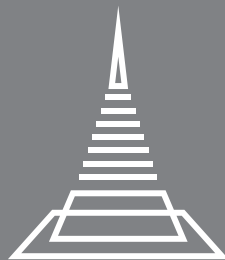


Embrace of the Mountain,
Whisper of the Sea



BOTANICA
MONTAZURE



About Us

Seclusion · Sanctuary · Majesty · Harmony ·

Welcome to a living masterpiece that harmonizes the excellence of nature with an unparalleled commitment to a life lived deliciously. Bask in the gentle whispers of the ocean, and let your surroundings serenade your senses into a state of pure bliss.

Modernity blends seamlessly with luxury, creating a symphony of sophistication, satiating the soul. Every detail exudes elegance, from the contemporary architecture to the premium amenities that cater to your every desire.

Amidst this oasis of opulence, you'll find the ozone of pure grace, a celestial atmosphere that invigorates your spirit and redefines your perception of living.



MASTER PLAN



: Modern Luxury
16 Villas



: Starts
719 sqm.



: Starts
450 sqm.

Common Area

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





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Modern Luxury



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TYPE 4A

DESIGN

Plot : 719 sq.m.



: 4



: 5



: 3.50 x 10.80 m.

Usable Area

Internal : 236 sq.m.

External : 213 sq.m.

Total : 450 sq.m.



Ground Floor Plan

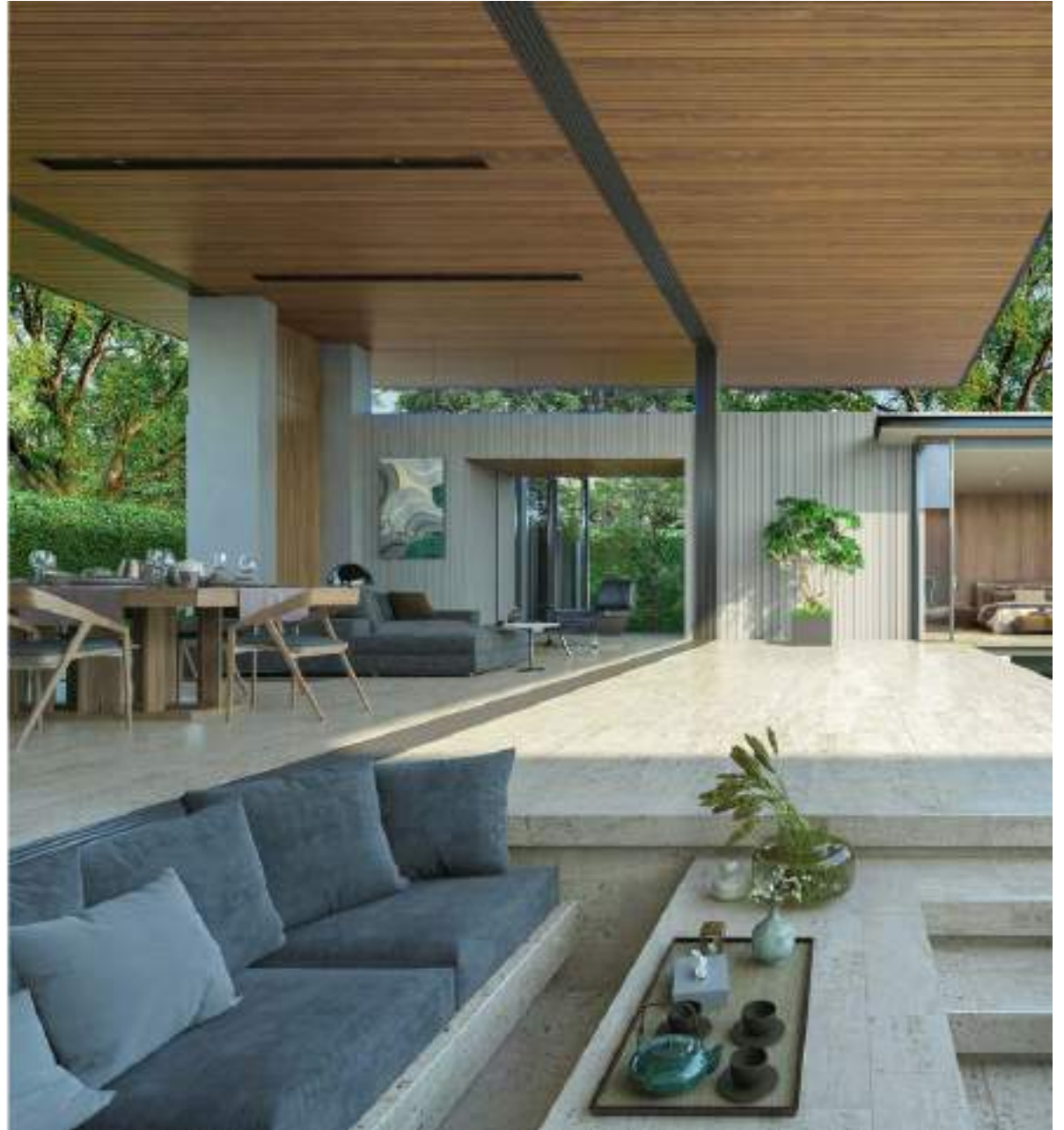


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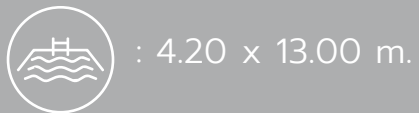
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TYPE 4C

DESIGN

Plot : 914 sq.m.



Usable Area

Internal : 282 sq.m.

External : 293 sq.m.

Total : 575 sq.m.



Ground Floor Plan



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PRICE LIST



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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)
BM01	4A	4 Beds 5 Baths	719	450	236	213	3.50 x 10.80	49,118,000
BM02	4A	4 Beds 5 Baths	719	450	236	213	3.50 x 10.80	49,118,000
BM03	4A	4 Beds 5 Baths	719	450	236	213	3.50 x 10.80	49,118,000
BM04	4A	4 Beds 5 Baths	719	450	236	213	3.50 x 10.80	49,118,000
BM05	4A	4 Beds 5 Baths	719	450	236	213	3.50 x 10.80	49,118,000
BM06	4A	4 Beds 5 Baths	719	450	236	213	3.50 x 10.80	49,118,000
BM07	4A	4 Beds 5 Baths	719	450	236	213	3.50 x 10.80	49,118,000
BM08	4A	4 Beds 5 Baths	719	450	236	213	3.50 x 10.80	49,118,000
BM09	4A	4 Beds 5 Baths	836	450	236	213	3.50 x 10.80	51,692,000
BM10	4C	4 Beds 6 Baths	914	575	281	293	4.20 x 13.00	61,795,500
BM11	4C	4 Beds 6 Baths	914	575	281	293	4.20 x 13.00	61,795,500
BM12	4C	4 Beds 6 Baths	914	575	281	293	4.20 x 13.00	61,795,500
BM13	4C	4 Beds 6 Baths	912	575	281	293	4.20 x 13.00	61,751,500
BM14	4C	4 Beds 6 Baths	963	575	281	293	4.20 x 13.00	62,873,500
BM15	4C	4 Beds 6 Baths	965	575	281	293	4.20 x 13.00	62,917,500
BM16	4C	4 Beds 6 Baths	1065	575	281	293	4.20 x 13.00	65,117,500

DISCLAIMER: WHILST EVERY CARE HAS BEEN TAKEN IN PREPARING THE SALES INFORMATION AND ARTISTS' DIGITAL AND ARTISTIC IMPRESSIONS IN THIS BROCHURE, THE DEVELOPER DOES NOT GUARANTEE THEIR ACCURACY NOR INTENDS THEM TO FORM ANY PART OF AN OFFER OR CONTRACT. THE DEVELOPER ALSO RESERVES THE RIGHT TO MAKE CHANGES TO THE RESIDENCE DESIGNS PRESENTED HEREIN AT ANY TIME, AT ITS OWN DISCRETION AND WITHOUT PRIOR NOTICE TO PROSPECTIVE BUYERS.

Property Ownership at Botanica Luxury Villas

Terms and Conditions

Ownership Types:

- A. Freehold Ownership : The freehold title is exclusively available to Thai buyers and Thai Companies.
- B. Leasehold Ownership : The leasehold title is available to both foreigners and Thai individuals, subject to a 30-year land lease period.

Tax and Transfer Fee Responsibility:

- A. Upon the transfer of ownership, all taxes and transfer fees incurred shall be shared equally (50/50) between the developer and the buyer/lessee. Both parties shall bear an equal share of the financial obligations associated with the transfer.

Please note that these terms and conditions govern the ownership arrangements at Botanica Luxury Villas. It is essential to carefully review and understand these provisions before entering into any property transactions.

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.

LOCATION

A Phuket FantaSea	2 min
B Carnival Magic	2 min
C Kamala Beach	12 min
D Kamala Beach Viewpoint	15 min
E Novotel Phuket Kamala	16 min
F Surin Beach	20 min
G Bangtao Beach	20 min
H Kalim Beach	25 min
I Patong Beach	30 min
J Porto de Phuket	20 min
K Phuket International Airport	40 min





COMMUNITY

The mix of like-minded brands and operators fosters a unique experience for both residents and visitors. This variety extends to the broader Phuket population, as the MontAzure vibe contributes to the overall appeal of the Island. The developers and operators are also support several local community initiatives within Kamala and beyond.



Café Del Mar
1.1 km / 12 min



M Gallery Residences
650 m / 5 min



Montazure Beach Club
1 km / 10 min



Twinpalms Montazure
1.2 km / 13 min



333 At The Beach
1 km / 10 min



Intercontinental Kamala
1.2 km / 13 min





BOTANICA
SIGNATURE



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Project Owners: Siamso Landmark Phuket Co., Ltd. a company incorporated under the laws of the Kingdom of Thailand, Registered No. 08238033214, whose registered office is at 415/587 Moo. 2, Rawada, Muang Phuket, Phuket 83000 (THAILAND) & Siamso Beach Resort and Hotel Management Co., Ltd. a company incorporated under the laws of the Kingdom of Thailand, Registered No. 08238033214, whose registered office is at 817 Phrasangkhaeng Road, Sam Yai, Muang Amphurthai, 8001, Thailand (THAI). The Project consists of 2 buildings, located at Muangso Phuket, Muang Amphurthai, Siamso Beach, Siamso District, Phuket, having a total area approximately 11 rai, consisting of 10 - 12 villa lots (only partly part of the land) no. 8877.



HALL OF HONOUR : BOTANICA

These widely recognized international awards emphasize Botanica's commitments to the highest quality and underline its success in setting a new standard for luxury mixed-use residential communities in Asia.





HALL OF HONOUR : MontAzure



These widely recognized international awards emphasize MontAzure's commitments to the highest quality and underline its success in setting a new standard for luxury mixed-use residential communities in Asia.





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