



**BOTANICA**  
PRESTIGE



# ABOUT DEVELOPER



Botanica Luxury Phuket Company Limited

## 16 YEARS EXPERIENCE

In Luxury Pool Villas In Phuket

A man with dark hair, wearing a white long-sleeved button-down shirt and light grey trousers, stands in a modern interior. He is looking out a large window with grey curtains on the left and a wooden door on the right. The background shows greenery outside. A semi-transparent dark grey box is overlaid at the bottom left, containing text.

**Attasit Intarachooti**

CEO

Botanica Luxury Phuket Company Limited





# BOTANICA BALINESE STYLE

Botanica prestige developed with a unique blend of urban living, healthy lifestyle, and natural beauty.



Layan Beach	5 min
Bangtao Beach	10 min
Naithon Beach	13 min
Surin Beach	15 min

Boat Avenue	10 min
Blue Tree Lagoon	15 min
Laguna Golf	10 min
Blue Canyon Golf	23 min

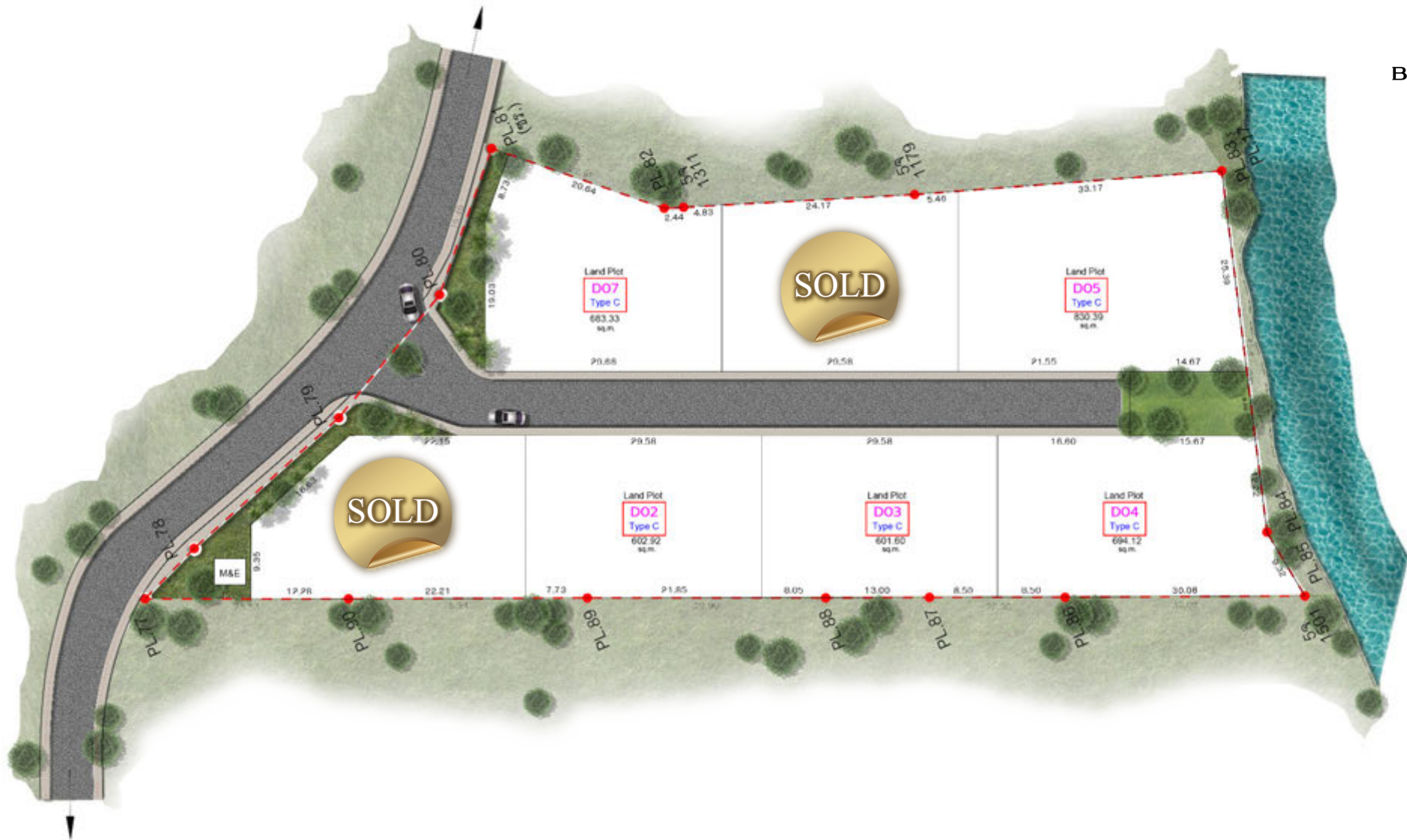
Porto De Phuket	10 min
Lotus's	14 min
Central Phuket	35 min

Thalang Hospital	13 min
Bangkok Hospital	35 min
Robinson Lifestyle	15 min
Phuket International Airport	25 min





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Master Plan

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## Ground Floor Plan TYPE C

- 4 Bedrooms
- 5 Bathrooms
- Swimming Pool : 11.5 x 3.50 m.
- Usable Area : 419.53 sqm





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## Ground Floor Plan TYPE C.1

- 3 Bedrooms
- 5 Bathrooms
- Swimming Pool : 11.5 x 3.50 m.
- Usable Area : 373.70 sqm





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## PRICE LIST

Unit Type	Number Bedroom	Plot size (Sq.M)	Total Built up (Sq.M)	Internal Area (Sq.M)	External Area (Sq.M)	Selling Price (THB)
D01	3 Bed 5 Bath	637	373	205	168	36, <b>SOLD</b>
D02	4 Bed 5 Bath	602	419	235	182	<b>39,275,000</b>
D03	4 Bed 5 Bath	601	419	235	182	<b>39,255,000</b>
D04	4 Bed 5 Bath	694	419	235	182	<b>41,115,000</b>
D05	4 Bed 5 Bath	830	419	235	182	<b>43,835,000</b>
D06	4 Bed 5 Bath	642	419	235	182	40, <b>SOLD</b>
D07	4 Bed 5 Bath	683	419	235	182	<b>40,895,000</b>





# 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 )

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











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LUXURY**  
VILLAS



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