
“ Your Private Nature Haven ”

Welcome to Mouana Serenity Cherg Talay, where nature and luxury weave an enchanting tapestry. For over 15 years, Modern 79 has been sculpting living spaces that transcend the ordinary. Now, we proudly unveil Mouana Serenity Cherg Talay — an embodiment of exquisite living harmonized with the serenity of nature.

Tagline Emphasis

"Your Private Nature Haven" isn't just a tagline—it's our promise at Mouana Serenity Cherg Talay. Here, luxury isn't a fleeting experience; it's a way of life. In every rustle of leaves and each sunlit moment by your private pool, our commitment unfolds. Mouana Serenity Cherg Talay isn't just a home; it's a sanctuary where luxury seamlessly intertwines with nature. It's a life where opulence isn't observed but genuinely lived, a promise that extends beyond words into every aspect of your daily existence.



MOUANA

SERENITY
CHERNG TALAY



Project Overview



PROJECT AREA
7-3-83 rai /
12,471 sqm.

LAND AREA
468 – 678 sqm.

USABLE AREA
357 – 465 sqm.

PROJECT TYPE
Pool Villa

TOTAL UNIT
20 units

UNIT TYPE
1 storey pool villa

RESIDENTIAL UNIT
20 units

More than a development, Mouana Cherg talay is a living legacy of excellence. With a rich portfolio of 20 successful projects, Modern 79 introduces a unique fusion of contemporary luxury and the timeless embrace of nature in one of Phuket's most coveted locales.



ALESTRIA

ERA HOLDING (THAILAND) CO., LTD.



Prime Location



Nestled in the heart of one of Phuket's prime areas, Mouana Cherg talay offers more than just seclusion. With essential amenities, schools, hospitals, and entertainment just minutes away, you find the perfect balance of convenience and exclusivity.

 **CHERNG TALAY BEACH**
8 MINS - 4.7 KM.

 **HEADSTART INTERNATIONAL SCHOOL, PHUKET CHERNGTALAY CAMPUS**
10 MINS - 5.8 KM.

 **7-ELEVEN**
2 MINS - 400 M.

 **GYM CLUB PHUKET**
8 MINS - 4.1 KM.

 **BOAT AVENUE PHUKET**
7 MINS - 3.7 KM.

 **CATCH BEACH CLUB**
12 MINS - 6.8 KM.

 **PORTO DE PHUKET**
8 MINS - 3.8 KM.

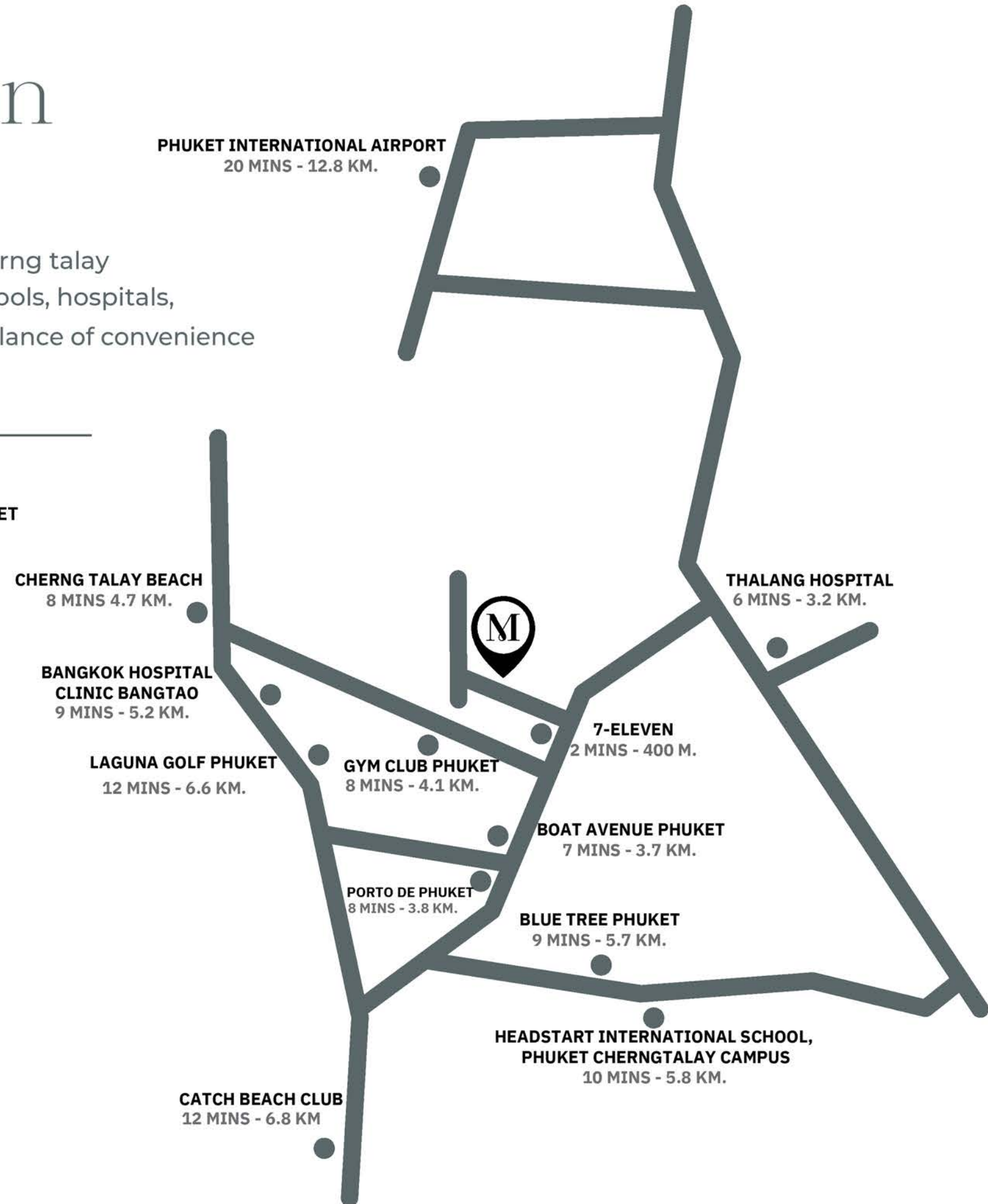
 **BLUE TREE PHUKET**
9 MINS - 5.7 KM.

 **PHUKET INTERNATIONAL AIRPORT**
20 MINS - 12.8 KM.

 **THALANG HOSPITAL**
6 MINS - 3.2 KM.

 **LAGUNA GOLF PHUKET**
12 MINS - 6.6 KM.

 **BANGKOK HOSPITAL CLINIC BANGTAO**
9 MINS - 5.2 KM.



MOUANA

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ALESTRIA





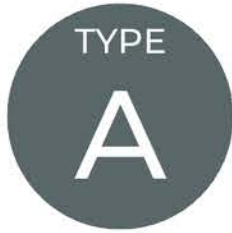
Master Plan

UNIT ID	LAND AREA (SQ.M.) (APPROX.)	USABLE AREA (SQ.M.) (APPROX.)	GARDEN AREA (SQ.M.) (APPROX.)
MC01	673	444	229
MC02	502	379	123
MC03	534	379	155
MC04	502	379	123
MC05	468	360	108
MC06	492	357	135
MC07	678	444	234
MC08	554	375	179
MC09	501	375	126
MC10	474	357	117

UNIT ID	LAND AREA (SQ.M.) (APPROX.)	USABLE AREA (SQ.M.) (APPROX.)	GARDEN AREA (SQ.M.) (APPROX.)
MC11	551	357	194
MC12	660	465	195
MC13	677	465	212
MC14	636	413	223
MC15	574	413	161
MC16	585	413	172
MC17	524	388	136
MC18	603	388	215
MC19	572	388	184
MC20	590	388	202



Harmony in Nature



Area Plan

UNIT DETAILS

POOL VILLA

Every villa comes with a private swimming pool.
357 sqm. - 388 Sqm.
3 bedrooms + 1 studio
4 - 5 bathrooms
2 parking spaces

USABLE AREA
BEDROOMS
BATHROOMS
PARKING

Area Plan



1. Living area	: 30.76 sqm.
2. Kitchen	: 14.57 sqm.
3. Dining area	: 21.09 sqm.
4. WC. 1	: 4.86 sqm.
5. Master bedroom	: 42.10 sqm.
6. WC. 2	: 14.75 sqm.
7. Bedroom 2	: 21.11 sqm.
8. WC. 3	: 5.88 Sqm.
9. Bedroom 3	: 18.22 sqm.
10. WC. 4	: 6.08 sqm.
11. Studio	: 12.74 sqm.
12. WC.5	: 4.50 sqm.
13. Laundry area	: 5.14 sqm.
14. Storage room	: 5.32 sqm.
15. Swimming pool	: 51.20 sqm.
16. Garage	: 46.81 sqm.
17. Terrace	: 61.70 sqm.
18. Hall way	: 12.48 sqm.

USABLE AREA: 379 sqm. **GARDEN :** 123 - 155 sqm.

SWIMMING POOL : 4 x 10 x 1.2 m.

LAND AREA : 502 - 534 SQM.



FLOOR PLAN



Area Plan



1. Living area	: 30.76 sqm.
2. Kitchen	: 14.57 sqm.
3. Dining area	: 26.79 sqm.
4. WC. 1	: 4.86 sqm.
5. Master bedroom	: 46.72 sqm.
6. WC. 2	: 14.75 sqm.
7. Bedroom 2	: 16.52 sqm.
8. WC. 3	: 5.13 Sqm.
9. Bedroom 3	: 12.15 sqm.
10. WC. 4	: 6.84 sqm.
11. Laundry area	: 4.86 sqm.
12. Storage room	: 2.97 sqm.
13. Swimming pool	: 48.91 sqm.
14. Garage	: 50.12 sqm.
15. Terrace	: 40.21 sqm.
16. BBQ area	: 21.45 sqm.
17. Hall way	: 12.83 sqm.

USABLE AREA: 360 sqm. **GARDEN :** 108 sqm.

SWIMMING POOL : 4 x 10 x 1.2 m.

LAND AREA : 468 SQM.



FLOOR PLAN



Area Plan

TYPE
A3

1. Living area	: 30.76 sqm.
2. Kitchen	: 14.57 sqm.
3. Dining area	: 21.09 sqm.
4. WC. 1	: 4.86 sqm.
5. Master bedroom	: 45.29 sqm.
6. WC. 2	: 14.75 sqm.
7. Bedroom 2	: 13.48 sqm.
8. WC. 3	: 5.31 Sqm.
9. Bedroom 3	: 14.79 sqm.
10. WC. 4	: 5.60 sqm.
11. Laundry area	: 5.13 sqm.
12. Storage room	: 4.56 sqm.
13. Swimming pool	: 50.24 sqm.
14. Garage	: 46.72 sqm.
15. Terrace	: 35.66 sqm.
16. BBQ area	: 26.67 sqm.
17. Hall way	: 13.80 sqm.

USABLE AREA: 357 sqm. **GARDEN :** 117 - 194 sqm.

SWIMMING POOL : 4 x 10 x 1.2 m.

LAND AREA : 474 - 551 SQM.



FLOOR PLAN

Area Plan



1. Living area	: 30.76 sqm.
2. Kitchen	: 14.57 sqm.
3. Dining area	: 21.09 sqm.
4. WC. 1	: 4.86 sqm.
5. Master bedroom	: 36.40 sqm.
6. WC. 2	: 14.75 sqm.
7. Bedroom 2	: 18.22 sqm.
8. WC. 3	: 6.08 sqm.
9. Bedroom 3	: 17.50 sqm.
10. WC. 4	: 6.65 sqm.
11. Laundry area	: 5.13 sqm.
12. Storage room	: 5.32 sqm.
13. Swimming pool	: 51.20 sqm.
14. Garage	: 50.30 sqm.
15. Terrace	: 60.11 sqm.
16. BBQ area	: 21.45 sqm.
17. Hall way	: 10.68 sqm.

USABLE AREA: 375 sqm. **GARDEN :** 126 - 179 sqm.

SWIMMING POOL : 4 x 10 x 1.2 m.

LAND AREA : 501 - 554 SQM.



FLOOR PLAN

Area Plan

TYPE
A5



1. Living area	: 30.76 sqm.
2. Kitchen	: 14.57 sqm.
3. Dining area	: 21.09 sqm.
4. WC. 1	: 4.86 sqm.
5. Master bedroom	: 42.10 sqm.
6. WC. 2	: 14.75 sqm.
7. Bedroom 2	: 18.60 sqm.
8. WC. 3	: 6.09 sqm.
9. Bedroom 3	: 16.31 sqm.
10. WC. 4	: 4.50 sqm.
11. Laundry area	: 5.13 sqm.
12. Storage room	: 4.94 sqm.
13. Swimming pool	: 51.20 sqm.
14. Garage	: 46.79 sqm.
15. Terrace	: 67.15 sqm.
16. BBQ area	: 27 sqm.
17. Hall way	: 12.48 sqm.

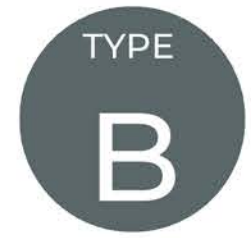
USABLE AREA: 388 sqm. **GARDEN :** 136 - 215 sqm.

SWIMMING POOL : 4 x 10 x 1.2 m.

LAND AREA : 524 - 603 SQM.



Elevated Tranquility



Area Plan

UNIT DETAILS

POOL VILLA

Every villa comes with a private swimming pool.

USABLE AREA

413 sqm. - 465 Sqm.

BEDROOMS

4 bedrooms

BATHROOMS

5 bathrooms

PARKING

2 parking spaces



FLOOR PLAN



Area Plan

TYPE
B1

1. Living area	: 30.78 sqm.
2. Kitchen	: 14.57 sqm.
3. Dining area	: 23.37 sqm.
4. WC. 1	: 4.86 sqm.
5. Master bedroom	: 52.80 sqm.
6. WC. 2	: 14.75 sqm.
7. Bedroom 2	: 15 sqm.
8. WC. 3	: 5.70 sqm.
9. Bedroom 3	: 13.48 sqm.
10. WC. 4	: 5.32 sqm.
11. Bedroom 4	: 15 sqm.
12. WC. 5	: 5.32 sqm.
13. Laundry area	: 9.47 sqm.
14. Storage room	: 6.08 sqm.
15. Swimming pool	: 60.20 sqm.
16. Garage	: 49.07 sqm.
17. Terrace	: 74.63 sqm.
18. BBQ area	: 26.66 sqm.
19. Hall way	: 17.40 sqm.

USABLE AREA: 444 sqm. **GARDEN :** 229 - 234 sqm.

SWIMMING POOL : 4 x 12 x 1.2 m.

LAND AREA : 673 - 678 SQM.



FLOOR PLAN



Area Plan

TYPE
B2

1. Living area	: 30.76 sqm.
2. Kitchen	: 14.57 sqm.
3. Dining area	: 22.80 sqm.
4. WC. 1	: 4.86 sqm.
5. Master bedroom	: 52.80 sqm.
6. WC. 2	: 14.75 sqm.
7. Bedroom 2	: 17.50 sqm.
8. WC. 3	: 6.65 Sqm.
9. Bedroom 3	: 13.49 sqm.
10. WC. 4	: 5.32 sqm.
11. Bedroom 4 12.	: 15.01 sqm.
WC. 5	: 5.32 sqm.
13. Laundry area 14.	: 5.94 sqm.
Storage room	: 9.88 sqm.
15. Swimming pool	: 60.20 sqm.
16. Garage	: 55.55 sqm.
17. Terrace	: 82.86 sqm.
18. BBQ area	: 26.66 sqm.
19. Hall way	: 20.07 sqm.

USABLE AREA: 465 sqm. **GARDEN :** 195 - 212 sqm.

SWIMMING POOL : 4 x 12 x 1.2 m.

LAND AREA : 660 - 677 SQM.



FLOOR PLAN



Area Plan

TYPE
B3

1. Living area	: 30.76 sqm.
2. Kitchen	: 14.57 sqm.
3. Dining area	: 22.80 sqm.
4. WC. 1	: 4.86 sqm.
5. Master bedroom	: 52.80 sqm.
6. WC. 2	: 14.75 sqm.
7. Bedroom 2	: 17.50 sqm.
8. WC. 3	: 6.65 Sqm.
9. Bedroom 3	: 13.49 sqm.
10. WC. 4	: 5.32 sqm.
11. Bedroom 4	: 15.01 sqm.
12. WC. 5	: 5.32 sqm.
13. Laundry area	: 5.94 sqm.
14. Storage room	: 9.88 sqm.
15. Swimming pool	: 60.20 sqm.
16. Garage	: 55.55 sqm.
17. Terrace	: 82.86 sqm.
18. BBQ area	: 26.66 sqm.
19. Hall way	: 20.07 sqm.

USABLE AREA: 413 sqm. **GARDEN :** 161 - 223 sqm.

SWIMMING POOL : 3.5 x 13 x 1.2 m.

LAND AREA : 574 - 636 SQM.



Investment

Mouana Cherg talay isn't just a home; it's a strategic investment in your future. Offering not only immediate comfort but the promise of property appreciation and lucrative rental opportunities, your residence here becomes more than a haven—it transforms into a shrewd financial choice. At Mouana Chergtalay, your home is a gateway to both luxurious living and a secure financial future.



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