ITL DEVELOPMENT
COMPANY LIMITED

THE MENARA

LUXURY

A COMBINATION OF DIFFERENT LIFESTYLES
IN ONE COMMUNITY

The Menara Vision



THE MENARA LUXURY encompasses six exclusive villas within The Menara Hill community, developed and built by ITL Development. The combination of different lifestyles contributes to the aesthetic appeal of The Menara Luxury. The design elements, landscaping and overall ambiance reflect a balance that enhances the visual and experiential lifestyle aspects of the community.

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Architectural & Interior Concept

These opulent villas boast 4–5 bedrooms and 5 bathrooms, encompassing 358 sq.m. up to 1,020 sq.m. of built-up area on land plots ranging from 331.74 sq.m. up to 698.40 sq.m., an unwavering commitment to perfection evident in every detail. From the selection of high-quality materials to the execution of sophisticated finishes, each element is carefully curated to exude a sense of luxury and refinement.

The design philosophy of these villas revolves around versatility, accommodating a dynamic and adaptable lifestyle. Residents have the flexibility to customize spaces for various purposes, whether it be creating a productive home office, setting up an entertainment area, or arranging cozy family gathering spaces. The design adapts to the unique needs and preferences of its inhabitants.

Project Facts & Specifications

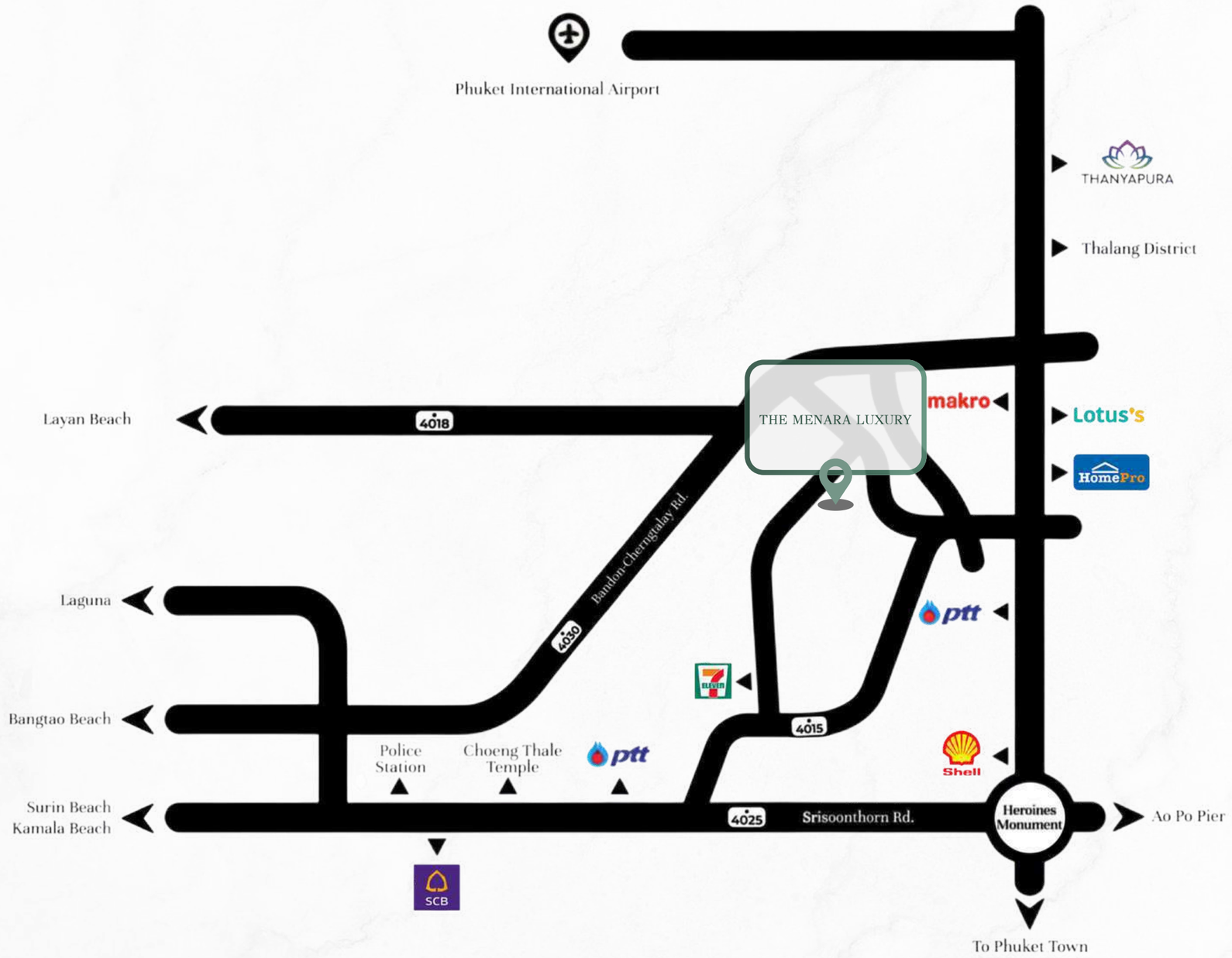
Project Name	The Menara Luxury
Project Owner	ITL Development Co., Ltd.
Location	8 Moo 6, Si Sunthon, Thalang, Phuket 83110
Project Area	2,996.03 sq.m.
Total Units	6 Units
Concept Design	Private Modern Luxury Pool Villa
Starting Price	On request
Furniture Package	On request
Common Area Fee	On request
Sinking Fund	On request
Unit Type	Villas MA11, MA12, MB3, MB4, MB8 and MB9
Ownership	Freehold and Leasehold
Sales Launch	2024
Project Completion	2027

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Prime Location & Connectivity

8 Moo 6, Si Sunthon, Thalang,
Phuket, Thailand 83110

Scan here for location map



Education Zone

- HEI Pop-up Schools Phuket 2.6 km
- Kajonkiet Cherngtalay School 2.7 km
- HeadStart School, Cherngtalay Campus 2.7 km
- HEI Schools Phuket 7.1 km
- UWC Thailand International School 10 km
- British International School 10.7 km

Sandy beaches

- Bang Tao Beach 6.5 km
- Layan Beach 7.5 km
- Surin Beach 8 km

Shopping Center

- Porto de Phuket / Boat Avenue 4.3 km
- Villa Market 4.6 km
- Robinson Lifestyle Thalang 6.1 km

Lifestyle

- Blue Tree Water Park 2.9 km
- Laguna Phuket 6.1 km
- Thanyapura Wellness Centre 9.2 km
- Phuket International Airport 15.1 km

Hospitals

- Thalang Hospital 4.1 km
- Bangkok Hospital Clinic Bangtao 6.1 km
- Bangkok Hospital Phuket 17.1 km
- Bangkok Hospital Siriroj 18.5 km

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The Menara Luxury

Six exclusive villa residences within the 18-rai (28,800 m²) Menara Hill community on Bangjo–Banya Road, standing apart from other residential compounds in the area. Situated in Si Sunthon, minutes from Cherngtalay, the residences are just a moment away from shopping malls, restaurants, cafés, bars, international schools and cultural attractions.

Foresta Café and Plumeria Glamping are on site. These exclusive, convenient services ensure comfortable living for every resident in the extraordinary hillside retreat.

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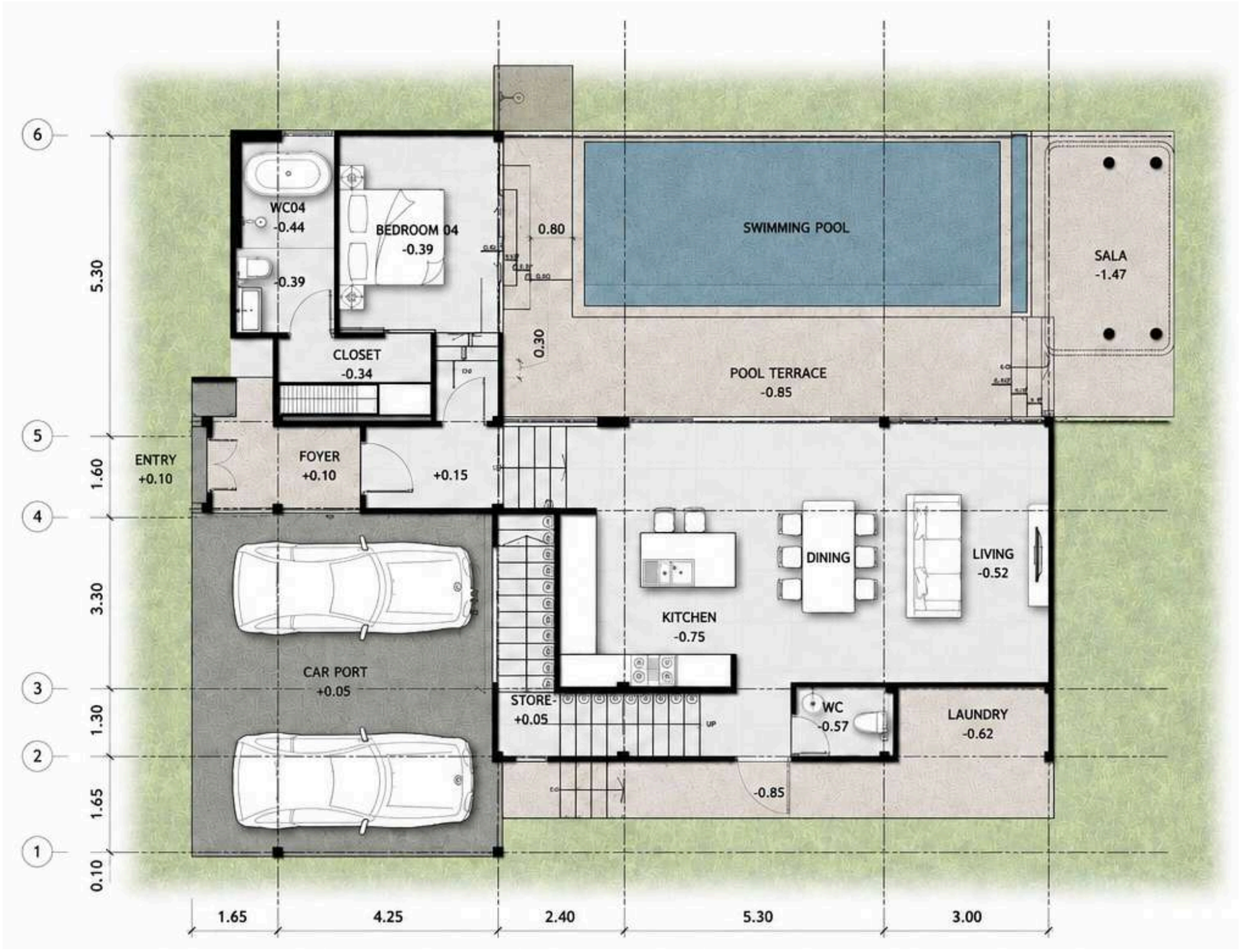
Master Plan & Landscape Design

New Phase 6 units available

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Villa Layout & Floor Plan — MB3, MB4

1st floor



First Floor — 225.33 m²

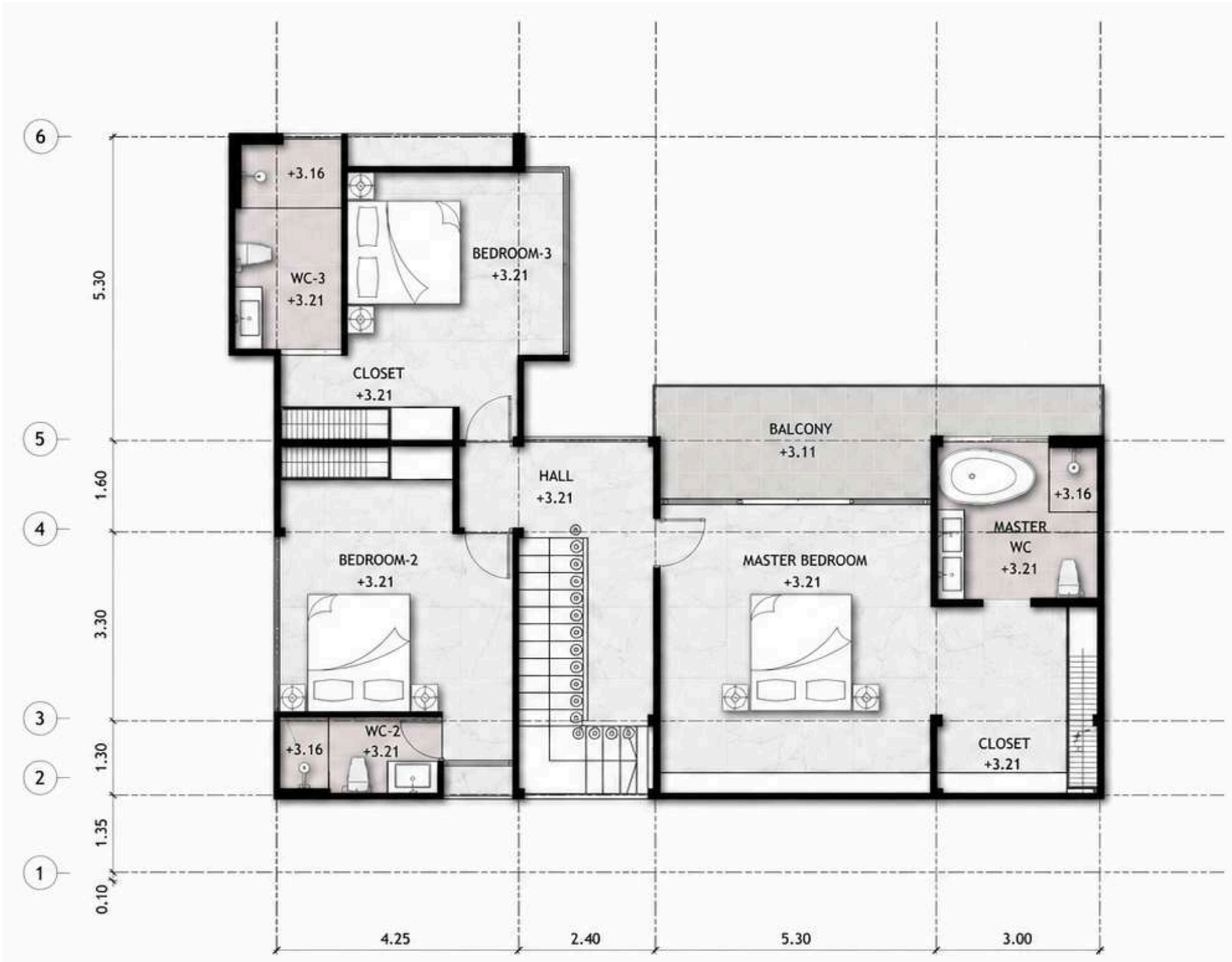
Functional Details

- Parking — 43.17 m²
- Store — 9.15 m²
- Kitchen, Dining, Living — 57.49 m²
- Bedroom 4 — 19.40 m²
- Bathroom 4 — 8.19 m²
- Pool — 29.75 m²
- Terrace, Pool Deck — 30.35 m²
- WC — 2.94 m²
- Laundry — 14.89 m²
- Sala — 10.00 m²

Total Interior Usable Area — 358.14 m²

Villa Layout & Floor Plan — MB3, MB4

2nd floor



Second Floor — 132.81 m²

Functional Details

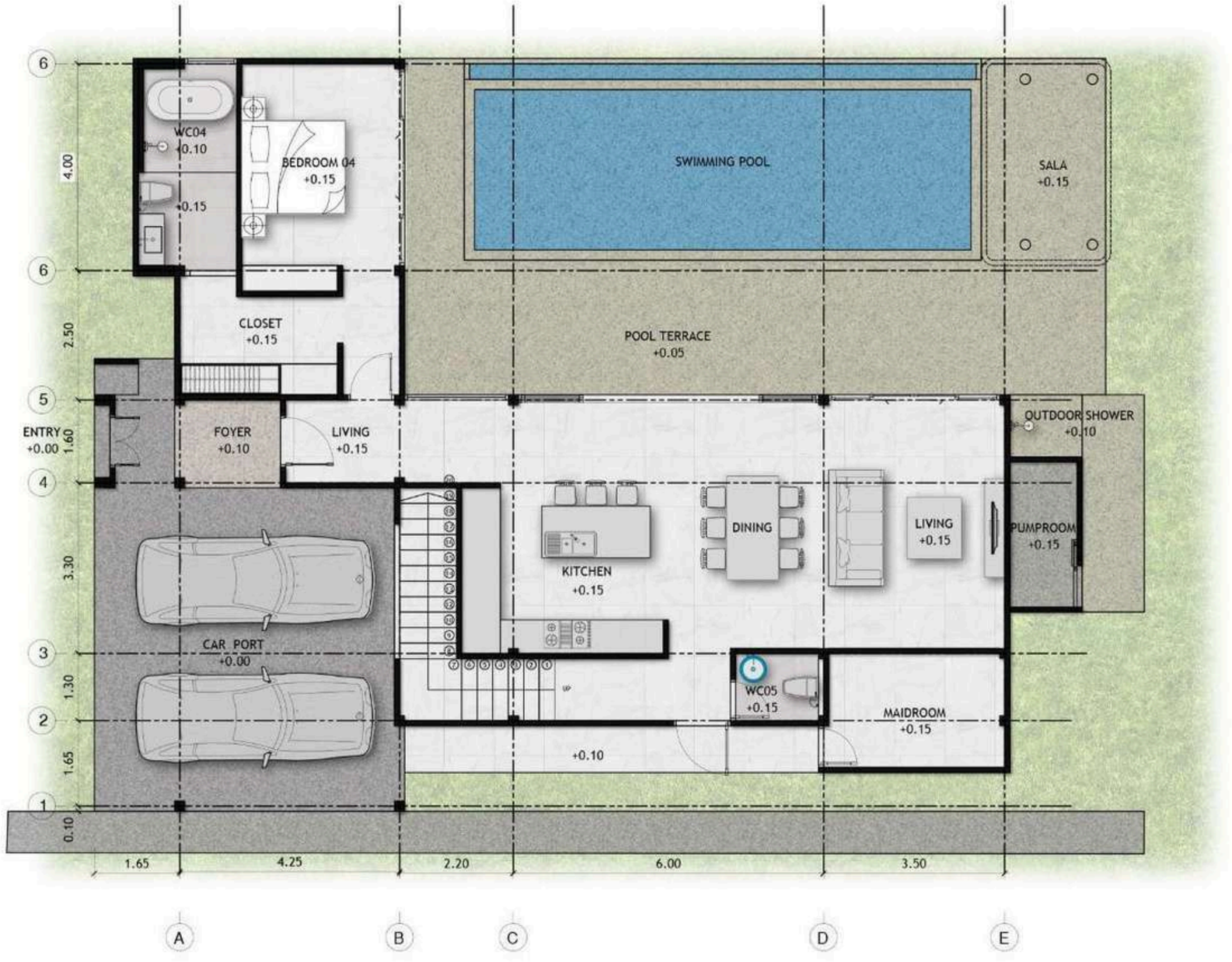
- Master Bedroom — 27.02 m²
- Master Bathroom — 9.57 m²
- Walk-in Closet — 10.88 m²
- Bedroom 2 — 19.72 m²
- Bathroom 2 — 4.79 m²
- Bedroom 3 — 19.43 m²
- Bathroom 3 — 8.19 m²
- Hall, Balcony — 33.21 m²

Total Interior Usable Area — 358.14 m²

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Villa Layout & Floor Plan — MB8, MB9

1st floor



First Floor — 293.21 m²

Functional Details

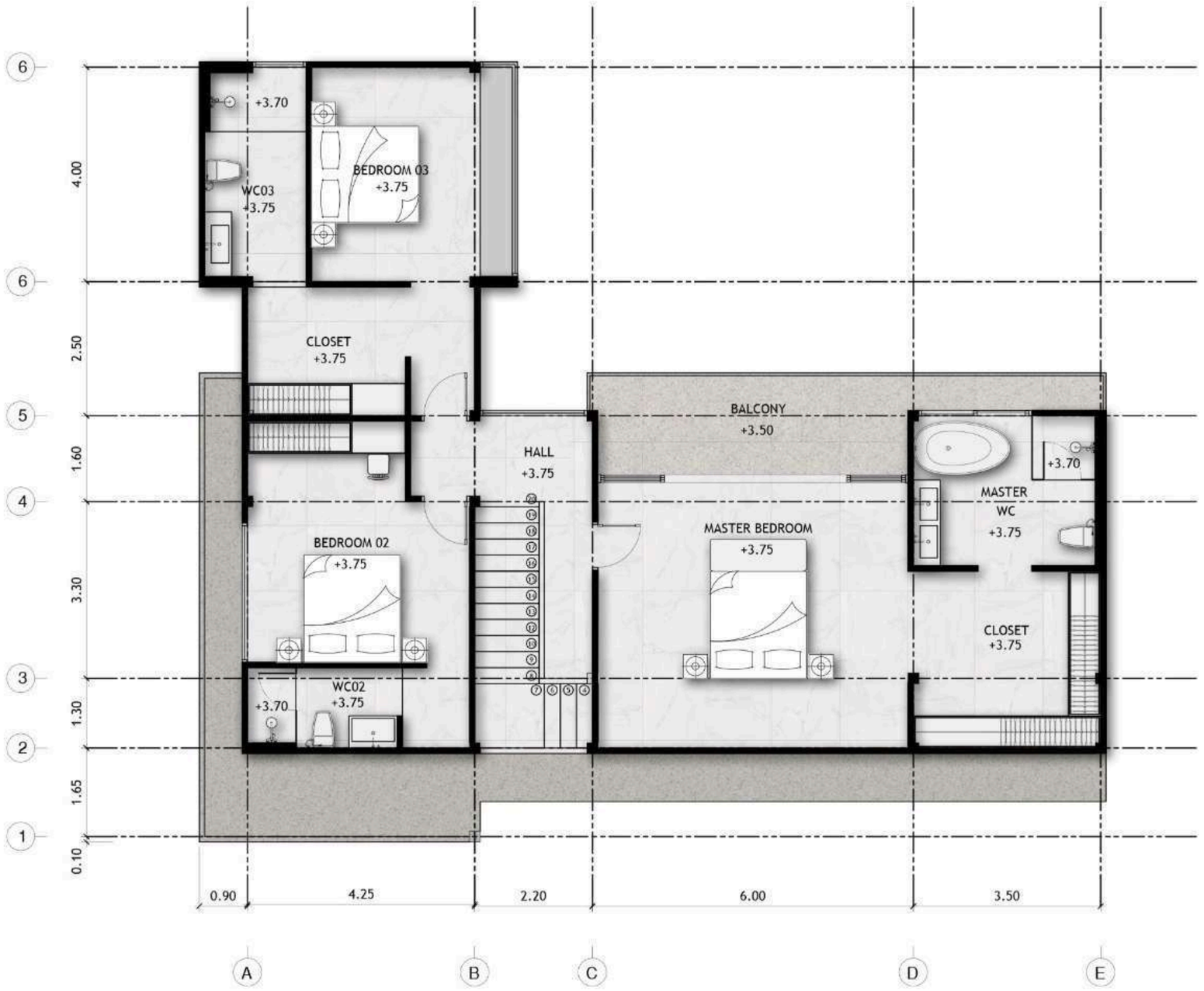
- Parking — 43.93 m²
- Living, Dining & Kitchen — 64.34 m²
- Bedroom 4 — 23.88 m²
- Bathrooms & WC — 11.51 m²
- Maid Room — 8.23 m²
- Storage & Utility — 7.99 m²
- Pool & Pool Deck — 78.36 m²
- Outdoor Terrace — 25.06 m²
- Other areas — 29.86 m²

Total Interior Usable Area — 463.42 m²

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Villa Layout & Floor Plan — MB8, MB9

2nd floor



Second Floor — 170.21 m²

Functional Details

- Master Bedroom — 43.26 m²
- Master Bathroom — 11.10 m²
- Bedrooms 2 & 3 — 47.38 m²
- Bathrooms — 13.93 m²
- Hallway & Balcony — 54.45 m²

Total Interior Usable Area — 463.42 m²

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Villa Layout & Floor Plan — MA11

1st floor



First Floor — 530.00 m²

Functional Details

- Parking — 44.00 m²
- Terrace & Pool Deck — 104.00 m²
- Sala — 19.00 m²
- Swimming Pool — 71.50 m²
- Entrance & Powder Room — 70.00 m²
- Living, Dining & Kitchen — 120.50 m²
- Bedroom 1 with Bathroom — 47.00 m²
- Bedroom 2 with Bathroom — 54.00 m²

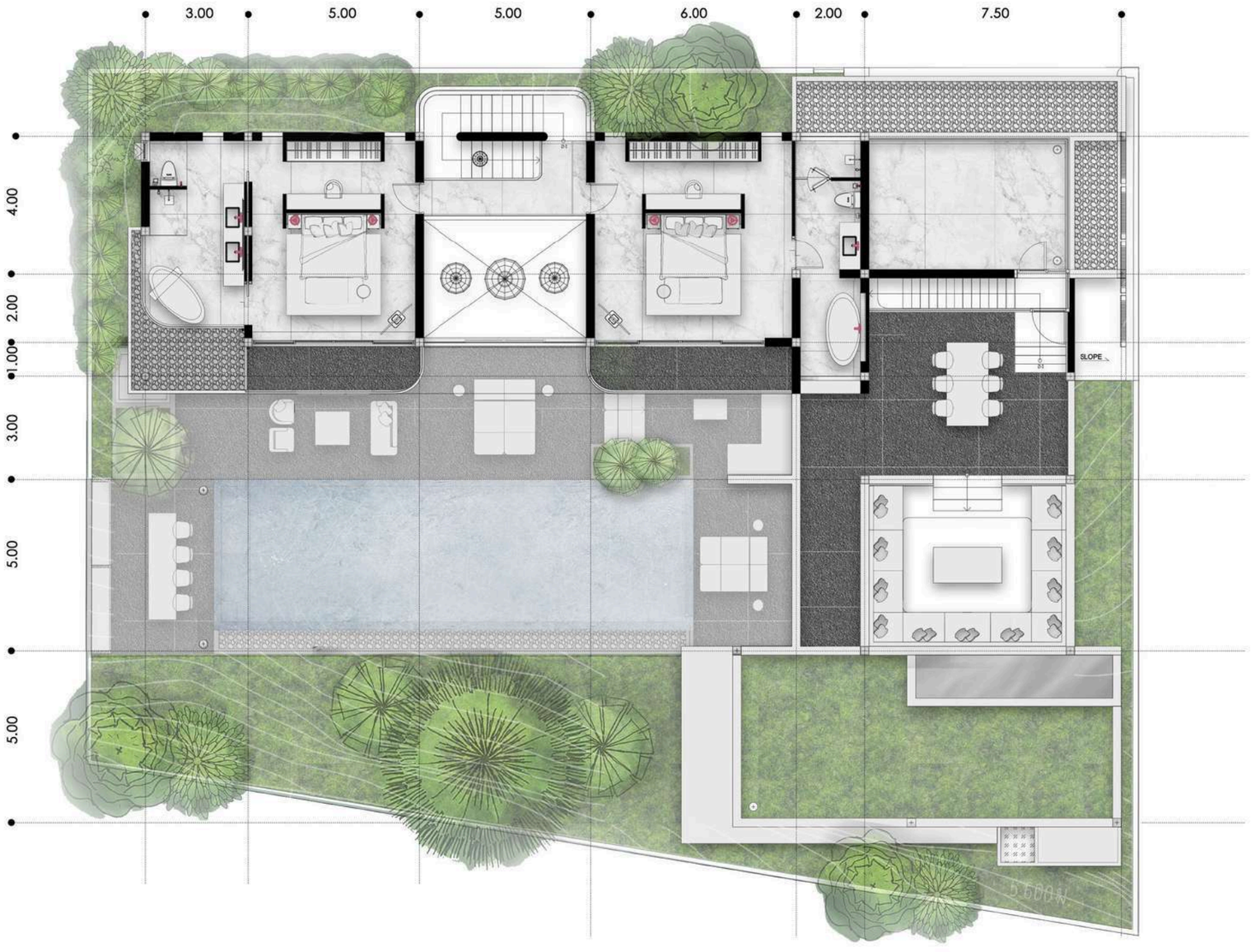
*Basement Floor — 94.00 m²

Total Interior Usable Area — 1,020.00 m²

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Villa Layout & Floor Plan — MA11

2nd floor



Second Floor — 396.00 m²

Functional Details

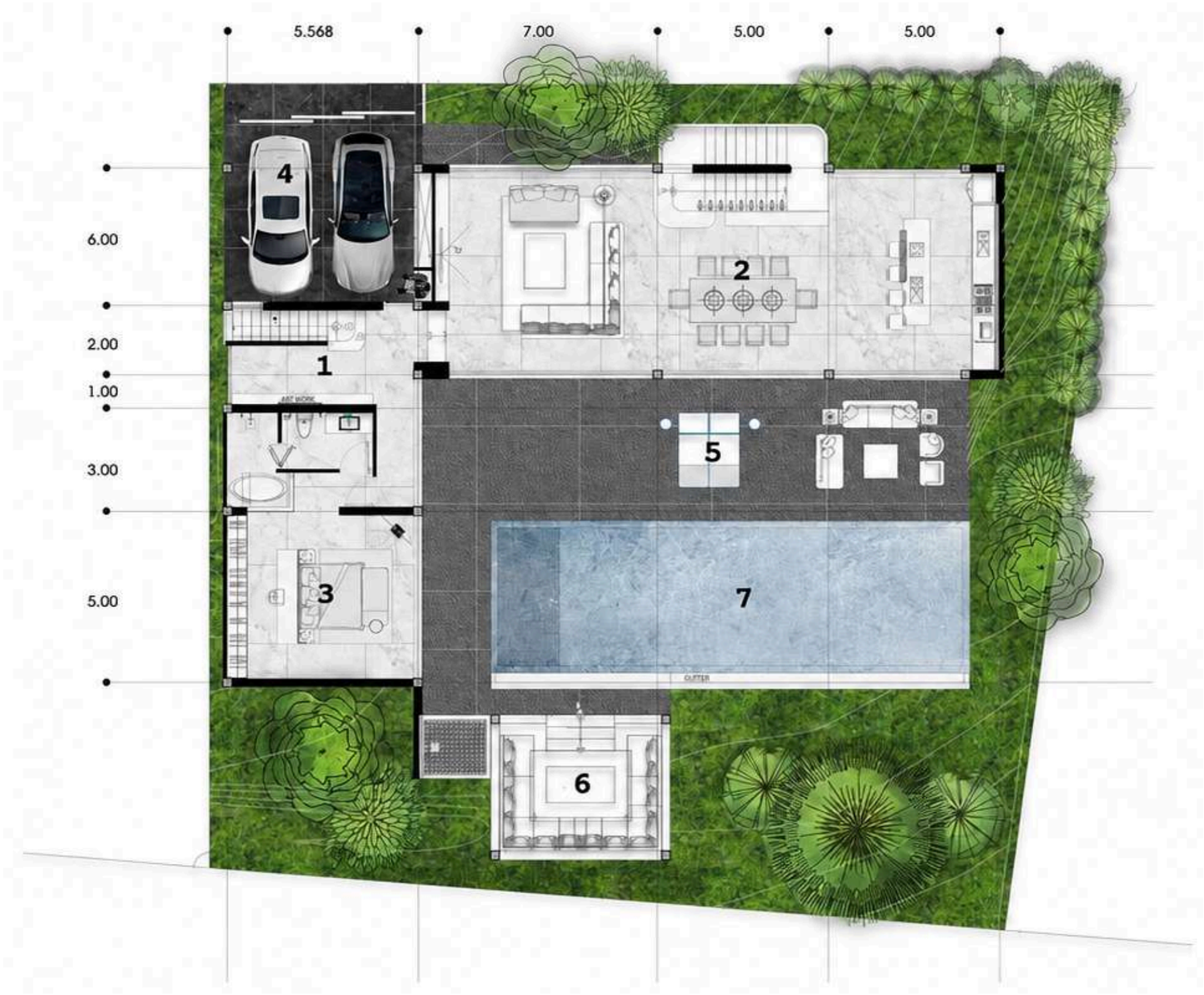
- Hall & Circulation — 17.00 m²
- Bedroom 3 with Bathroom — 50.00 m²
- Bedroom 4 with Bathroom — 55.00 m²
- Working Room — 25.00 m²
- Sala — 33.00 m²
- Balcony — 15.00 m²
- BBQ Area — 50.00 m²
- Green Roof & Slab — 112.00 m²
- Other — 39.00 m²

Total Interior Usable Area — 1,020.00 m²

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Villa Layout & Floor Plan — MA12

1st floor



Interior

1. Entrance, WC — 20.00 m²
2. Living, Dining, Kitchen — 108.00 m²
3. Bedroom 1, Bathroom — 44.00 m²

Total — 172.00 m²

Exterior

4. Parking — 35.50 m²
5. Terrace, Pool Deck — 82.00 m²
6. Sala — 16.00 m²
7. Pool — 61.50 m²

Total — 195.00 m²

Total Usable Area — 636.50 m²

Villa Layout & Floor Plan — MA12

2nd floor



Interior

1. Hall — 17.00 m²
2. Bedroom 2, Bathroom — 45.00 m²
3. Bedroom 3, Bathroom — 53.50 m²
4. Bedroom 4, Bathroom — 46.50 m²
5. Working Room — 49.00 m²

Total — 211.00 m²

Exter Slab

6. Balcony — 18.00 m²
7. Slab Roof — 15.00 m²
8. Other — 25.50 m²

Total — 58.50 m²

Total Usable Area — 636.50 m²

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Signature Features & Amenities







- Double master bedroom design
- Ground-floor bedroom with direct pool access
- All bedrooms en-suite

- Spacious double-height living
- Outdoor sala and multi-use living spaces
- Smart home system
- Eco-energy solutions
- SECOM security system

- Quality kitchen with built-in design
- Secure parking for 2–3 cars
- Private infinity pool
- Office, study or optional extra bedroom

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Private Viewing & Enquiries

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WhatsApp

Location

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