

A teal-toned photograph of a person's legs and feet in a boat, splashing water. The water is dark teal with white foam from the splash. The person's feet are visible, wearing dark shoes. The overall mood is refreshing and energetic.

the
MODEVA

THE VIBES OF PLEASURE

WHY MODEVA

BEST LOCATION

A PERFECT BALANCE BETWEEN BEACHSIDE LIFESTYLE AND URBAN CHARMS

ELEGANT DESIGN

A PRIDE AND PLEASURE OF EVERYDAY LIVING

EXTENSIVE FACILITIES

EACH DAY FEELS LIKE A VACATION

A VARIETY OF UNIT TYPES

11 UNIQUE UNIT TYPES CRAFTED TO MATCH EVERY NEED

PET-FRIENDLY (BUILDING B)

PERFECT FOR YOU AND YOUR FURRY FRIENDS





PROJECT CONCEPT

THE VIBES OF PLEASURE

Why choose one passion when you can embrace them all?

THE MODEVA

A sanctuary by the beach, where every desire finds its place.

Indulge in luxury living, dive into vibrant nightlife, and enjoy world-class facilities for all gen.

Make it your perfect escape, whatever the mood.

Live without compromise.
Where everything you desire flows together seamlessly.



REDEFINING MODERN LUXURY

Golden sands at your doorstep, shimmering beach clubs by day, and an electrifying nightlife under the stars. Pure luxury, modern living, and coastal elegance—all in one unforgettable experience.



LOCATION

| | | | |
|-----------|------------------------------|------|-----|
| BEACH | BANG TAO BEACH | 500 | M. |
| | SURIN BEACH | 4 | KM. |
| | PATONG BEACH | 6.6 | KM. |
| | KAMALA BEACH | 7.5 | KM. |
| | NAIYANG BEACH | 17 | KM. |
| | MAI KHAO BEACH | 23.5 | KM. |
| | KARON BEACH | 24.4 | KM. |
| | KATA BEACH | 27 | KM. |
| | RAWAI BEACH | 35 | KM. |
| | NAIHARN BEACH | 35.7 | KM. |
| LIFESTYLE | BANGLA BOXING STADIUM PATONG | 18 | KM. |
| | PHUKET OLD TOWN | 21 | KM. |
| | CENTRAL PHUKET FLORESTA | 20 | KM. |
| | BIG BUDDHA PHUKET | 34 | KM. |
| | PROMTHERP CAPE | 39 | KM. |
| MARINA | BOAT LAGOON MARINA | 12.8 | KM. |
| | ROYAL PHUKET MARINA | 13.6 | KM. |
| AIRPORT | PHUKET INTERNATIONAL AIRPORT | 17 | KM. |



SURROUNDING

LOCATION

| | | |
|--------------------------------|-------------------------------------|--------------------|
| BEACH | BANGTAO BEACH | 500 M. |
| LIFESTYLE | PORTO DE PHUKET | 1.3 KM. |
| | BOAT AVENUE | 1.3 KM. |
| | VILLA MARKET | 1.4 KM. |
| | HOME PRO | 1.5 KM. |
| | BANGTAO MUAY THAI & MMA | 1.6 KM. |
| | BLUE TREE PHUKET | 2.6 KM. |
| | SIAMSPORTSPRO TENNIS ACADEMY PHUKET | 2.6 KM. |
| RESTAURANT | MAYA BEACH CLUB | 800 M. |
| | CATCH BEACH CLUB | 1.5 KM. |
| | TUKABKHAO | 1.5 KM. |
| | LITTLE ROMA | 1.5 KM. |
| | BAKE | 1.7 KM. |
| | BARTELS | 1.7 KM. |
| | SCHOOL | THE WALDORF PHUKET |
| HELSENKI INTERNATIONAL SCHOOL | | 2.6 KM. |
| HEADSTART INTERNATIONAL SCHOOL | | 3 KM. |
| | | |
| GOLF | GOLF SAVER | 1.6 KM. |
| | PHUKET GOLF CENTRE | 2 KM. |
| HOSPITAL | BANGKOK HOSPITAL (CLINIC) | 2.4 KM. |
| POLICE STATION | CHENGTALAY POLICE STATION | 1.3 KM. |



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PROJECT DETAIL

| | |
|-------------------------|---|
| PROJECT NAME : | THE MODEVA |
| LOCATION : | BANG-TAO BEACH |
| PROJECT AREA : | 15-3-32.20 RAIS (25,328.60 SQ.M.) |
| PROJECT TYPE : | 7 RESIDENTIAL BUILDINGS, 7 STOREYS |
| TOTAL UNIT : | 859 UNITS |
| PARKING SPACES : | TOTAL PARKING APPROXIMATELY 330 CARS* DOUBLE PARKING APPROXIMATELY 33 CARS* <i>DEPENDING ON VEHICLE'S SIZE AND USAGE*</i> |

UNIT TYPE

| | | |
|---------------------|-----------|-------|
| 1 BEDROOM | 29 - 51 | SQ.M. |
| 1 BEDROOM PLUS | 55 - 58 | SQ.M. |
| 2 BEDROOM | 65 - 95 | SQ.M. |
| 2 BEDROOM PLUS | 93 - 111 | SQ.M. |
| 2 BEDROOM DUPLEX | 112 - 113 | SQ.M. |
| 2 BEDROOM PENTHOUSE | 79 - 118 | SQ.M. |
| 3 BEDROOM DUPLEX | 146 - 148 | SQ.M. |
| 3 BEDROOM PENTHOUSE | 130 - 148 | SQ.M. |

4 KEY PILLARS OF SUSTAINABLE DESIGN



ECO FRIENDLY

DESIGN WITH A FOCUS
ON THE WELL-BEING OF RESIDENTS
AND HARMONY WITH NATURE.



WELLNESS

PRIORITIZE HEALTH,
RELAXATION, AND BALANCE
FOR THE BODY AND SOUL.



SERVICE

PROVIDE SERVICES THAT ENHANCE
COMFORT AND MAKE DAILY LIVING
MORE CONVENIENT.



TECHNOLOGY FOR LIVING

SEAMLESSLY INTEGRATE
TECHNOLOGY FOR ENHANCED
FUNCTIONALITY AND CONVENIENCE.

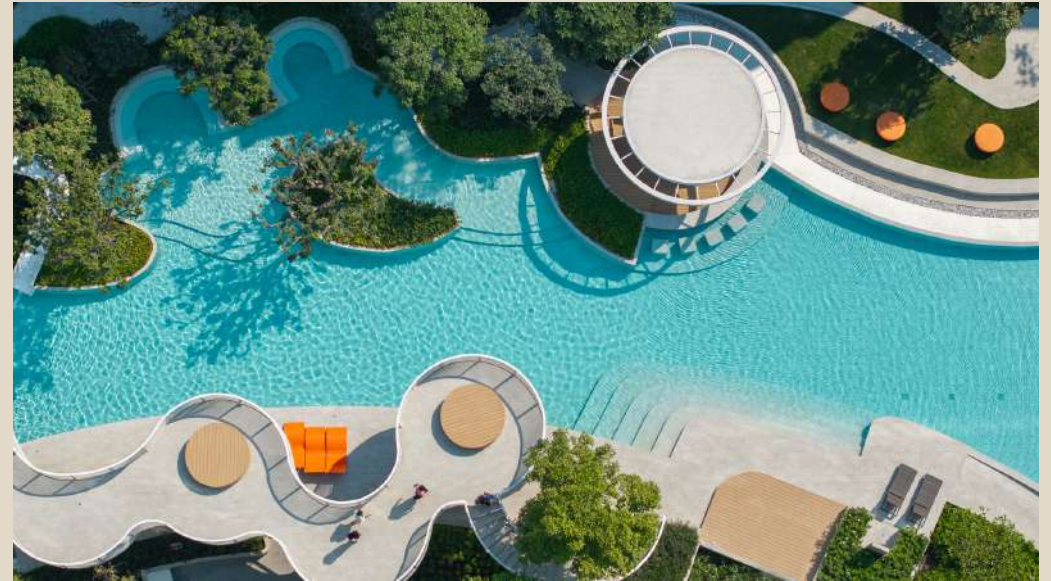


Inspired by the serene beauty of the ocean, the design flows like a continuous wave, creating an experience of calm and fluidity. Soft curves and natural forms evoke the gentle movement of water, offering a peaceful retreat that blends seamlessly with the environment.

Each space unfolds like an underwater journey, guiding you through layers of beauty and mystery. Organic textures and materials reflect the ocean's depth, while airy, open spaces evoke the vastness of the sea.

Every step reveals something new, inviting a sense of discovery and connection with nature's most powerful and calming force—the ocean.

CONCEPTUAL DESIGN



REDLANDSCAPE

LANDSCAPE ARCHITECTURAL DESIGN





SAY

STUDIO



≡ 33 ZONES OUTDOOR FACILITIES

≡ THE BEACH

- THE CORAL PAVILION
- THE BEACH POOL
- THE BEACH SUNDECK
- THE BEACH BENCH

≡ THE OPEN OCEAN

- THE OCEAN WHIRLPOOL
- WATERFALL WHALE TAILS
- THE OPEN OCEAN JACUZZI
& WATERFALL

≡ THE COASTAL ISLAND

- THE GRAND ISLAND WATER PLAY
- JELLYFISH WATER DOME
- OCTOPUS WATER SPLASH
- DYNAMIC FOUNTAIN
- THE ISLAND SUN LOUNGER
- THE SHALLOW ISLAND LOUNGER

≡ THE DEEP SEA

- THE DEEP SEA JACUZZI
- THE AQUATIC THERAPY
- THE DEEP ENERGETIC PULSE
POOL (LAP POOL 50 M.)
- THE ATLANTIS POOL BAR
- THE DEEP SEA SUN LOUNGER
- THE SUNKEN POOLSIDE
- THE BLOOM OF JELLYFISH
JACUZZI & WATER CURTAIN
- THE ATLANTIS ROOFTOP

≡ THE EARTH UTOPIA

- THE RETREAT THERAPEUTIC POOL
- THE UTOPIA POOL BAR
- GEOMETRIC SIMPLIFICATION
ACTIVE POOL
- HYDROTHERAPY
- THE UTOPIA JACUZZI
- SOCIAL SCENIC LIVING
- PRIVATE OUTDOOR LIVING LOUNGE
- THE OUTDOOR LOBBY
- THE COMMON DINING

• THE SUN LOUNGER SUITE

- THE CURVE SEAT

≡ PET ZONE

- THE PET PARK



≡ 26 INDOOR OF FACILITIES

Discover a world of comfort and excitement with our extensive facilities.

MAIN LOBBY

LOBBY LOUNGE

TEA LOUNGE

PRIVATE LOUNGE

BUSINESS LOUNGE

MEETING ROOM

MULTI-PURPOSE AREA

CO-WORKING SPACE

LIBRARY

CO-KITCHEN

HEALTH CENTER

LAUNDRY

KID'S CLUB : TOY ROOM

KID'S CLUB : EMERALD POOL

KID'S CLUB : GAME ZONE

THEATER ROOM

THE GYM

CYCLING FITNESS

GOLF SIMULATOR

THE BEAUTY LOUNGE

PRIVATE SPA

PRIVATE ONSEN

STEAM ROOM

SAUNA

SALT SAUNA

PET GROOMING





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THE BLOOM OF JELLYFISH JACUZZI & AQUA JOGGING



THE COASTAL ISLAND



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THE CORAL PAVILION



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THE RETREAT THERAPEUTIC POOL



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THE EARTH UTOPIA



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THE RETREAT THERAPEUTIC POOL



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LOBBY LOUNGE



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THE BEAUTY LOUNGE

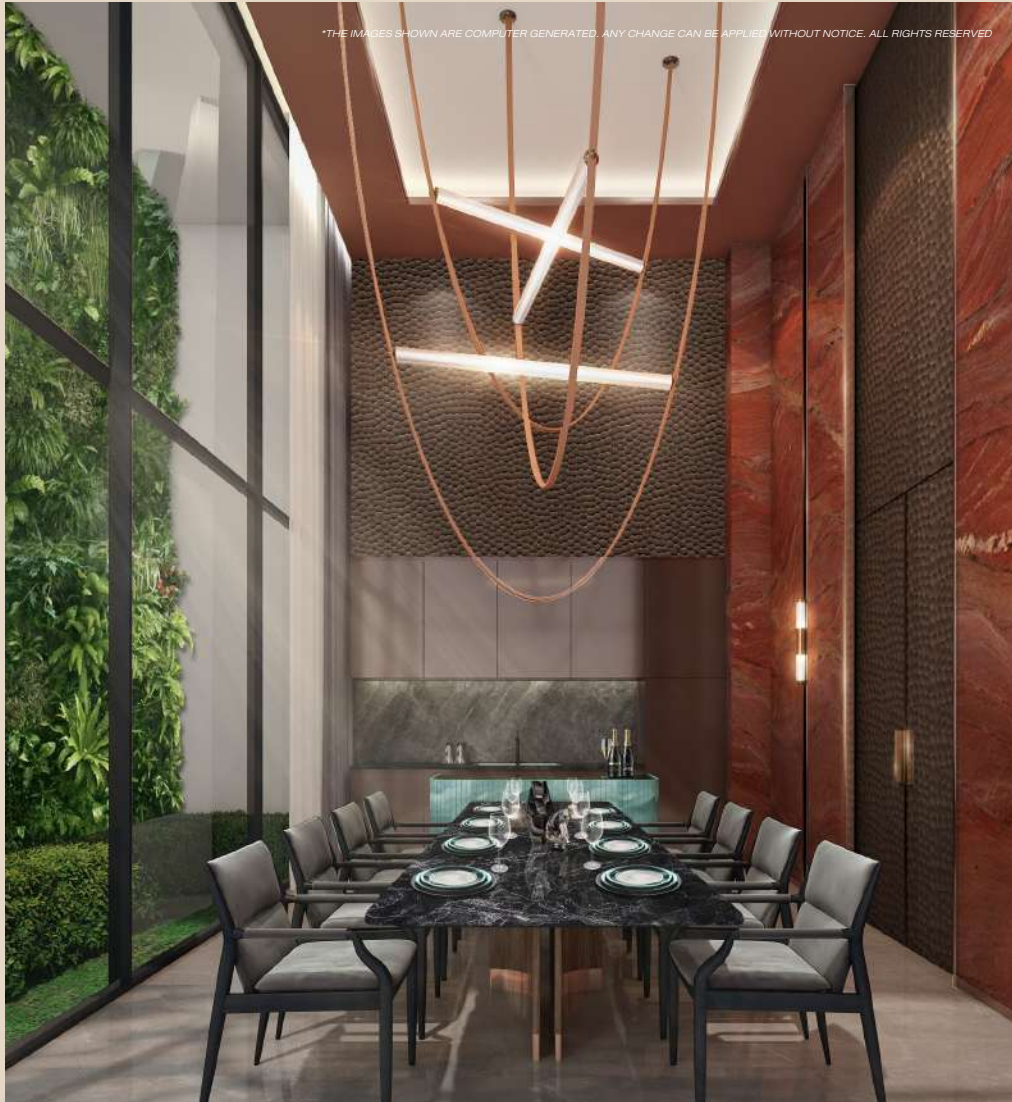


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MULTI-PURPOSE AREA



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CO-KITCHEN



CO-WORKING SPACE



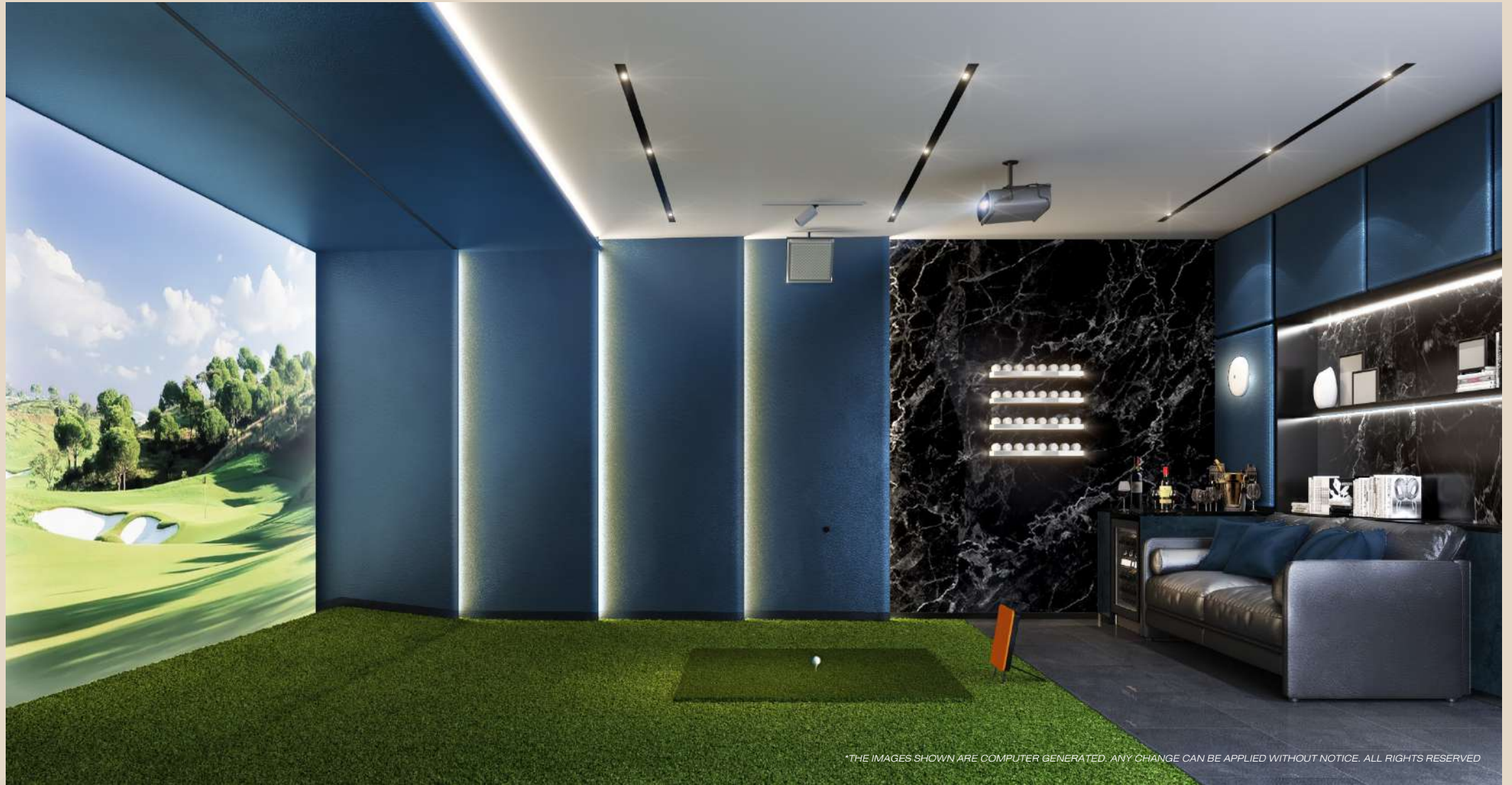
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GOLF SIMULATOR



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PET GROOMING



1 BEDROOM

● S ● M ● L ● PLUS

2 BEDROOM

● XL ● XXL ● PLUS

○ DUPLEX ● PENTHOUSE

3 BEDROOM

● DUPLEX ● PENTHOUSE

MASTER PLAN





| | | | | |
|-----------|---|--|---|---|
| 1 BEDROOM | ● S | ● M | ● L | ● PLUS |
| 2 BEDROOM | ● XL | ● XXL | ● PLUS | |
| | ○ DUPLEX | ● PENTHOUSE | | |
| 3 BEDROOM | ○ DUPLEX | ● PENTHOUSE | | |

FLOOR PLAN BUILDING A



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1st FLOOR



2nd-6th FLOOR



7th FLOOR



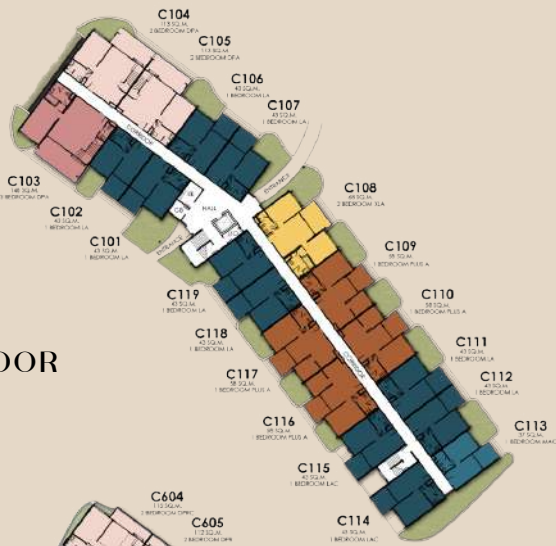
ROOFTOP

| | | | | |
|-----------|----------|-------------|--------|--------|
| 1 BEDROOM | ● S | ● M | ● L | ● PLUS |
| 2 BEDROOM | ● XL | ● XXL | ● PLUS | |
| | ○ DUPLEX | ● PENTHOUSE | | |
| 3 BEDROOM | ● DUPLEX | ● PENTHOUSE | | |

FLOOR PLAN BUILDING B



1st FLOOR



2nd FLOOR



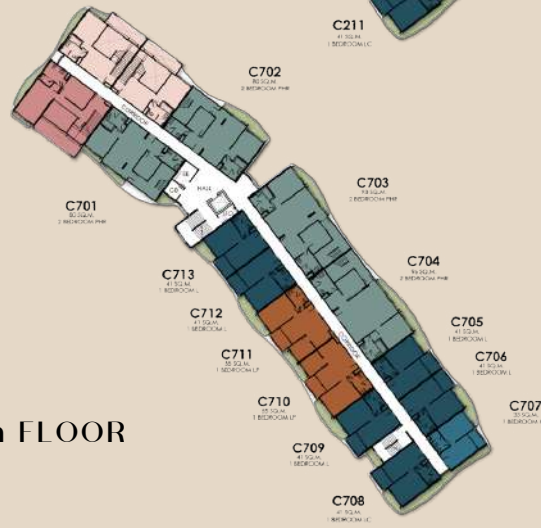
3rd-5th FLOOR



6th FLOOR



7th FLOOR



ROOFTOP



| | | | | |
|-----------|--------|-----------|------|------|
| 1 BEDROOM | S | M | L | PLUS |
| 2 BEDROOM | XL | XXL | PLUS | |
| | DUPLEX | PENTHOUSE | | |
| 3 BEDROOM | DUPLEX | PENTHOUSE | | |

FLOOR PLAN BUILDING C





| | | | | |
|-----------|---|--|---|---|
| 1 BEDROOM | ● S | ● M | ● L | ● PLUS |
| 2 BEDROOM | ● XL | ● XXL | ● PLUS | |
| | DUPLEX | ● PENTHOUSE | | |
| 3 BEDROOM | ● DUPLEX | ● PENTHOUSE | | |



FLOOR PLAN BUILDING E

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1st FLOOR



2nd FLOOR



3rd-5th FLOOR



6th FLOOR



7th FLOOR



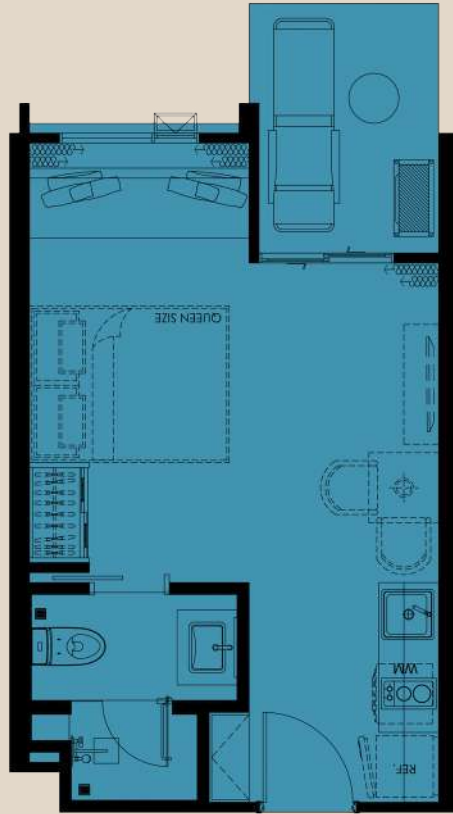
ROOFTOP

| | | | | |
|-----------|---|--|---|---|
| 1 BEDROOM | ● S | ● M | ● L | ● PLUS |
| 2 BEDROOM | ● XL | ● XXL | ● PLUS | |
| | ○ DUPLEX | ● PENTHOUSE | | |
| 3 BEDROOM | ● DUPLEX | ● PENTHOUSE | | |

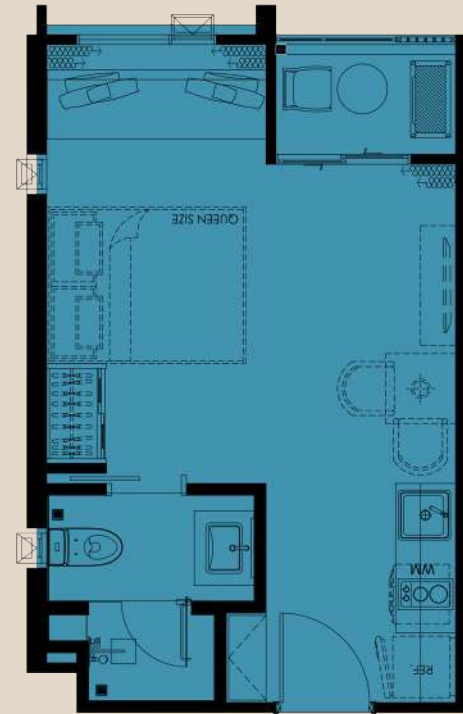
FLOOR PLAN BUILDING G



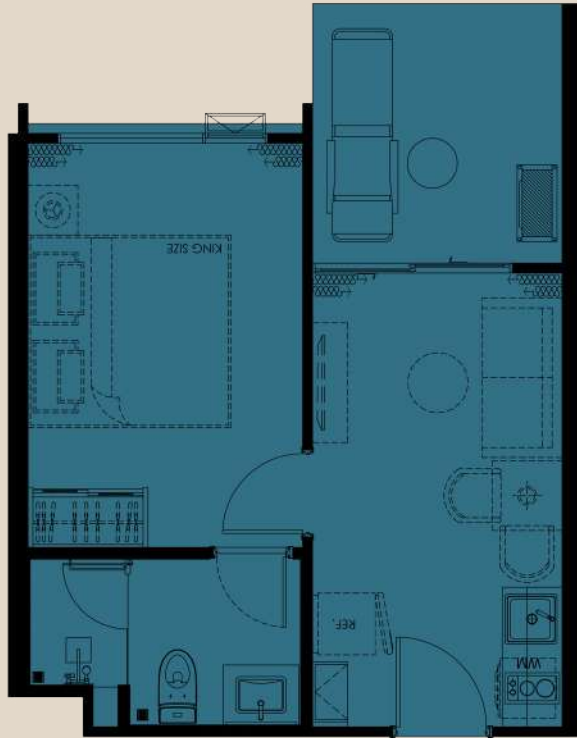
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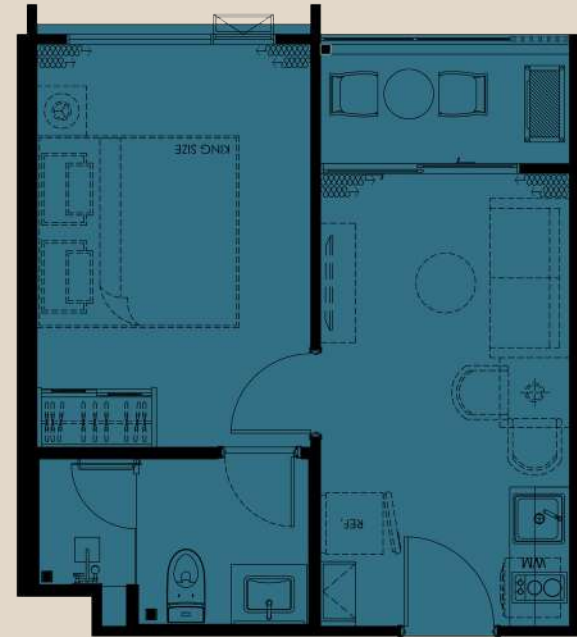
1 BED-SA 32 SQ.M.



1 BED-S 29 SQ.M.



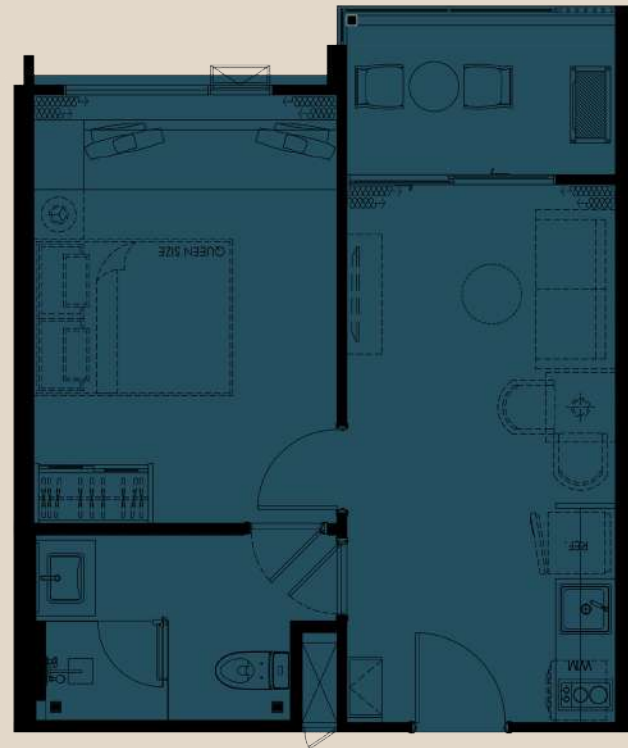
1 BED-MA 37 SQ.M.



1 BED-M 33 SQ.M.



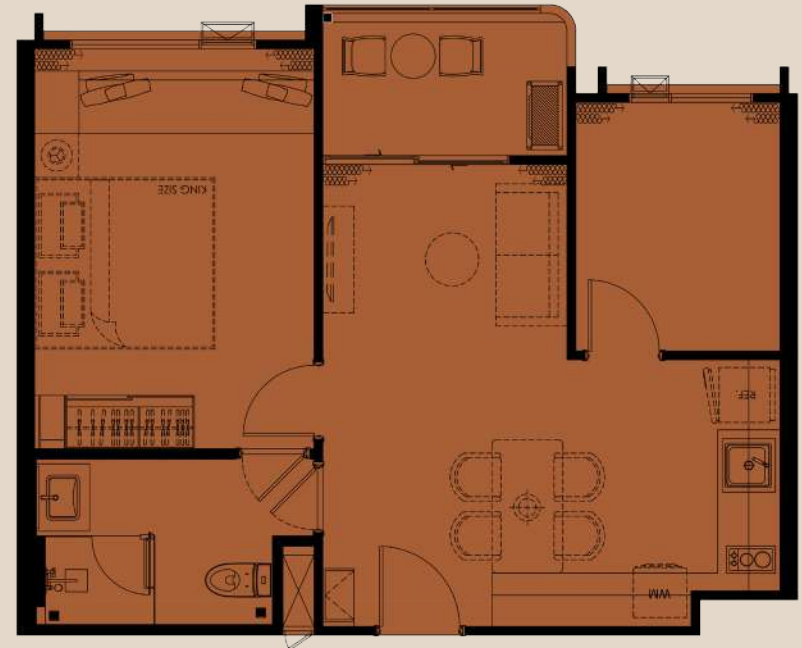
1 BED-LA 43 SQ.M.



1 BED-L 41 SQ.M.



1 BP-LA 58 SQ.M.



1 BP-L 55 SQ.M.



2 BED-XLA 68 SQ.M.



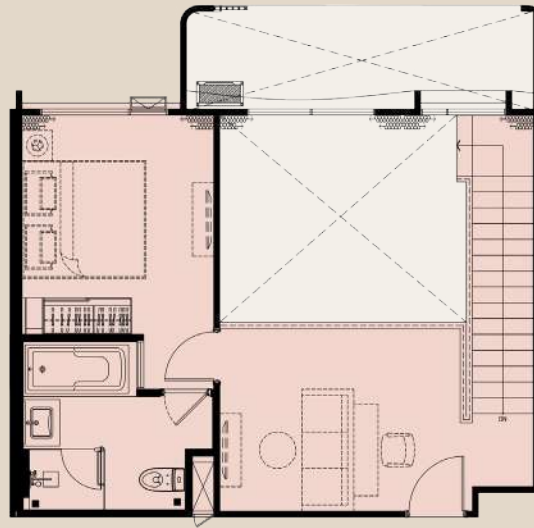
2 BED-XL 65 SQ.M.



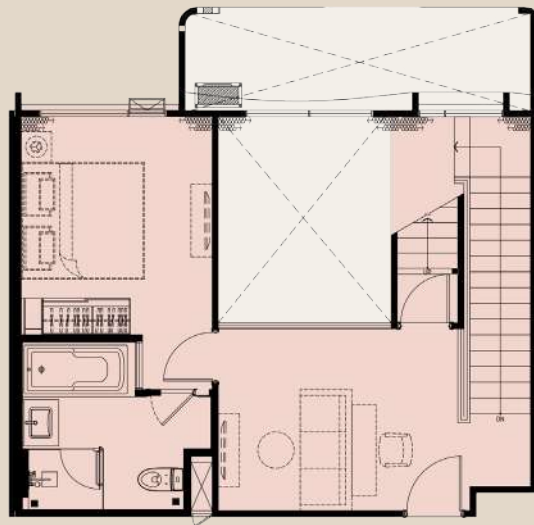
2 BP-A 105 SQ.M.



2 BP 93 SQ.M.



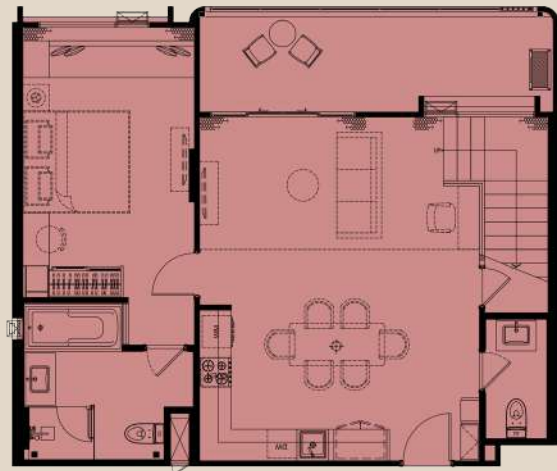
2 BED-DPA 113 SQ.M.



2 BED-DPR 112 SQ.M.



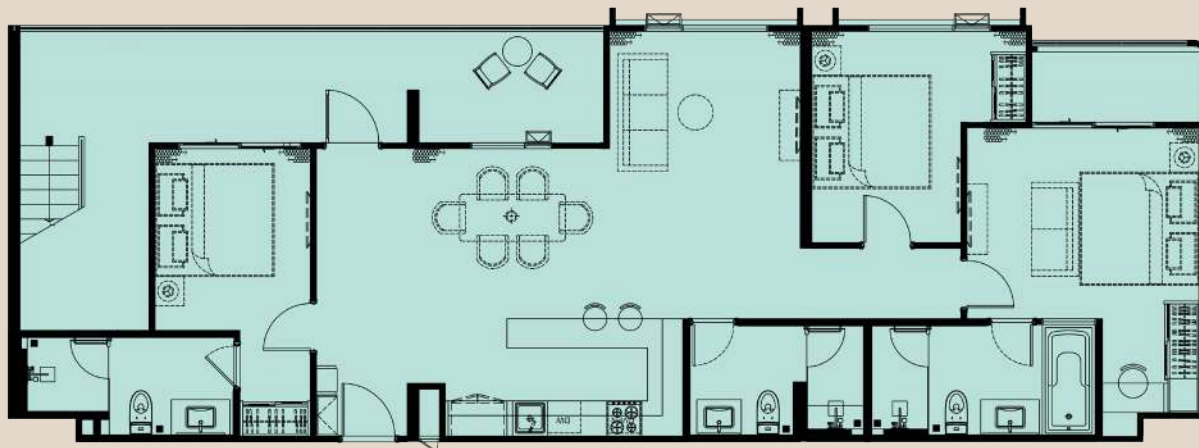
3 BED-DPA 148 SQ.M.



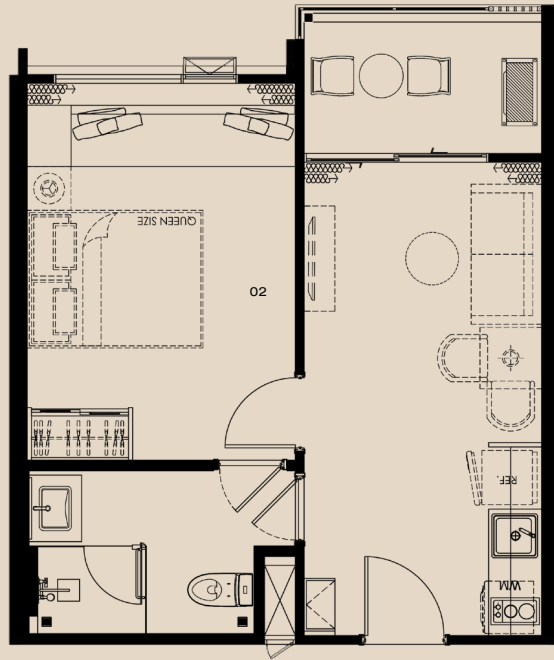
3 BED-DPRC 146 SQ.M.



2 BED-PHR 96 SQ.M.



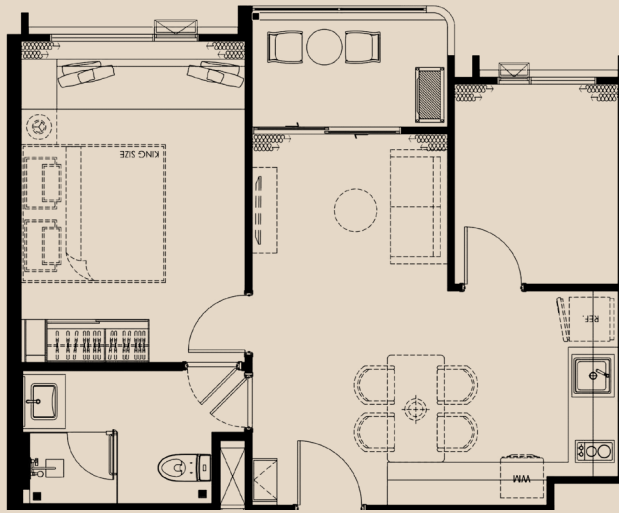
3 BED-PHR 138 SQ.M.



1 BEDROOM 41 SQ.M.

SHOW UNIT





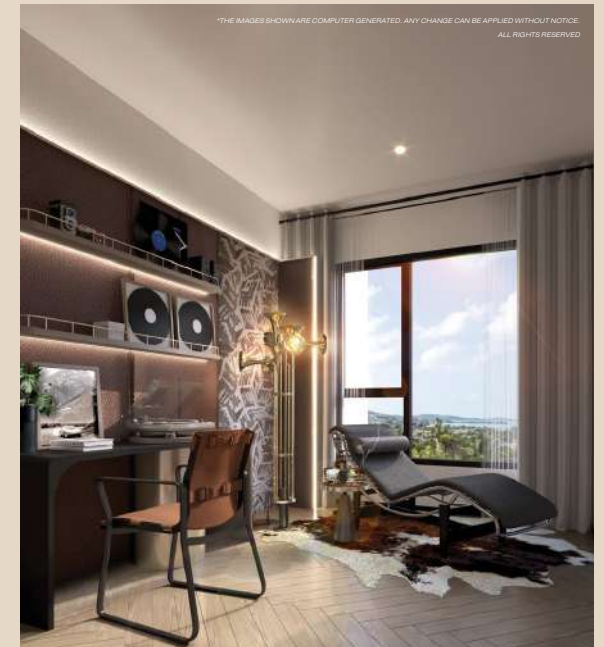
1 BEDROOM PLUS 55 SQ.M.



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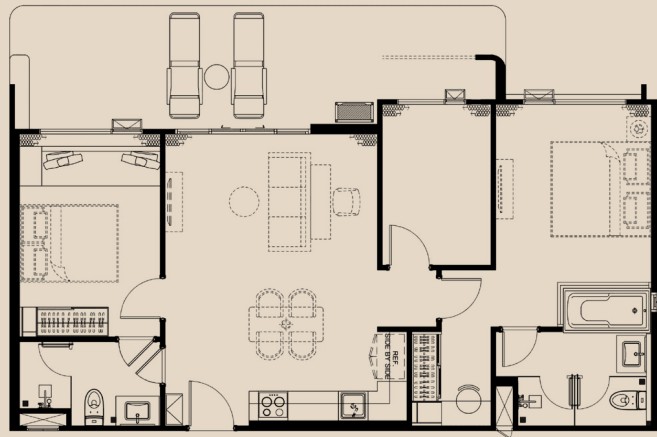


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SHOW UNIT



2 BEDROOM 105 SQ.M.



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SHOW UNIT

the
MODEVA