



# MALA

Residences



❧ EXPERIENCE LUXURIOUS REDEFINED ❧





# MALA

Residences

Experience luxury redefined with our modern and distinctive Tropical-style Pool Villa, where contemporary design meets the serene beauty of nature. This exclusive property offers sweeping panoramic sea views, allowing you to immerse yourself in the breathtaking surroundings from every angle.

Nestled in the prime location of Pattaya, this villa provides an unparalleled connection with nature, offering tranquility and privacy while being close to vibrant attractions. Whether you're lounging by the pool or enjoying the stunning sunset, this villa elevates your lifestyle to new heights, making it the perfect sanctuary for those who seek both relaxation and sophistication in a tropical paradise.





# BEDROOM

Throughout the villa, carefully curated art pieces reflect local culture and global influences, enhancing the luxurious feel. Highlights include: Original paintings from local artists. Sculptures strategically placed in both the indoor and outdoor spaces. Unique wall textures and murals that tell a story.



<b>PROJECT NAME</b>	Mala Residences
<b>PROJECT LOCATION</b>	Located at Huay Yai Road (Soi Tara)
<b>NEARBY</b>	Jomtien beach, Nong nooch garden
<b>DEVELOPER</b>	MSCAPE CO., LTD.
<b>PROJECT TYPE</b>	Detached House (2 Storey Pool Villa)
<b>PROJECT DETAILS</b>	
<b>TOTAL AREA</b>	1-1-28.6 Sqw.
<b>NUMBER OF VILLAS</b>	7 Units
<b>USABLE AREA</b>	300 - 386 Sqm.
<b>PLOT SIZES</b>	69-83 Sqw.
<b>DESIGN STYLE</b>	Modern Art Style Architecture
<b>VILLA DETAILS</b>	
<b>KEY FEATURES</b>	Type A 2 Units / 3 Bedrooms 4 Bathrooms 3 Car Parking Type B 4 Units / 4 Bedrooms 5 Bathrooms 3 Car Parking Type C 1 Units / 3 Bedrooms 4 Bathrooms 3 Car Parking
<b>AMENITIES</b>	<ul style="list-style-type: none"> <li>- CCTV 24HRS Security System</li> <li>- Underground Electrical Wiring</li> <li>- Private Swimming Pool</li> <li>- Hot Water System</li> <li>- Staff Cleaner</li> <li>- Rental Management</li> <li>- Rental System on OTA</li> </ul>

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This luxurious pool villa is designed to provide guests with an opulent retreat that combines comfort, elegance, and artistry. Every corner of the property reflects a unique artistic vision, making it not just a place to stay, but an immersive experience.



# MASTER PLAN







# TYPE A



2 UNITS

**3BED 4BATH**

Plot 1 69.66 Sqw.

Plot 2 71.54 Sqw.

Useable 340 Sqm.



3



4



3



1



1



1



2.7x9.5 M.

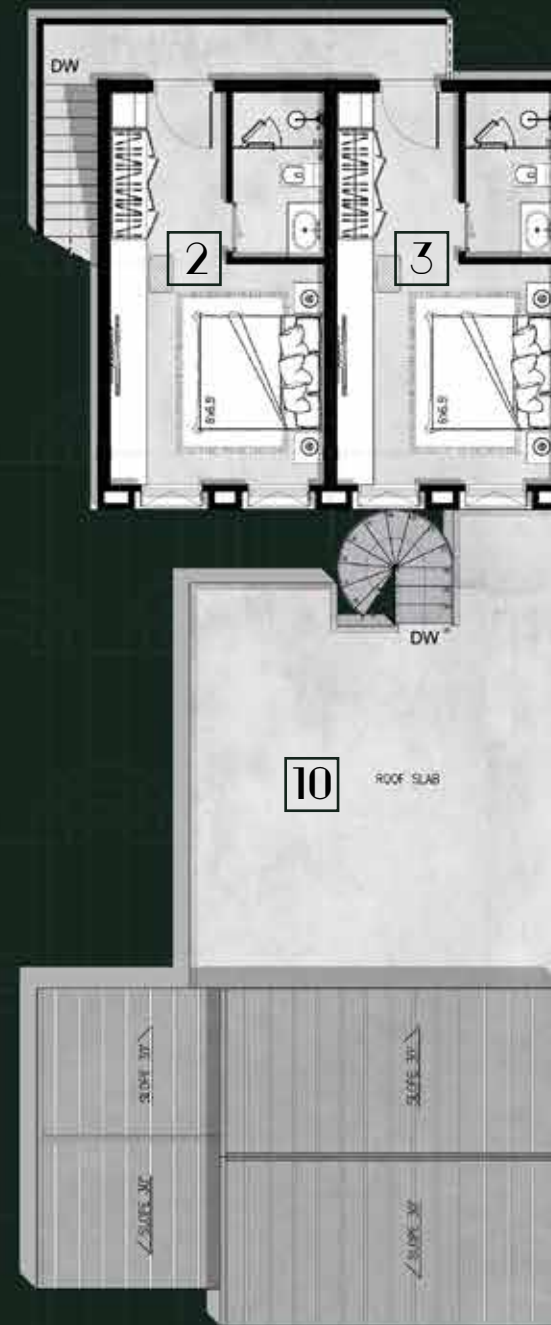
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# TYPE A



First Floor



Second Floor

3BED 4BATH

PLOT 1 69.66 SQW.  
PLOT 2 71.54 SQW.

USEABLE 340 SQM.

## FIRST FLOOR

1. Bedroom 1
4. Swimming Pool
5. Kitchen Area
6. Dining Area
7. Living Area
8. Entrance door
9. Car Parking Area
10. Roof Slab

## SECOND FLOOR

2. Bedroom 2
3. Bedroom 3





# TYPE A



4 UNITS

**4BED 5BATH**

Plot 2 73.42 Sqw.

Plot 3 75.29 Sqw.

Plot 4 77.17 Sqw.

Plot 5 77.59 Sqw.

Useable 370 Sqm.



4



5



3



1



1



1



4x6 M.

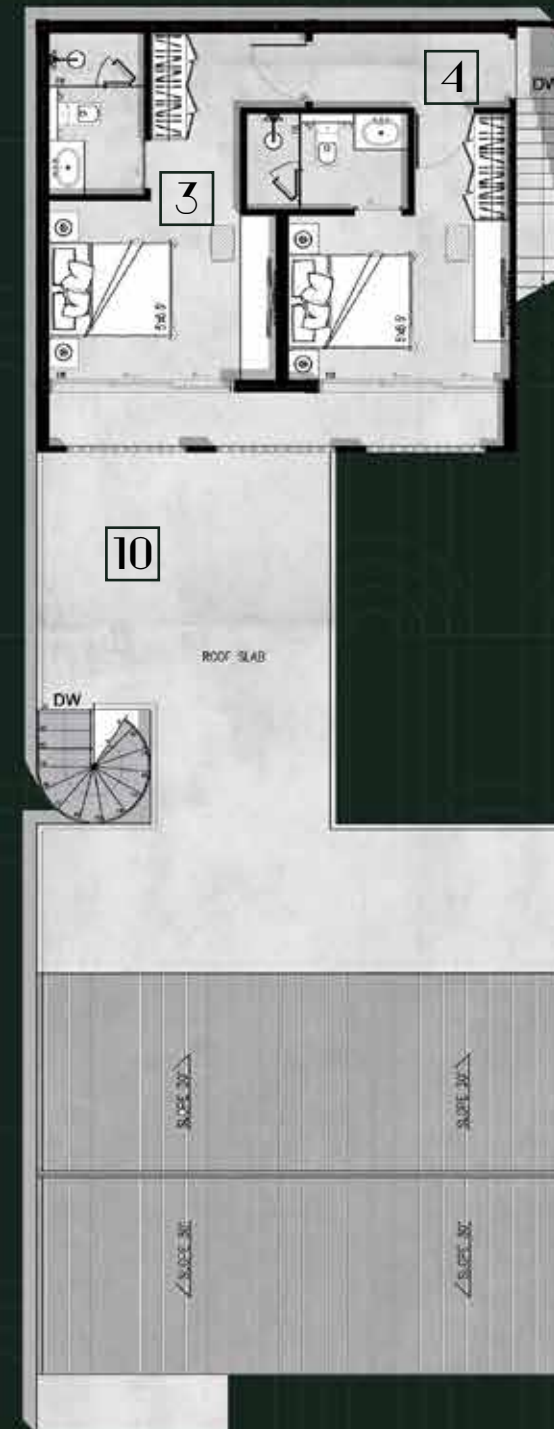
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# TYPE B



First Floor



Second Floor

3BED 4BATH

PLOT 2 73.42 SQW.

PLOT 3 75.29 SQW.

PLOT 4 77.17 SQW.

PLOT 5 77.59 SQW.

USEABLE 370 SQM.

## FIRST FLOOR

1. Bedroom 1
2. Bedroom 2
5. Swimming Pool
6. Kitchen Area
7. Dining Area
8. Living Area
9. Entrance door
10. Car Parking Area
11. Roof Slab

## SECOND FLOOR

3. Bedroom 3
4. Bedroom 4





# TYPE C



1 UNIT

3BED 4BATH

Plot 7 69.66 Sqw.

Useable 390 Sqm.



3



4



3



1



1



1



3.5x8 M.

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# TYPE C



First Floor



Second Floor

3BED 4BATH

PLOT 1 69.66 SQW.  
PLOT 2 71.54 SQW.

USEABLE 390 SQM.

## FIRST FLOOR

- 3. Bedroom 3
- 4. Kitchen Area
- 5. Living Area
- 6. Dining Area
- 7. Swimming Pool Area
- 8. Laundry room
- 9. Entrance door
- 10. Car Parking Area

## SECOND FLOOR

- 1. Bedroom 1
- 2. Bedroom 2





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# INTERIOR

DESIGN AND CONCEPT

**Living Space:** The open-concept living area boasts high ceilings, plush seating, and an artful arrangement of contemporary and classic art pieces. Neutral tones are accentuated with vibrant artwork, creating an inviting yet sophisticated atmosphere.

**Kitchen and Dining:** The gourmet kitchen is equipped with high-end appliances and a sleek design, complemented by a dining area adorned with a stunning chandelier and artful table settings, perfect for entertaining.

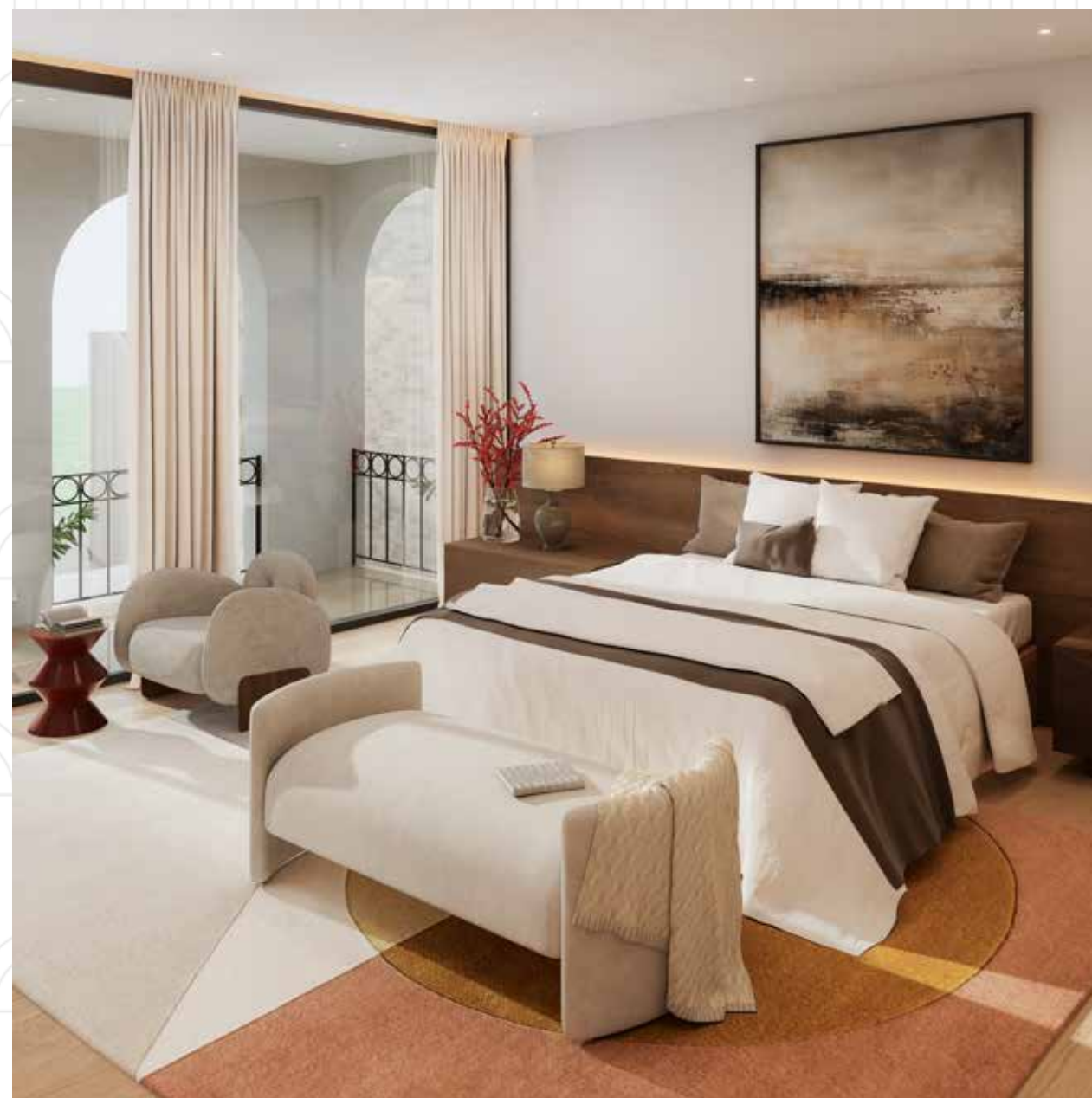
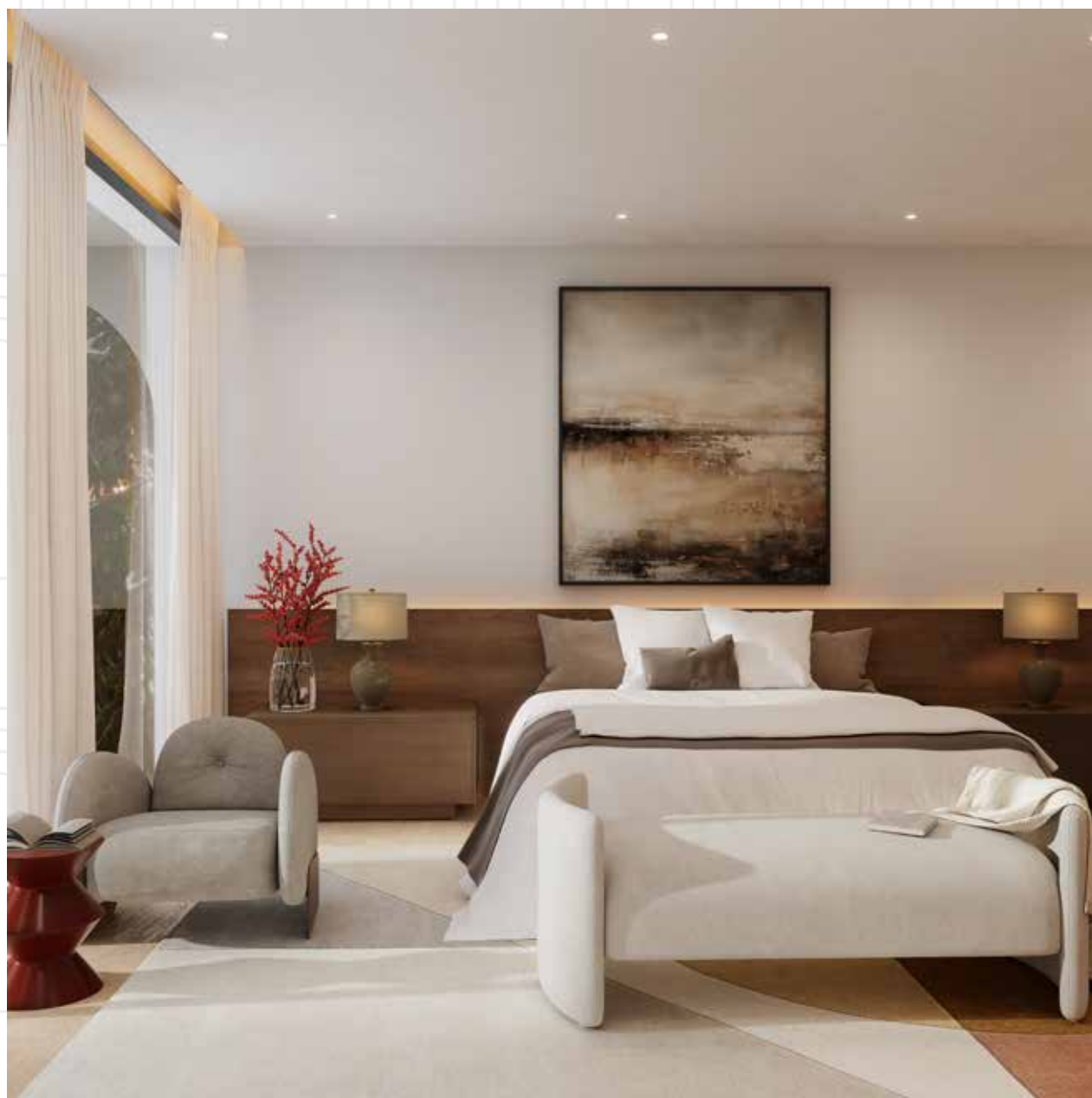












# BEDROOM

Each bedroom is a sanctuary, featuring bespoke furnishings, luxurious linens, and unique artwork. Large windows offer breathtaking views of the pool and gardens, while ensuite bathrooms boast spa-like amenities, including soak-









# POOL AREA

**Pool:** The centerpiece of the villa pool. Surrounding the pool are elegant loungers and shaded cabanas, offering relaxation and rejuvenation.

**Outdoor Living:** A covered terrace with comfortable seating and a fireplace provides a perfect spot for evening gatherings. The outdoor dining area is ideal for al fresco meals, accompanied by a fully equipped outdoor kitchen.





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