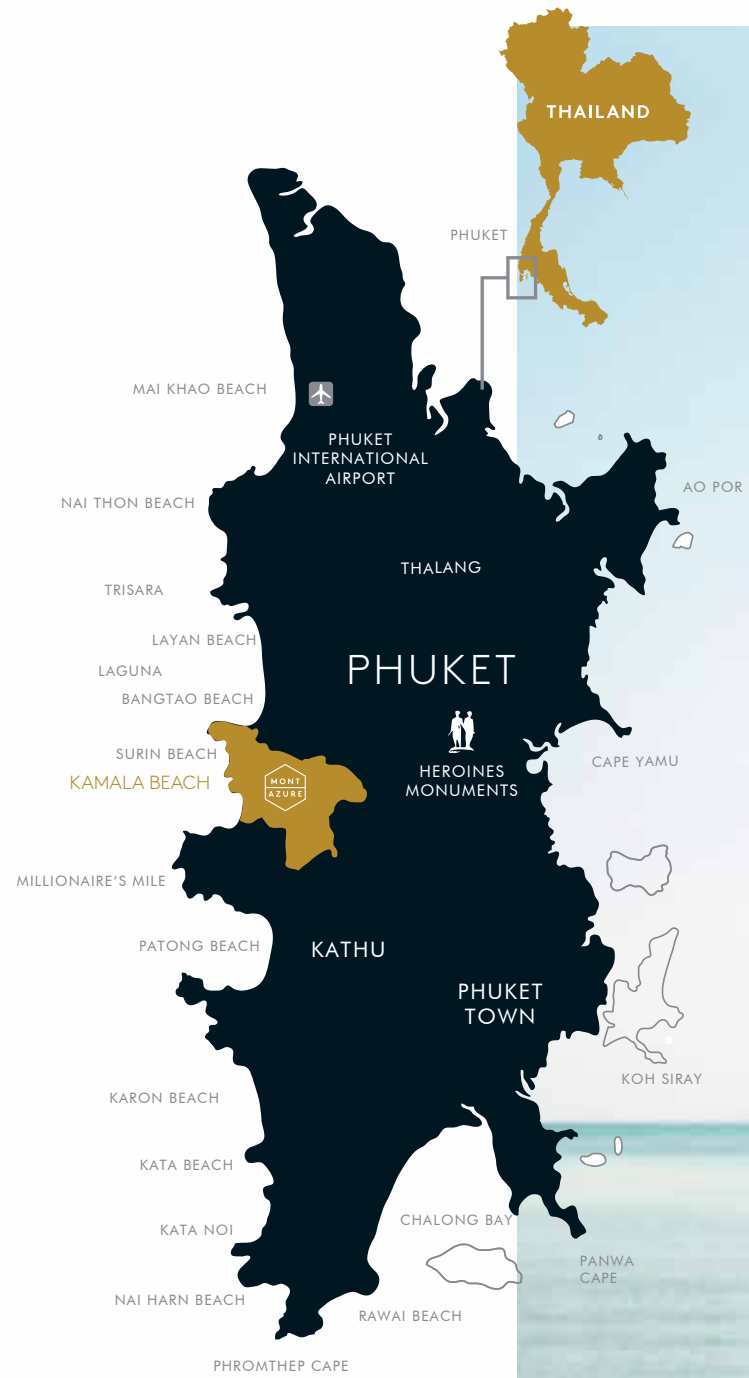
Destined to become a destination

Situated in the heart of Phuket's premier master planned community, MGallery Residences, MontAzure Lakeside is the island's latest resort residential development. Ideally placed at the foothills of this expansive blend of forested mountains cascading down to absolute beach frontage, this prime position provides easy access to the exclusive range of MontAzure offerings:

- A network of internal roads, paths and common infrastructure securely linking all the addresses within this guarded and gated neighborhood.
- Within short walking distance to the MontAzure grand entrance, boulevard and the adjacent boutique retail center.
- An underground tunnel allowing safe cross to the beachfront precinct that includes the world-renowned Cafe Del Mar, HQ Beach Lounge Restaurant, The Intercontinental Phuket and Twinpalms Residences MontAzure.
- A variety of 4-5 star hotel, leisure, food and beverage and retail outlets are at your doorstep with preferential benefits for MGallery Residences, MontAzure Lakeside.
- The master developers have contributed a generous forest reserve for the entire community to share as a recreational and conservation area.



MONTAZURE LAKESIDE



Location

Ideally placed on the island's sought-after sunset coast at Kamala beach, MontAzure is a perfect location for buyers looking to make the most of Phuket's sophisticated resort lifestyle. MGallery Residences, MontAzure Lakeside is the latest addition to the MontAzure address, conveniently positioned at the heart of the community.

Phuket

Phuket is Thailand's largest island and a major Asian tourist destination with a well developed infrastructure catering to visitors from across the globe. Phuket is easily accessible by direct daily flights from most regional hubs with links to all major international markets. Phuket International Airport is a 35-minute drive from MontAzure.



In Touch With Nature



Kamala Beach

- This well-enclosed bay and fishing village surrounded by forested hills is one of the most beautiful places in Phuket. With its quieter pace, over the last few years, Kamala has become a favoured spot for retirees and other long-term visitors
- MontAzure occupies the Northern part of Kamala Bay and offers the last large-scale beachfront opportunity in the heart of Phuket's exclusive west coast
- On the headland to the south – known as "Millionaire's Mile" – there are a number of villa and resort developments. Easy access to a multitude of nearby attractions and activities, including sport and marine facilities, the historic Phuket Town, retail malls, and vibrant nightlife options. World-class education and medical operators can be found within a short drive from Kamala

Travel Times

	<i>mins</i>
Phuket International Airport	35
Phuket Town	40
Bangkok Hospital Phuket	40
British International School, Phuket	35
Kajonkiet International School	35
Central Festival Phuket Shopping Mall	35
Red Mountain Golf Course	30
Laguna Golf Course	15
Boat Avenue Retail Precinct	15
Upcoming Blue Tree and Central Malls	15
Surin Beach	5
Patong Beach	15



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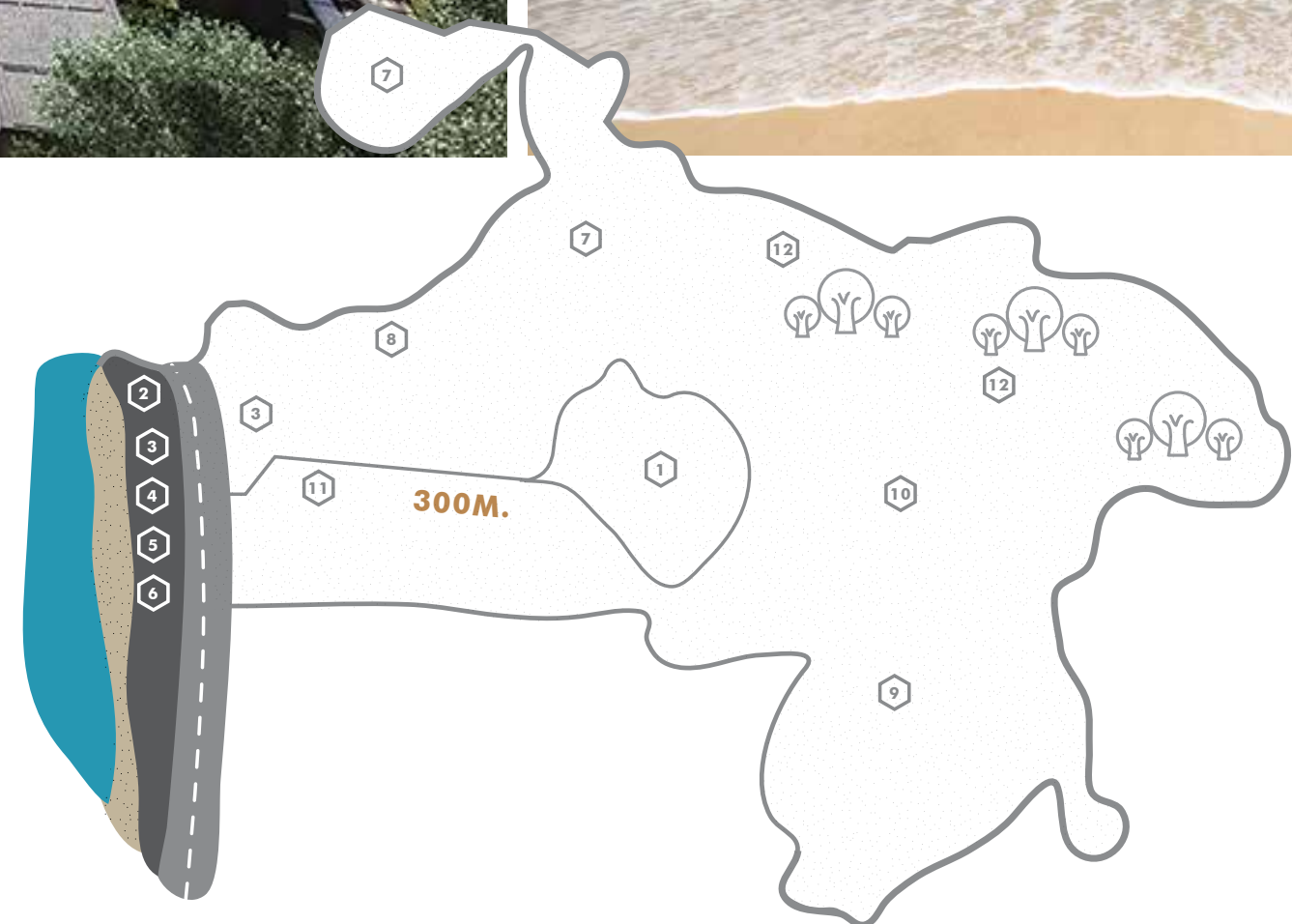
MontAzure

MontAzure is envisaged to be an exclusive community over an area of 454 rai (180 acres) that will consist of the following elements:

- ① MGallery Residences, MontAzure Lakeside
- ② Twinpalms Residences MontAzure
- ③ InterContinental Phuket Resort
- ④ HQ Beach Lounge Restaurant
- ⑤ MontAzure Beach Club
- ⑥ Internationally recognized beach clubs; Café Del Mar
- ⑦ Exclusive private hillside estate villas
- ⑧ Branded Residential Condominiums
- ⑨ Hillside Wellness Resort
- ⑩ Kamala Senior Living
- ⑪ A lifestyle retail neighborhood mall
- ⑫ Nature Reserve

The master plan has also been designed to include eco-sustainable hillside developments, a medical wellness spa and Luxury retirement community, some of which are in the planning stages.

The low-density approach to the site allows for organic community gardens, rainwater harvesting from the natural catchment, and adventure and hiking trails throughout a 200 rai protected rainforest nature





Owners at MGallery Residences, MontAzure Lakeside will enjoy all the trust and confidence attached to a global brand and operator, along with Accor's management expertise to ensure that their residence is carefully maintained and that its value is protected.

Core Services

Core Services are made available to all Residences and are included in the monthly service charge payable by each homeowner. Working alongside the property management team, MGallery will provide a level of service comparable with an exclusive residential and hotel environment.

A La Carte Services

These optional services are customized and cater to the individual and family needs of the owner. The resulting charges will be billed to their personal account, based on usage. Residence Concierge coordinates all services, providing a single point of contact to Residents.

VVIP Status & Platinum Status

MGallery Residents are eligible to participate in the Accor Ownership Benefits Program, according them with VVIP status on a global basis. The Accor Ownership Benefits Program includes an invitation to join the Platinum level of Le Club AccorHotels to enjoy privileges in reservations, upgrades, room rates and onsite benefits and services.

MGallery Residences Worldwide

The number of residential properties operated by Accor's formidable portfolio of brands, including MGallery, is increasing annually. As developers and investors are realizing the potential of branded residences, owners can share in the advantages and comfort in being part of this exclusive asset class.





Regional Partners with a Local Track Record



Subsidiaries of three of the most prestigious property and hotel investment groups in Asia – Narai Group (Thailand) part of Hua Kee group, Arch Capital (Hong Kong) and Philean Capital (Singapore), part of Pontiac Land Group – have teamed up to launch what will be Asia’s most exceptional residential resort development.

Since the acquisition of the land, the development partners have become the custodians of the site, overseeing the roll out of the existing projects and steering the vision towards the future. Their complimentary skill sets and experience ensure that best development practices are observed and that the MontAzure brand and values are installed.

From an investor’s perspective, the security offered when purchasing resort residences backed by proven developers and an international operator has become a major differentiator. Combined with factors such as well-known architects and designers, a prime location within an evolving community and an established destination provides a solid foundation for attractive yields and capital appreciation.



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Project Owner: Kamala Beach Resort and Hotel Management Co., Ltd. Registered capital (THB): 53,750,000. The Project: MGallery Residences, MontAzure Lakeside, Land title deed no. 18874, 19224, 19226, approximately area 21-1-60.8 Rai, Located at Moo 3, Kamala, Kathu, Phuket, as a Condominium of 1 to 5 storey(ies) 39 building, total of 236 units, The condo units will be used for both residence and resort operations office. The Land and building have been mortgaged with Bangkok Bank PLC., in the process to submit the application for approval of EIA report. Construction will be started in Q3 2019 and expected to be completed in Q4 2021 which will later be registered as the condominium. The unit owner shall pay sinking fund, common fee, tax and other fees as prescribed by the Project Owner or the Condominium Juristic Person subject to the Condominium law. Whilst every care has been taken in preparing the sales information and artists' digital and artistic impressions in this brochure, the developer does not guarantee their accuracy nor intends them to form any part of an offer or contract. The developer also reserves the right to make changes to the residence designs presented herein at any time, at its own discretion and without prior notice to prospective buyers.

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