

BOTANICA  
MONTAZURE



Embrace of the Mountain,  
Whisper of the Sea

# About Project

Botanica MontAzure: Embrace of the Mountain, Whisper of the Sea

At the heart of Kamala Beach in Phuket lies Botanica MontAzure. More than just luxurious residences; it offers a lavish lifestyle, steps away from the beach.

Within close reach of the shimmering waters, our 36 villas beautifully capture the essence of nature – enveloping lush forests, strikingly magnificent mountains, and iridescent ocean vistas. With leasehold and freehold options on offer, it has never been easier to own your slice of paradise. Choose from two contemporary luxury designs and tailor your space to perfection.

Located within MontAzure; Asia's ultimate beachfront community, owners at Botanica MontAzure will enjoy a rich mix of experiences right outside their door. There's a range of dining spots by the beach and main road, vibrant bars for evenings, and convenient shops nearby.

MontAzure also provides owners with an unmatched five-star neighbourhood lifestyle right here on the island which includes Twinpalms MontAzure, InterContinental Phuket Resort, 333 At The Beach, Café Del Mar, and a conveniently located lifestyle mall within arm's reach.

Amidst all of this, Botanica MontAzure stands out as a private haven - an ideal family home, an investment, or a dream holiday retreat.

For more information, please visit:

[www.botanicaluxuryvilla.com](http://www.botanicaluxuryvilla.com)  
[www.montazure.com](http://www.montazure.com)



# MASTER PLAN



Modern luxury design  
Phase 1



The land size starts  
719 sqm.



Built-up size starts  
450 sqm.



## Common Area

Total Project Area :	16,213 sq.m.
Driving Area :	1,413 sq.m.
Driving Area & Footpath :	906 sq.m.
Garden Area :	653 sq.m.



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# TYPE 4A

## MODERN LUXURY

Plot : 719 sq.m.



: 4



: 5



: 3.50 x 10.80 m.

## Usable Area

Internal : 236 sq.m.

External : 213 sq.m.

: 450

Total : sq.m.



Ground Floor Plan

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.

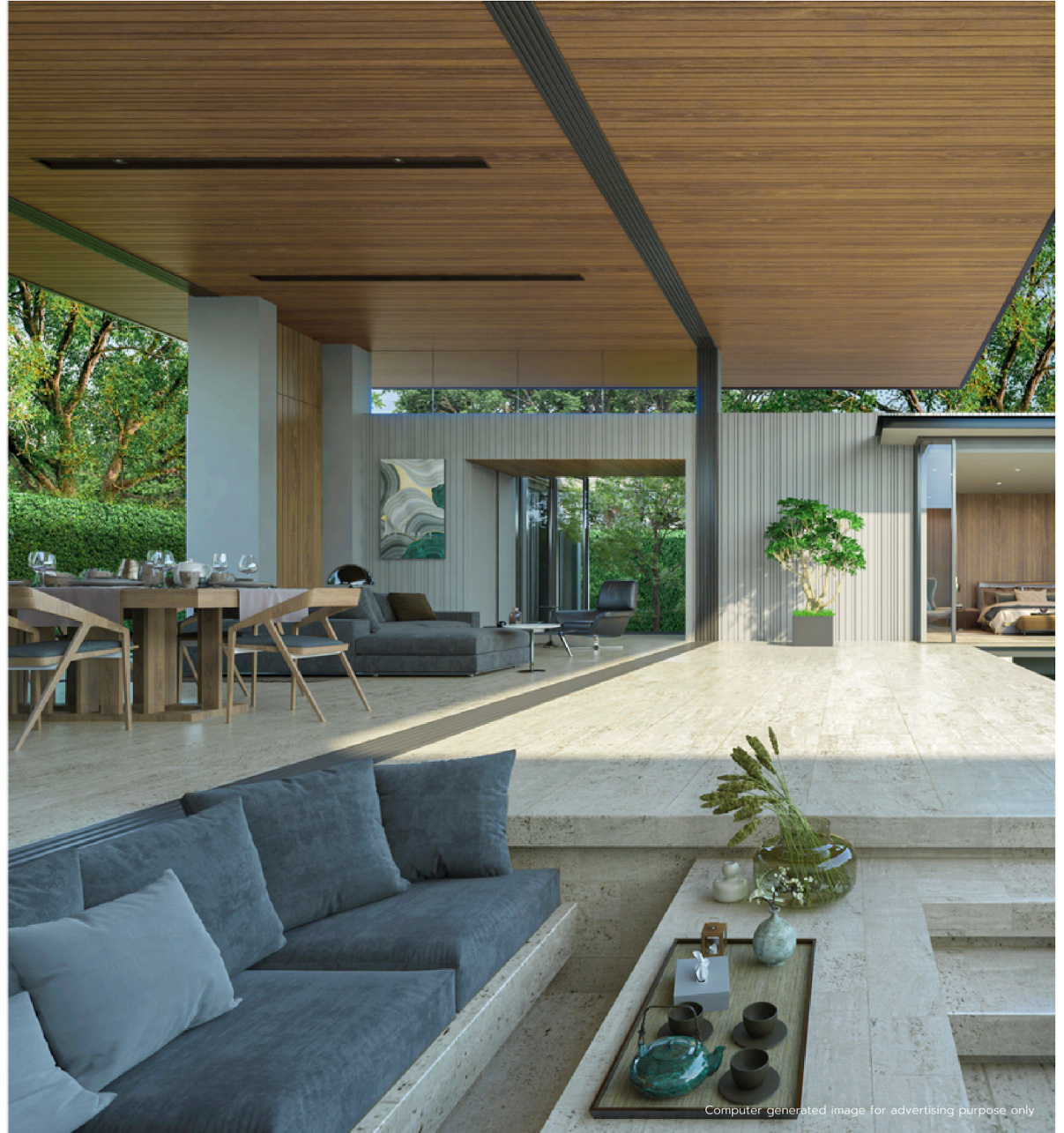


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# TYPE 4C

## MODERN LUXURY

Plot : 914 sq.m.



: 4



: 6



: 4.20 x 13.00 m.

## Usable Area

Internal : 282 sq.m.

External : 293 sq.m.

: 575 sq.m.

Total :



Ground Floor Plan

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# TYPE 4C.4

## MODERN LUXURY

Plot : 965 sq.m.



: 5



: 7



: 3.90 x 13.00 m.

## Usable Area

Internal : 330  
 External : 346 sq.m.  
 Total : 667 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	<b>48,218,000</b>
BM02	4A	4 Beds 5 Baths	719	450	236	213	3.50 x 10.80	<b>48,218,000</b>
BM03	4A	4 Beds 5 Baths	719	450	236	213	3.50 x 10.80	<b>48,218,000</b>
BM04	4A	4 Beds 5 Baths	719	450	236	213	3.50 x 10.80	<b>48,218,000</b>
BM05	4A	4 Beds 5 Baths	719	450	236	213	3.50 x 10.80	<b>SOLD</b>
BM06	4A	4 Beds 5 Baths	719	450	236	213	3.50 x 10.80	<b>48,218,000</b>
BM07	4A	4 Beds 5 Baths	719	450	236	213	3.50 x 10.80	<b>48,218,000</b>
BM08	4A	4 Beds 5 Baths	719	450	236	213	3.50 x 10.80	<b>48,218,000</b>
BM09	4A	4 Beds 5 Baths	836	450	236	213	3.50 x 10.80	<b>50,792,000</b>
BM10	4C	4 Beds 6 Baths	914	575	281	293	4.20 x 13.00	<b>61,508,000</b>
BM11	4C	4 Beds 6 Baths	914	575	281	293	4.20 x 13.00	<b>61,508,000</b>
BM12	4C	4 Beds 6 Baths	914	575	281	293	4.20 x 13.00	<b>61,508,000</b>
BM13	4C	4 Beds 6 Baths	912	575	281	293	4.20 x 13.00	<b>61,464,000</b>
BM14	4C.4	5 Beds 7 Baths	963	700	340	360	3.60 x 13.00	<b>73,686,000</b>
BM15	4C.4	5 Beds 7 Baths	965	700	340	360	3.60 x 13.00	<b>73,730,000</b>
BM16	4C.4	5 Beds 7 Baths	1065	700	340	360	3.60 x 13.00	<b>75,930,000</b>

# 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 signature Within 30 days after reservation	28%
3rd Finished foundation post	20%
4th Finished concrete structure	15%
5th Finished wall and roof structure	15%
6th Completed floor finishing, built-in furniture and paint, window and door frames	10%
7th Transfer land registration	

### Payment Terms (Finished Villa).

1st Reservation deposit	2%
2nd Sales & purchase agreement signature within 30 days 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.
- All selling prices 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

## Phuket

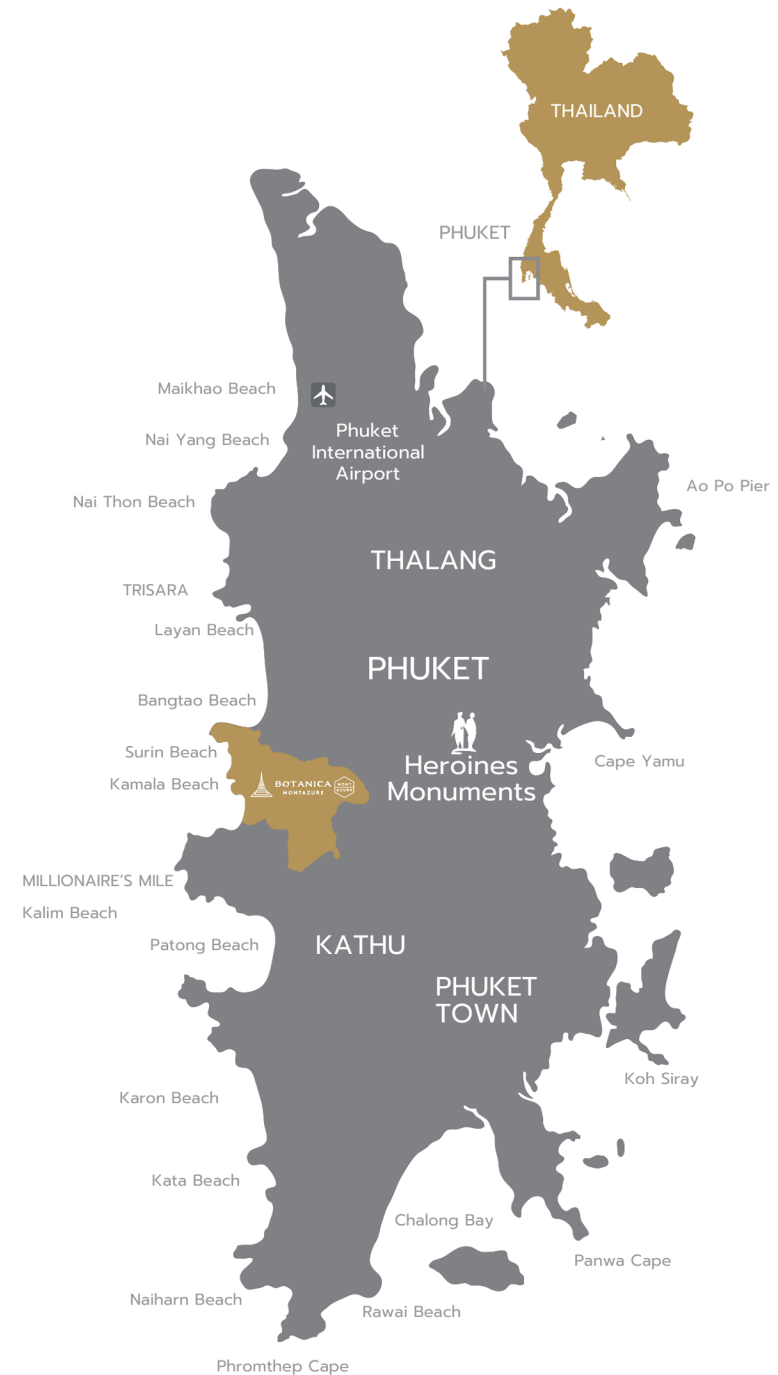
Phuket is Thailand's largest island and a major Asian tourist destination with a well developed infrastructure catering to visitors from across the globe. Phuket is regional hubs with links to all major international drive from MontAzure.

## Kamala Beach

MontAzure occupies the Northern part of Kamala Bay in the heart of Phuket's exclusive west coast. On the headland to the south – known as "Millionaire's Mile" – there are a number of villa and resort developments. Easy access to a multitude of nearby attractions and activities, including sport and marine facilities, the historic] Phuket Town, retail malls, and medical operators can be found within a short drive from Kamala.

## TRAVEL TIMES MINS

Phuket International Airport	35
Phuket Town	40
Bangkok Hospital Phuket	40
British International School, Phuket	35
Kajonkiet International School	35
Central Festival Phuket Shopping	35
Mall Red Mountain Golf Course	30
Laguna Golf Course	15
Boat Avenue Retail Precinct	15
Blue Tree and Central Malls	5
Surin Beach	5
Patong Beach	15





# COMMUNITY

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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 also support several local community initiatives within Kamala and beyond.



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PROJECT OWNERS: BOTANICA MONTAZURE CO.,LTD., A COMPANY INCORPORATED UNDER THE LAWS OF THE KINGDOM OF THAILAND, REGISTERED NO. 0835566034937, WHOSE REGISTERED OFFICE IS AT 125/396 MOO. 5 RATSADA, MUEANG PHUKET, PHUKET 83000 THE PROJECT: BOTANICA X MONTAZURE, LOCATED IN MONTAZURE PHUKET, MOO 3, KAMALA SUB-DISTRICT, KATHU DISTRICT, PHUKET, HAVING A TOTAL AREA APPROXIMATELY 31 RAIS, CONSISTING OF 35 - 40 VILLA LOTS CURRENTLY PART OF TITLE DEED NO. 18877.



## HALL OF HONOUR : BOTANICA

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

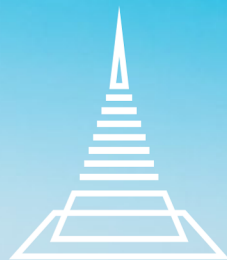




# HALL OF HONOUR : MontAzure



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





# BOTANICA MONTAZURE



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