

UTOPIA
CORPORATION

 Unveiling the partnership for the development of the Project



Tonino Lamborghini

OCEAN VALLEY VILLAS
PHUKET

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 modern interior. He is looking out a large window with a wooden frame. The background shows greenery outside. The lighting is bright and natural.

Attasit Intarachooti

CEO

Botanica Luxury Phuket Company Limited



BOTANICA
OCEAN VALLEY



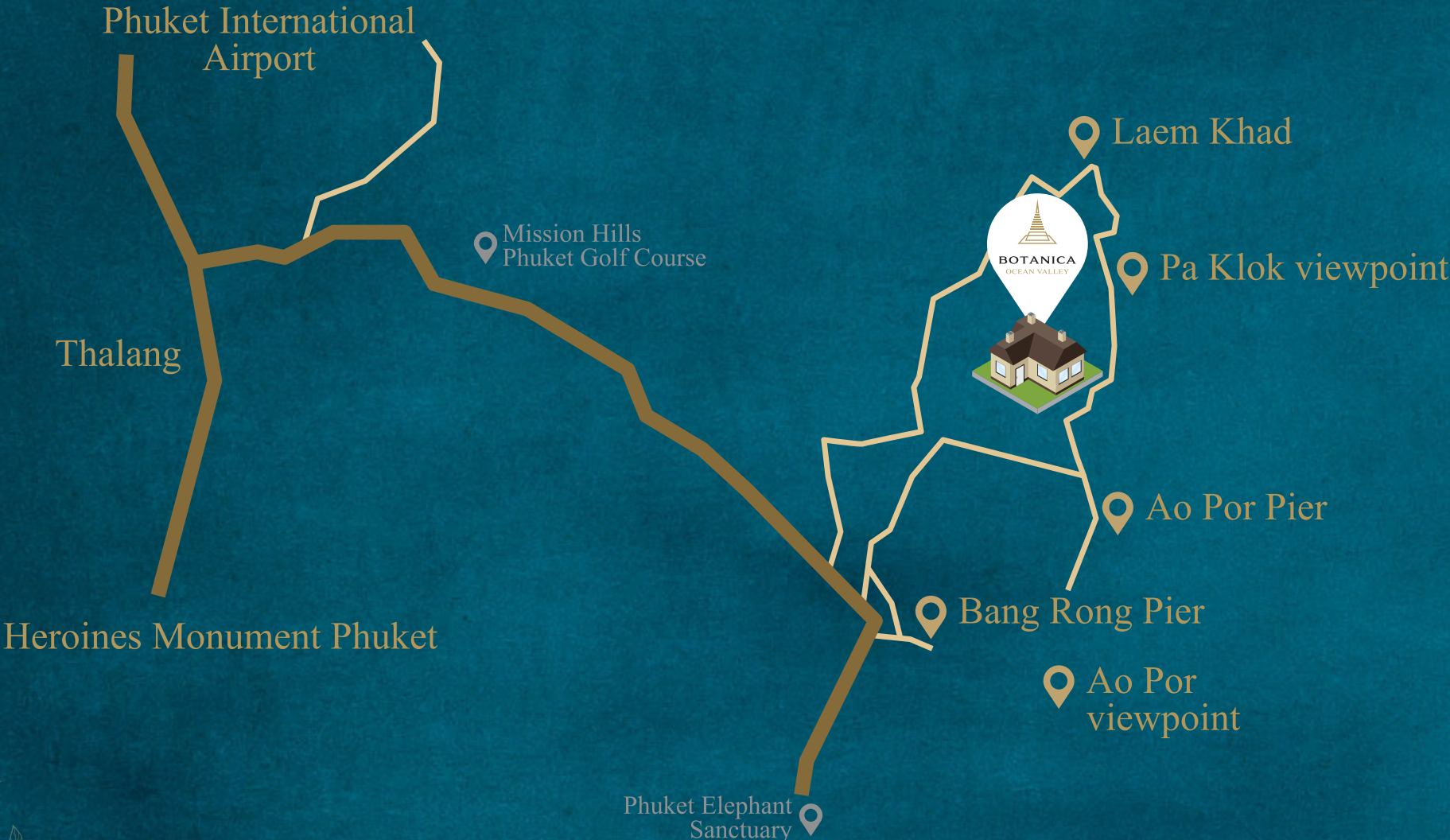
Oceanside luxury is endless.

About Us

The stunning 360 panoramic ocean view from each villa is breath-taking and incomparable. Surrounded by ocean view and beautifully landscaped, this paradise is within easy access to a vibrant and cosmopolitan community. Botanica Luxury Villas focuses on quality of life.



LOCATION



PRIME LOCATION “AO PO AREA”

Ao Po is located on the northeast coast of Phuket and just 25 minutes from the airport and well away from the tourist crowds of the west coast.

The area is home to Ao Po Grand Marina with berths for super yachts up to 80m in length and is known as the best destination for yacht lovers and those craving a luxury getaway in Phuket.

Ao Por Pier	5 min
Pa Klok Viewpoint	5 min
Laem Khad	10 min
Bang Rong Pier	10 min

Supalai Beach Club	3 min
Phuket Elephant Sanctuary	10 min
Mission Hills Golf Course	14 min
Ao Por Viewpoint	10 min

Lotus's	25 min
Villa Market - Boat Avenue	30 min
Robinson Lifestyle	20 min
Central Phuket	30 min

Thalang Hospital	25 min
Bangkok Hospital	40 min
Phuket International Airport	20 min



Master Plan

BOTANICA OCEAN VALLEY



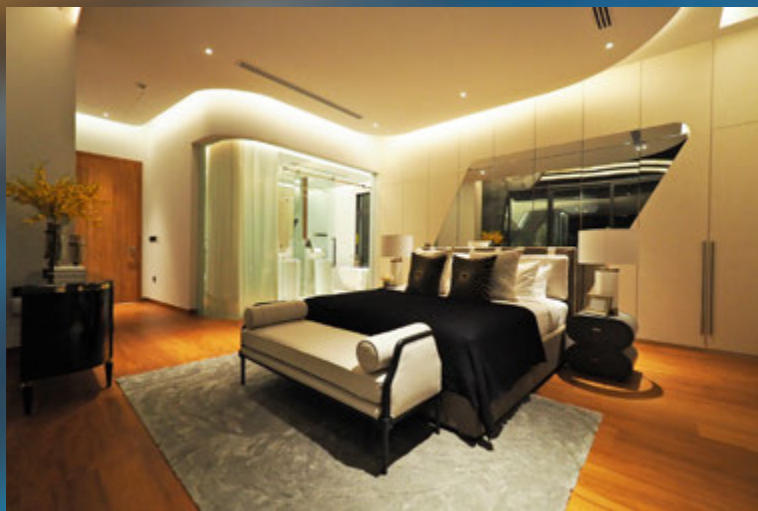
BOTANICA
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9 Villas in Ultra luxury design with the land size starts from 1143 - 1818 sqm. and built-up size starts from 625 sqm.



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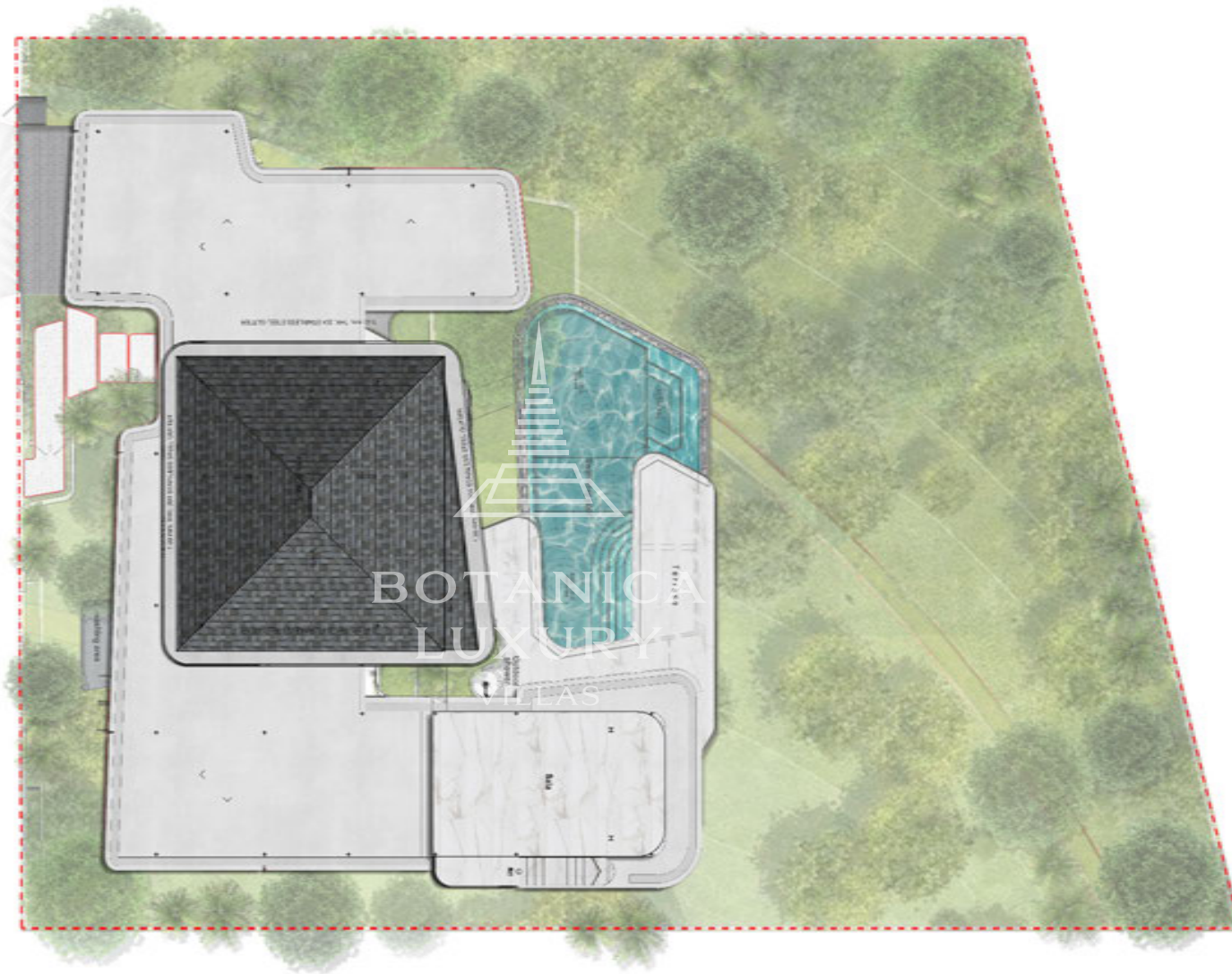




Ground Floor Plan

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



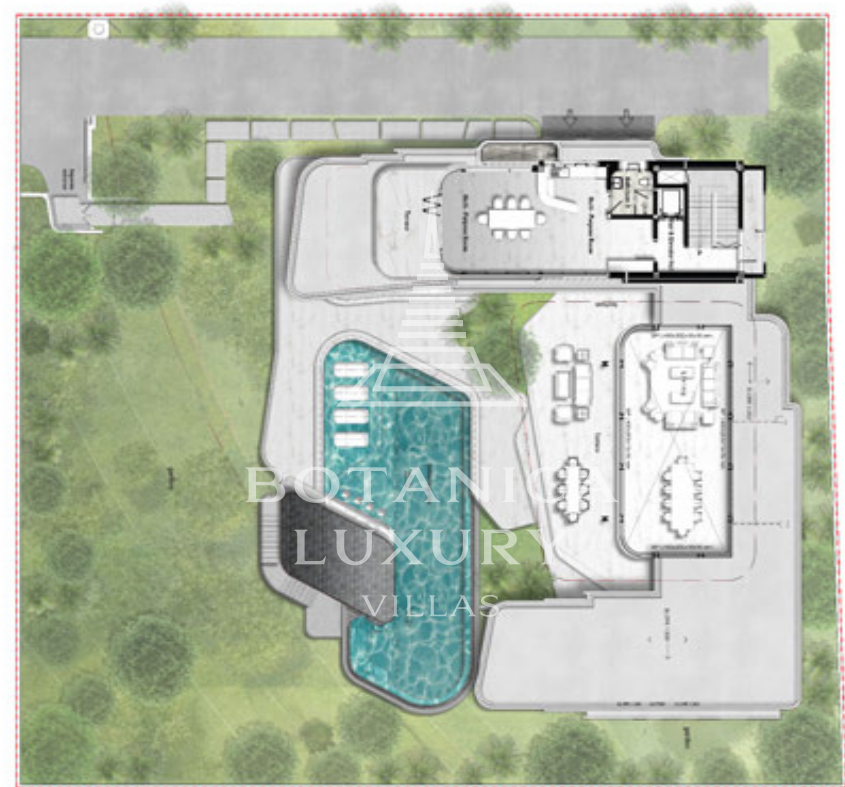
Ground Floor Plan

Design
TYPE C

- 4 Bedrooms
- 4 Bathrooms
- Swimming Pool : 4.88 x 16.38 m.
- Usable Area : 1,246 sqm



Basement Level Plan



Upper Level Plan

Design
TYPE C

- 4 Bedrooms
- 4 Bathrooms
- Swimming Pool : 4.88 x 16.38 m.
- Usable Area : 1,246 sqm





PRICE LIST

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)
OV1	C	5 Bed 8 Bath	1520	1129	662	467	4.88 x 16.38	119,635,000
OV2	C	5 Bed 8 Bath	1692	1341	662	679	4.88 x 16.38	139,491,000
OV3	C	5 Bed 8 Bath	1729	1341	662	679	4.88 x 16.38	140,342,000
OV4	C	5 Bed 8 Bath	1818	1341	662	679	4.88 x 16.38	142,389,000
OV5	B	4 Bed 4 Bath	1274	625	295	330	4.35 x 12.48	73,653,000
OV6	B	4 Bed 4 Bath	1352	625	295	330	4.35 x 12.48	70,000 SOLD
OV7	B	4 Bed 4 Bath	1539	625	295	330	4.35 x 12.48	79,483,000
OV8	B	4 Bed 4 Bath	1370	625	295	330	4.35 x 12.48	75,765,000
OV9	B	4 Bed 4 Bath	1143	625	295	330	4.35 x 12.48	70,771,000

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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