

**BOTANICA**  
SKY VALLEY



# 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-colored trousers, stands in a well-lit room. He is looking out of a large window or glass door. The room features grey curtains on the left and a wooden door on the right. The background outside the window shows green foliage.

*Attasit Intarachooti*

CEO

Botanica Luxury Phuket Company Limited





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# BOTANICA SKY VALLEY

The infinite luxury living at the skyline.



# About Us

The stunning 360° panoramic mountain view from each villa is absolutely breath-taking and incomparable. This award-winning villa echoes top quality luxury living, which is the signature of BOTANICA Luxury. Surrounded by lush hills and beautifully landscaped, this paradise is within easy access to a vibrant and cosmopolitan community.





# BOTANICA SKY VALLEY LOCATION





# PRIME LOCATION “LAYAN BEACH AREA”

Located along the north end of Phuket, Layan Beach is a tropical getaway that’s perfect for visitors who are looking for peace and quiet. Located just north of Bang Tao Beach, Layan Beach promises spectacular views, crystalline waters, and a peaceful atmosphere.

Layan Beach	7 min
Bangtao Beach	13 min
Nai Thon Beach	15 min
Surin Beach	25 min

Blue Tree Lagoon	20 min
Phuket Nature Elephant Reserve	20 min
Green Elephant Sanctuary Park	20 min
Laguna Golf	10 min

Porto De Phuket	12 min
Villa Market - Boat Avenue	10 min
Robinson Lifestyle	20 min
Central Phuket	35 min

Thalang Hospital	15 min
Bangkok Hospital	40 min
Phuket International Airport	25 min

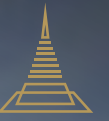




Master Plan

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25 Villas in modern luxury design with the land size starts from 926 - 2465 sqm. and built-up size starts from 625 sqm.





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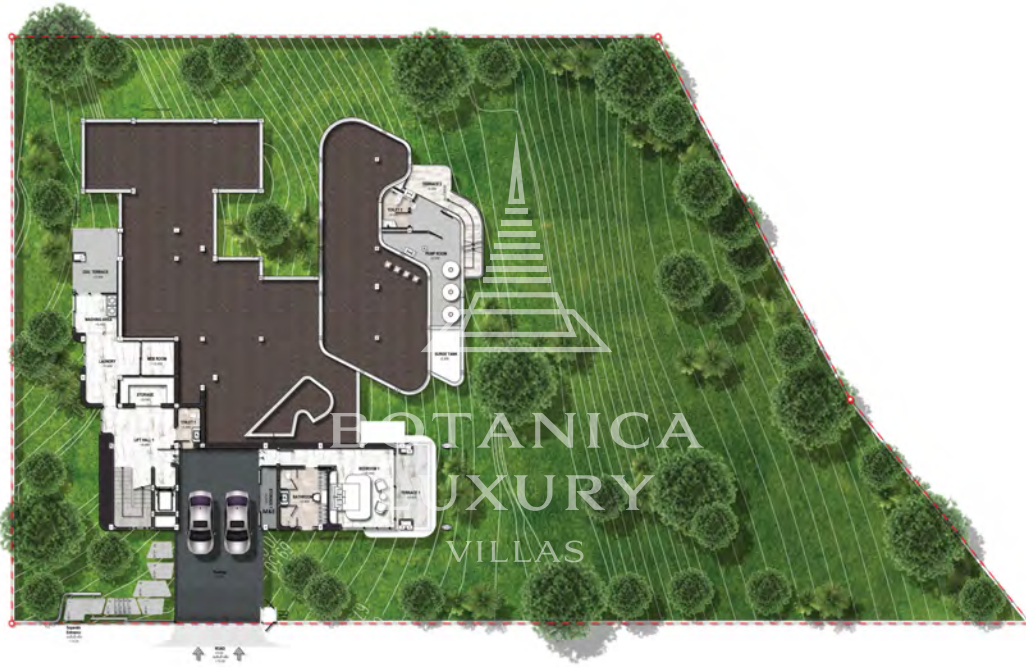


Ground Floor Plan

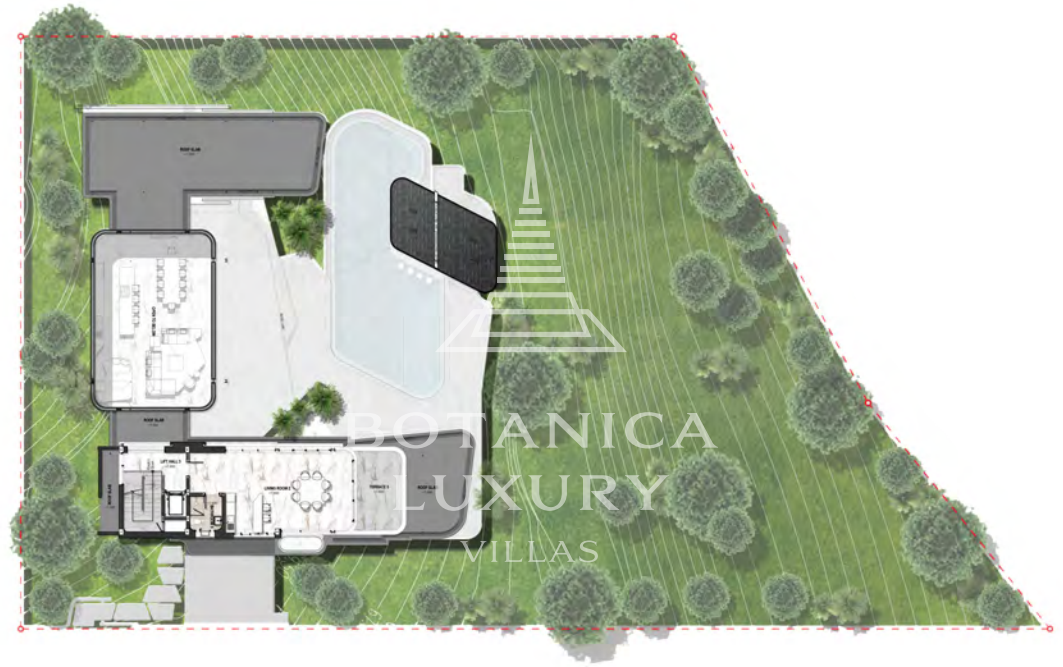
Design  
**TYPE C**

- 5 Bedrooms
- 8 Bathrooms
- Swimming Pool : 6.95 x 16.50 m.
- Usable Area : 1,137 sqm





Basement Level Plan



Upper Level Plan

Design  
**TYPE C**

- 5 Bedrooms
- 8 Bathrooms
- Swimming Pool : 6.95 x 16.50 m.
- Usable Area : 1,137 sqm



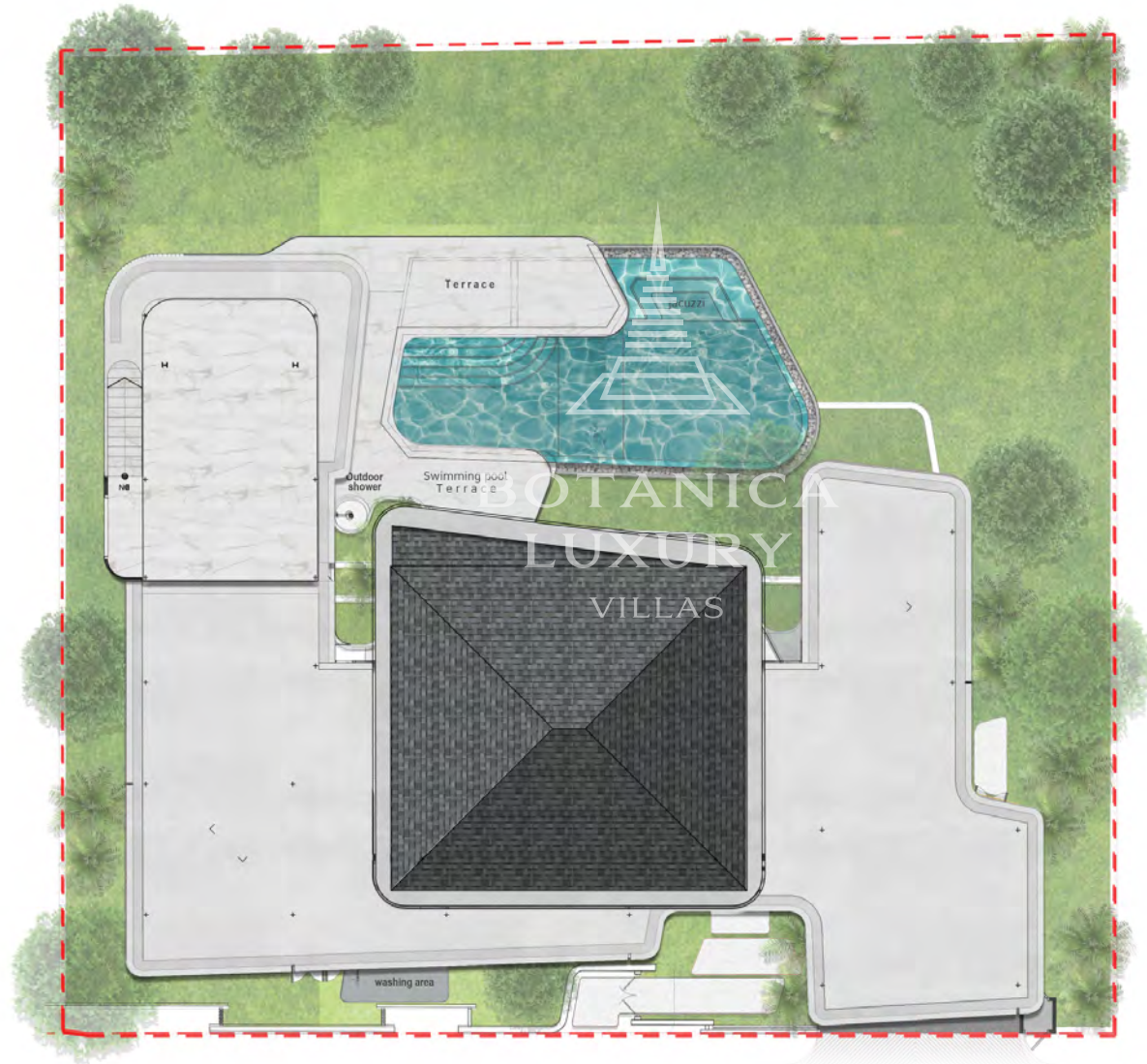


Ground Floor Plan

Design  
**TYPE B**

- 4 Bedrooms
- 4 Bathrooms
- Swimming Pool : 4.35 x 12.48 m.
- Usable Area : 625 sqm





Upper Level Plan

Design  
**TYPE B**

- 4 Bedrooms
- 4 Bathrooms
- Swimming Pool : 4.35 x 12.48 m.
- Usable Area : 625 sqm





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## PRICE LIST

No.	Type	Number Bedroom	Plot size (Sq.M)	Total Built up (Sq.M)	Internal Area (Sq.M)	External Area (Sq.M)	Furniture Collections	Selling Price (THB)
SV01	B	4 Bed 4 Bath	1,580	600	300	300	6,000,000	88,920,000
SV02	B	4 Bed 4 Bath	1,112	625	295	330	5,000,000	6 SOLD 000
SV03	B	4 Bed 4 Bath	1,622	625	295	330	6,000,000	7 SOLD 000
SV04	B	4 Bed 4 Bath	1,074	625	295	330	4,500,000	6 SOLD 000
SV05	B	4 Bed 4 Bath	1,176	646	295	330	4,500,000	6 SOLD 000
SV06	B	4 Bed 4 Bath	1,179	625	295	330	5,000,000	6 SOLD 000
SV07	B	4 Bed 4 Bath	1,322	625	295	330	6,000,000	7 SOLD 000
SV08	C	5 Bed 8 Bath	1,494	1,116	659	457	7,500,000	134,053,200
SV09	C	5 Bed 8 Bath	1,592	1,140	659	481	7,500,000	12 SOLD 200
SV10	C	5 Bed 8 Bath	1,572	1,079	659	420	6,500,000	11 SOLD 000
SV11	B	4 Bed 4 Bath	978	625	295	330	4,500,000	6 SOLD 000
SV12	B	4 Bed 4 Bath	1,026	625	295	330	4,500,000	6 SOLD 000



## PRICE LIST

No.	Type	Number Bedroom	Plot size (Sq.M)	Total Built up (Sq.M)	Internal Area (Sq.M)	External Area (Sq.M)	Furniture Collections	Selling Price (THB)
SV13	B	4 Bed 4 Bath	1,243	625	295	330	5,000,000	RESERVED
SV14	B	4 Bed 4 Bath	1,046	625	295	330	5,000,000	80,360,000
SV15	C	5 Bed 8 Bath	1,955	1,205	659	420	7,500,000	RESERVED
SV16	C	5 Bed 8 Bath	2,165	1,137	659	420	7,500,000	155,365,000
SV17	B	4 Bed 4 Bath	943	625	295	330	5,000,000	76,755,000
SV18	B	4 Bed 4 Bath	1,040	679	295	330	5,000,000	83,930,000
SV19	C	5 Bed 8 Bath	1,539	1,138	659	420	7,500,000	133,525,000
SV20	C	5 Bed 8 Bath	1,709	1,261	659	420	7,500,000	148,085,000
SV21	B	4 Bed 4 Bath	1,041	625	295	330	5,000,000	80,185,000
SV22	B	4 Bed 4 Bath	1,138	625	295	330	5,000,000	83,580,000
SV23	C	5 Bed 8 Bath	1,485	1,142	652	420	7,500,000	131,915,000
SV24	C	5 Bed 8 Bath	1,961	1,186	659	420	7,500,000	151,655,000
SV25	C	5 Bed 8 Bath	1,702	1,208	659	420	7,500,000	144,130,000





# 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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