



BOTANICA
MODERN LOFT

Botanica Modern Loft 2

Compact modern house designs have simple floor plans. A house that is comfortable and secure within its boundaries.



PROJECT INFORMATION



Tota Land : 22 Rais

Plots : 54 Plots

Price Range : 25.4 - 40.4 mb

Villa types :

: Type A 3 Bedroom 3 Bathroom Built up area 288 - 297 sq.m

: Type B 3 bedroom 4 Bathroom Built up area 325 sq.m

: Type C 4 Bedroom 4 Bathroom Built up area 360 - 460 sq.m

Ownership Structure : Freehold & Leasehold

Furniture package : 3 bedrooms - 2.5 MB

: 4 bedrooms - 3 MB



MASTER PLAN



● SHOW UNITS
● SOLD



TYPE A



- Building area 288 sq.m
- Internal : 153 sq.m
- External : 135 sq.m
- 3 Bedooms
- 3 Bathrooms
- 1 Carpark
- Swimming pool 3.50 x 9.50
- Terrace with sunken lounge, sun deck and outdoor shower

TYPE B



- Building area 325 sq.m
- Internal : 172 sq.m
- External : 153 sq.m
- 3 Bedooms
- 4 Bathrooms
- 1 Carpark
- Swimming pool 3.50 x 9.50
- Terrace with sunken lounge, sun deck and outdoor shower

TYPE C



- Total Building area 360 sq.m
- Internal : 189 sq.m
- External : 171 sq.m
- 4 Bedroom
- 4 Bathroom
- 2 Carpark
- Swimming pool 4 x 12
- Terrace with sunken lounge, sun deck and outdoor shower

PRICE LIST

Plot	Type	Bedroom	Plot sq.m	Useable Area	Internal Area	External Area	CAM Fees	CAM Fees / Year	Asking Price
17	C	4 Bedroom 4 Bathroom 2 Parking	878	429	192	236	17,560	210,720	40,461,500
18	B	3 Bedroom 4 Bathroom 1 Parking	545	325	172	153	10,900	130,800	28,550,000
20	B	3 Bedroom 4 Bathroom 1 Parking	473	325	172	153	9,460	113,520	27,290,000
22	B	3 Bedroom 4 Bathroom 1 Parking	475	325	172	153	9,500	114,000	27,325,000
23	B	3 Bedroom 4 Bathroom 1 Parking	479	325	172	153	9,580	114,960	27,395,000
24	B	3 Bedroom 4 Bathroom 1 Parking	476	325	172	153	9,520	114,240	27,342,500
25	B	3 Bedroom 4 Bathroom 1 Parking	462	322	172	149	9,240	110,880	26,922,000
26	★ B	3 Bedroom 4 Bathroom 1 Parking	469	325	172	153	9,380	112,560	27,220,000
27	C	4 Bedroom 4 Bathroom 2 Parking	697	460	203	256	13,940	167,280	39,107,500
28	★ C	4 Bedroom 4 Bathroom 2 Parking	608	360	189	171	12,160	145,920	31,700,000
30	★ A	3 Bedroom 3 Bathroom 1 Parking	522	288	153	135	10,440	125,280	25,983,000
35	A	3 Bedroom 3 Bathroom 1 Parking	491	297	153	144	9,820	117,840	25,967,000
38	A	3 Bedroom 3 Bathroom 1 Parking	524	297	153	144	10,480	125,760	26,544,500
39	A	3 Bedroom 3 Bathroom 1 Parking	573	297	153	144	11,460	137,520	27,402,000
40	A	3 Bedroom 3 Bathroom 1 Parking	614	339	153	186	12,280	147,360	30,576,500
42	A	3 Bedroom 3 Bathroom 1 Parking	524	288	153	135	10,480	125,760	26,018,000
43	A	3 Bedroom 3 Bathroom 1 Parking	596	288	153	135	11,920	143,040	27,278,000
48	A	3 Bedroom 3 Bathroom 1 Parking	508	296	153	143	10,160	121,920	26,206,000
49	A	3 Bedroom 3 Bathroom 1 Parking	500	296	153	143	10,000	120,000	26,066,000
50	B	3 Bedroom 4 Bathroom 1 Parking	572	325	172	153	11,440	137,280	29,022,500
53	B	3 Bedroom 4 Bathroom 1 Parking	484	325	172	153	9,600	116,160	27,482,500

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 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%