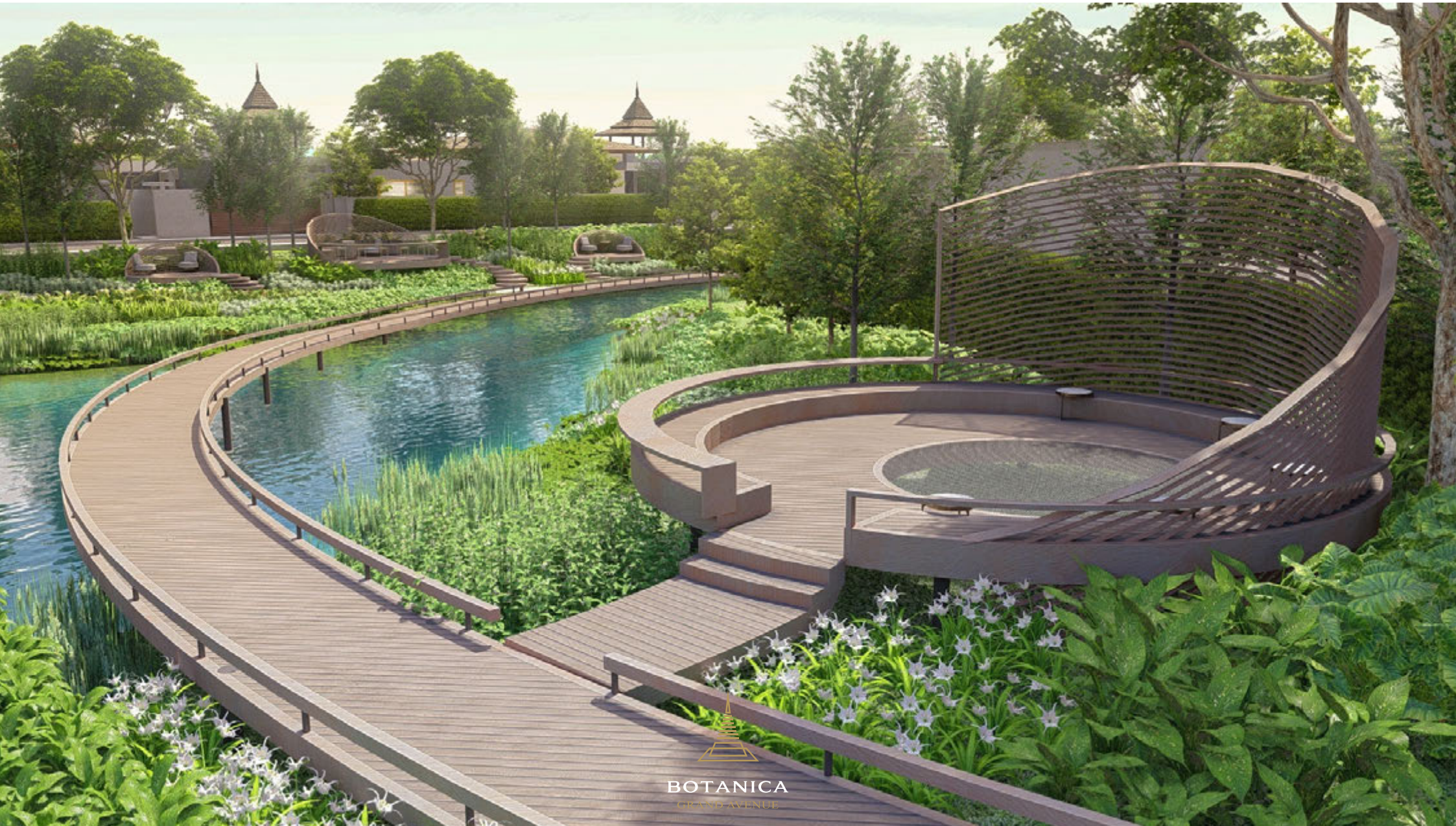




BOTANICA
GRAND AVENUE

“The ultimate luxury lifestyle in the heart of Laguna area”




BOTANICA
GRAND AVENUE



BOTANICA's
Masterpiece

About Us

With experience in developing luxury pool villas for over a decade and spanning more than 15 projects, BOTANICA Luxury Villas stands out above the crowds.

Our modern luxury and tropical Balinese designs combined with highest quality of materials, makes BOTANICA arguably the most prestigious brand in Phuket.

BOTANICA Grand Avenue, is our latest mega and exceptional project that will be located in the heart of Laguna.

Something PHENOMENAL is happening!

PRIME LOCATION “CHERNGTALEY”

Cherngtalay is the subdistrict of Thalang in the middle west part of Phuket Island, just south of the airport and includes Layan Beach, Bang Tao Beach, Surin Beach. The beaches are beautiful and quieter than in the busy south of Phuket. There are plenty of hotels and resorts in the area, and the area is becoming more and more attractive with a wide range of excellent restaurants, shops and even night markets, and only takes 20-25 drive to the airport.





Master Plan

BOTANICA GRAND AVENUE

51 Villas in Ultra luxury and Balinese signature design with the land size starts from 852 - 2036 sqm. and built-up size starts from 500 sqm.

Zone A1, Zone B

Total Project Area :	92,095 sq.m
Driving Area :	12,655 sq.m.
Driving Area & Footpath :	18,450 sq.m.
Common Area :	11,000 sq.m.



Master Plan ZONE A1 - ZONE B




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Design

TYPE GFA



Ground Floor Plan

- 4 Bedrooms
- 6 Bathrooms
- Swimming Pool : 4.20 x 13.00 m.
- Usable Area : 580 sqm




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Ground Floor Plan

Design

TYPE GFB

- 4 Bedrooms + 1 Maid's 1 Family room
- 7 Bathrooms
- Swimming Pool : 4.20 x 15.00 m.
- Usable Area : 782 sqm



Ground Floor Plan

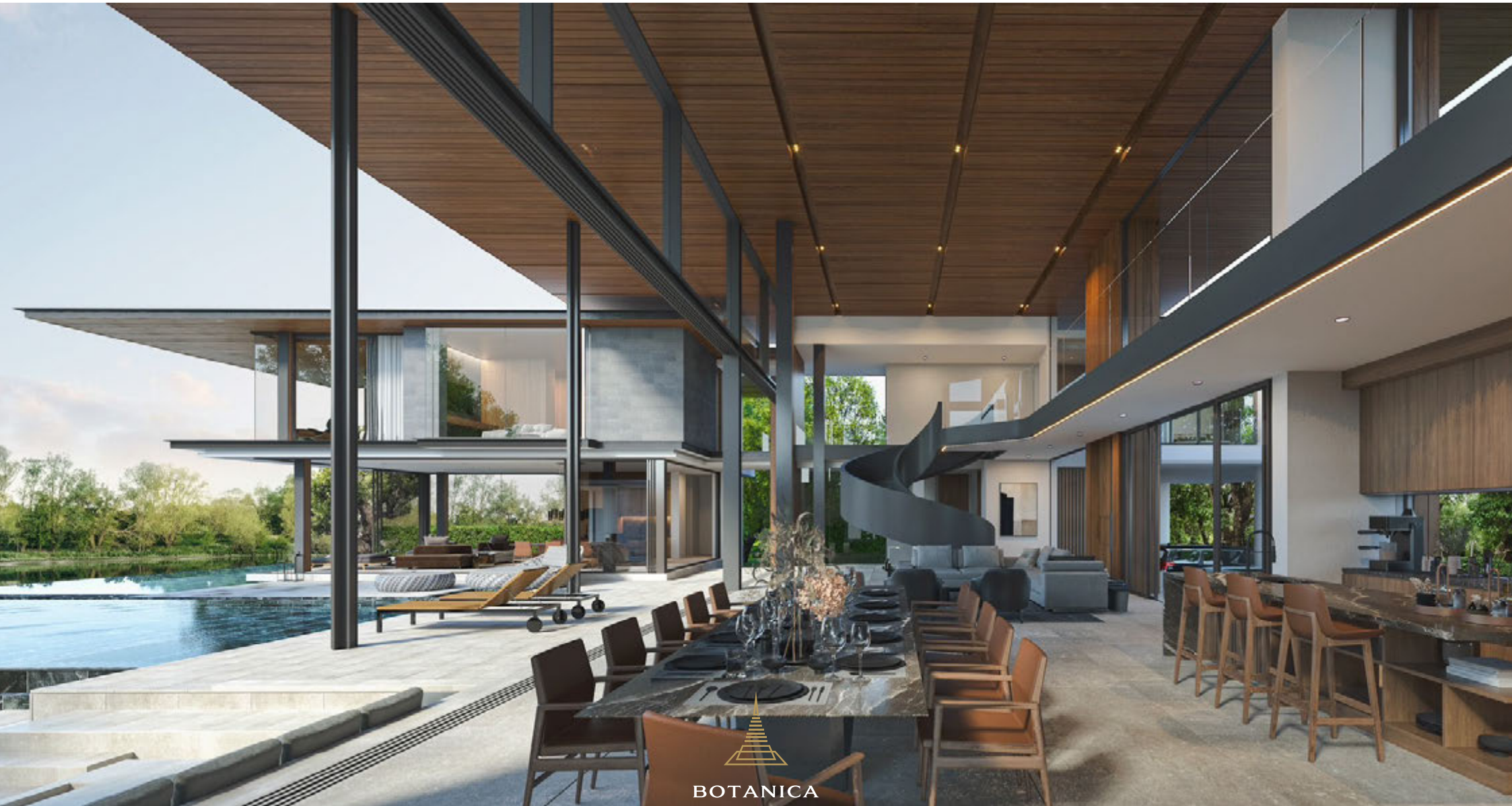
Design

TYPE GFB.1

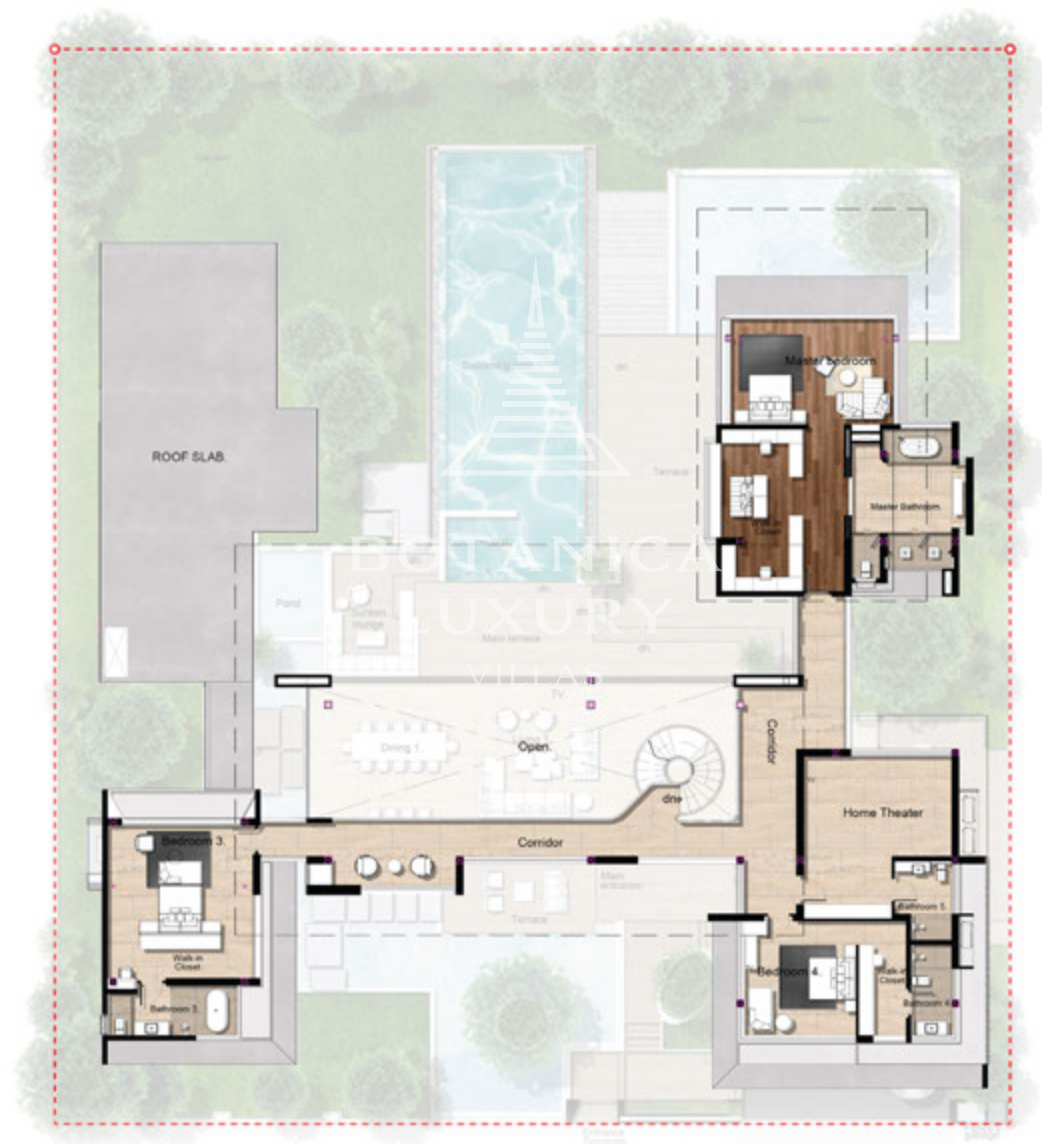
- 4 Bedrooms + 1 Maid's 1 Family room
- 7 Bathrooms
- Swimming Pool : 3.90 x 15.00 m.
- Usable Area : 740 sqm



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Upper Level Plan

Design

TYPE GFC



Ground Floor Plan

- 5 Bedrooms
- 7 Bathrooms
- Swimming Pool : 5.50 x 17.50 m.
- Usable Area : 1,590 sqm



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Design

TYPE SA



Ground Floor Plan

- 4 Bedrooms
- 5 Bathrooms
- Swimming Pool : 4.00x 13.00 m.
- Usable Area : 508 sqm



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GRAND AVENUE

Design

TYPE SB

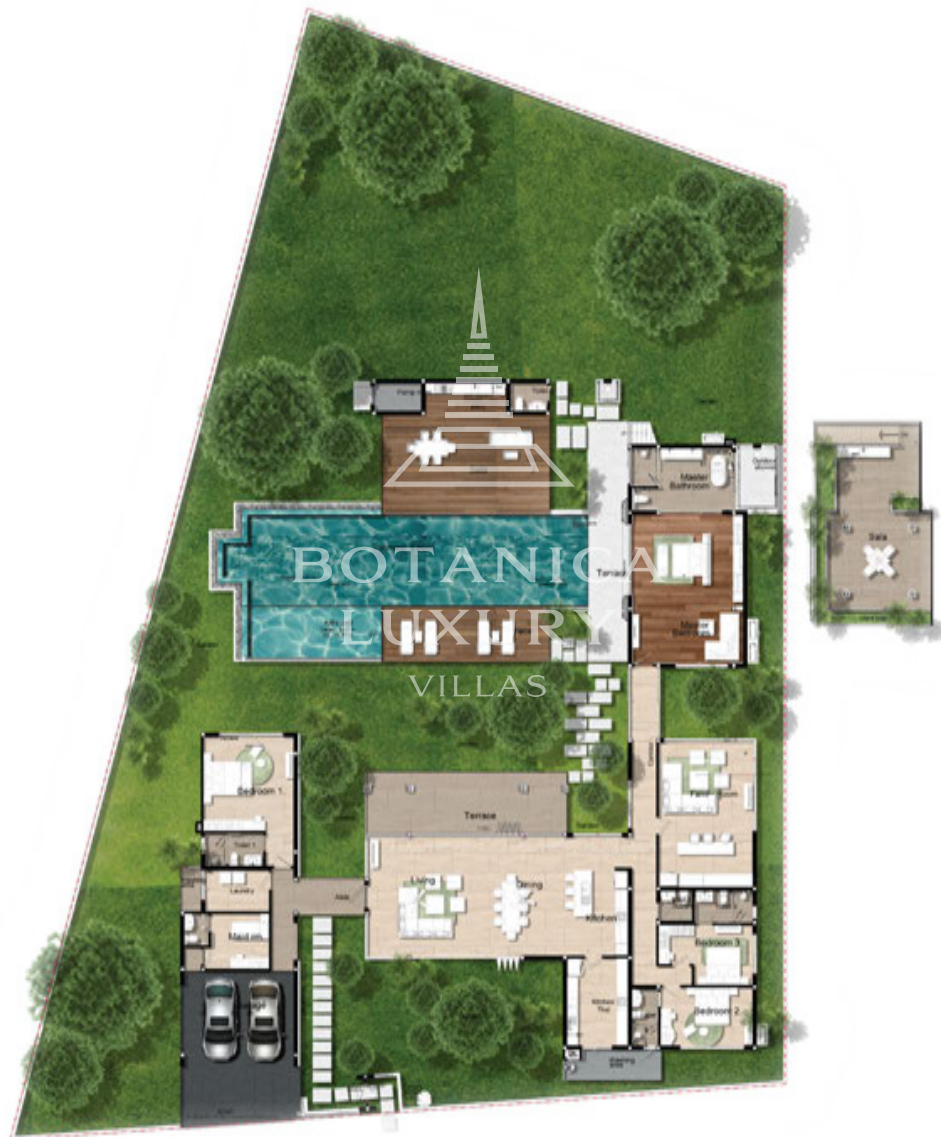


Ground Floor Plan

- 4 Bedrooms
- 6 Bathrooms
- Swimming Pool : 4.80 x 15.00 m.
- Usable Area : 654 sqm




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Ground Floor Plan

Design

TYPE SC

- 4 Bedrooms + 1 Maid's 1 Family room
- 8 Bathrooms
- Swimming Pool : 4.80 x 18.03 m.
- Kid's Pool : 2.95 x 10.03 m.
- Usable Area : 808 sqm




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PRICE LIST Zone A1

No.	Type	Number Bedroom	Plot size (Sq.M)	Total Built up (Sq.M)	Internal Area (Sq.M)	External Area (Sq.M)	Pool Size (Sq.M)	Selling Price (THB)
A01	GFB	4 Beds +1 Maids 7 Baths 1 Family	2192	782	415	367	4.20 x 15.00	111,696,400
A02	GFB	4 Beds +1 Maids 7 Baths 1 Family	1232	782	415	367	4.20 x 15.00	88,464,400
A03	GFB	4 Beds +1 Maids 7 Baths 1 Family	1474	782	415	367	4.20 x 15.00	94,320,800
A04	GFB	4 Beds +1 Maids 7 Baths 1 Family	1533	782	415	367	4.20 x 15.00	95,748,600
A05	GFB	4 Beds +1 Maids 7 Baths 1 Family	1426	782	415	367	4.20 x 15.00	93,159,200
A06	GFB	4 Beds +1 Maids 7 Baths 1 Family	1321	782	415	367	4.20 x 15.00	90,618,200
A07	GFB	4 Beds +1 Maids 7 Baths 1 Family	1270	782	415	367	4.20 x 15.00	89,384,000
A08	GFB	4 Beds +1 Maids 7 Baths 1 Family	1649	782	415	367	4.20 x 15.00	98,555,800
A09	GFA	4 Beds 6 Baths	1165	580	286	294	4.20 x 13.00	71,693,000
A10	GFA	4 Beds 6 Baths	990	580	286	294	4.20 x 13.00	67,458,000
A11	GFA	4 Beds 6 Baths	990	580	286	294	4.20 x 13.00	67,458,000
A12	GFA	4 Beds 6 Baths	1283	580	286	294	4.20 x 13.00	74,548,600
A13	GFC	5 Beds 7 Baths	2009	1590	842	748	5.50 x 17.50	193,869,500
A14	GFC	5 Beds 7 Baths	2036	1590	842	748	5.50 x 17.50	194,828,000
A15	GFA	4 Beds 6 Baths	1084	580	286	294	4.20 x 13.00	69,732,800
A16	GFA	4 Beds 6 Baths	990	580	286	294	4.20 x 13.00	67,458,000
A17	GFA	4 Beds 6 Baths	990	580	286	294	4.20 x 13.00	67,458,000

PRICE LIST Zone A1

No.	Type	Number Bedroom	Plot size (Sq.M)	Total Built up (Sq.M)	Internal Area (Sq.M)	External Area (Sq.M)	Pool Size (Sq.M)	Selling Price (THB)
A18	GFA	4 Beds 6 Baths	1065	580	286	294	4.20 x 13.00	68,000,000 SOLD
A19	GFA	4 Beds 6 Baths	1111	580	286	294	4.20 x 13.00	70,386,200
A20	GFA	4 Beds 6 Baths	990	580	286	294	4.20 x 13.00	67,458,000
A21	GFA	4 Beds 6 Baths	990	580	286	294	4.20 x 13.00	67,458,000
A22	GFA	4 Beds 6 Baths	991	580	286	294	4.20 x 13.00	67,482,200
A23	GFC	5 Beds 7 Baths	1800	1590	842	748	5.50 x 17.50	186,450,000
A24	GFA	4 Beds 6 Baths	1220	580	286	294	4.20 x 13.00	73,024,000
A25	GFA	4 Beds 6 Baths	1221	580	286	294	4.20 x 13.00	73,048,200
A26	GFA	4 Beds 6 Baths	1383	580	286	294	4.20 x 13.00	76,968,600
A27	GFC	5 Beds 7 Baths	1800	1590	842	748	5.50 x 17.50	186,450,000
A28	GFC	5 Beds 7 Baths	2237	1590	842	748	5.50 x 17.50	201,963,500
A29	GFA	4 Beds 6 Baths	1019	580	286	294	4.20 x 13.00	68,159,800
A30	GFA	4 Beds 6 Baths	1020	580	286	294	4.20 x 13.00	68,184,000
A31	GFA	4 Beds 6 Baths	1379	580	286	294	4.20 x 13.00	76,871,800
A32	GFA	4 Beds 6 Baths	1407	580	286	294	4.20 x 13.00	77,549,400
A33	GFA	4 Beds 6 Baths	1169	580	286	294	4.20 x 13.00	70,000,000 SOLD
A34	GFA	4 Beds 6 Baths	1053	580	286	294	4.20 x 13.00	68,982,600

PRICE LIST Zone B

No.	Type	Number Bedroom	Plot size (Sq.M)	Total Built up (Sq.M)	Internal Area (Sq.M)	External Area (Sq.M)	Pool Size (Sq.M)	Selling Price (THB)
B01	SB	4 Beds 6 Baths	1736	627	268	359	4.80 x 15.00	RESERVED
B02	SB	4 Beds 6 Baths	1557	654	268	386	4.80 x 15.00	86,729,400
B03	SB	4 Beds 6 Baths	1075	654	268	386	4.80 x 15.00	75,065,000
B04	SB	4 Beds 6 Baths	1153	654	268	386	4.80 x 15.00	76,952,600
B05	SC	4 Beds +1 Maids 8 Baths 1 Family	1620	808	370	438	4.80 x 18.03	99,654,000
B06	SC	4 Beds +1 Maids 8 Baths 1 Family	1805	808	370	438	4.80 x 18.03	104,131,000
B07	SA	4 Beds 5 Baths	1221	508	248	260	4.00 x 13.00	67,048,200
B08	SA	4 Beds 5 Baths	1058	508	248	260	4.00 x 13.00	63,103,600
B09	SA	4 Beds 5 Baths	905	508	248	260	4.00 x 13.00	59,401,000
B10	SA	4 Beds 5 Baths	852	508	248	260	4.00 x 13.00	58,118,400
B11	SA	4 Beds 5 Baths	859	508	248	260	4.00 x 13.00	58,287,800
B12	GFB	4 Beds +1 Maids 7 Baths 1 Family	1707	782	415	367	4.70 x 15.00	105,251,100
B13	GFB.1	4 Beds +1 Maids 7 Baths 1 Family	1235	740	408	332	3.90 x 15.00	89,215,500
B14	GFB.1	5 Beds +1 Maids 8 Baths	1673	740	408	332	3.90 x 15.00	101,172,900
B15	GFB.1	5 Beds +1 Maids 8 Baths	1235	740	408	332	3.90 x 15.00	89,215,500
B16	GFB.1	5 Beds +1 Maids 8 Baths	1235	740	408	332	3.90 x 15.00	89,215,500
B17	GFB.1	5 Beds +1 Maids 8 Baths	1259	740	408	332	3.90 x 15.00	89,870,700

TERMS AND CONDITIONS

Ownership at Botanica Villas.

Botanica luxury villa are sold on both free hold and leasehold basis.

Leasehold title : Applies to foreigners on 30 x 3 years lease for the land ownership of the villas.

Freehold title : Applies to Thai buyers or foreign nations buying through Thai limited company to own both the land and the villas.

All taxes and transfer fee will be shared 50/50 between developer and the buyer.

Payment Terms (Off-Plan Villa).

1st Reservation Deposit	2%
2nd Sales & Purchase Agreement Sign within 30Day After reservation	28%
3rd Finished Foundation post	20%
4th Finished concrete structure	15%
5th Finished wall and roof structure	15%
6th Finished floor finishing ,built-in furniture and paint , window and doors frame	10%
7th Transfer land registration	10%

Payment Terms (Finished Villa).

1st Reservation Deposit	2%
2nd Sales & Purchase Agreement Sign with 30 day after reservation	48%
3rd Transfer of ownership	50%

Notes

-All private pool villas are finished with Swimming pool, Air-condition, Built-in wardrobe, Kitchen and Landscape design.

-Villa selling price are fixed in Thai baht only.

-Furniture package is optional.

-Sinking Fund 100,000 THB. (One Time Payment)

2% -Monthly Common Area Management Fee 20 THB / Sqm. including 24-hour security, Garbage collection, Common Electricity, common area landscaping.

BOTANICA GRAND AVENUE LOCATION



Layan Beach	5 min	Porto De Phuket	10 min
Bangtao Beach	10 min	Lotus's	14 min
Naithon Beach	13 min	Central Phuket	35 min
Surin Beach	15 min		
Boat Avenue	10 min	Thalang Hospital	13 min
Blue Tree Lagoon	15 min	Robinson Lifestyle	15 min
Laguna Golf	10 min	Phuket International Airport	25 min
Blue Canyon Golf	23 min	Bangkok Hospital	35 min



ABOUT DEVELOPER



Botanica Luxury Phuket Company Limited

16 Years Experience

In Luxury Pool Villas In Phuket

Attasit Intarachooti

CEO



Botanica Luxury Phuket Company Limited





**BOTANICA
LUXURY**
VILLAS



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