



BOTANICA  
THE VALLEY



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# About Us

The absolutely breathtaking and incomparable 360° panoramic mountain views from each villa are truly stunning. This award-winning villa resonates with the pinnacle of luxury living, exemplifying the signature of BOTANICA Luxury. Enveloped by verdant hills and meticulously landscaped surroundings, this paradise offers convenient access to a vibrant and cosmopolitan community.



# BOTANICA THE VALLEY

## MASTER PLAN



: Ultra Luxury  
13 Villas



: Starts  
880 sq.m.



: Starts  
625 sq.m.

Type A.            1 units  
Type B.            9 units  
Type C.            3 units

ALL Total            14 units





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# TYPE B

## DESIGN



: 4



: 4



: 4.35 x 12.48 m.

## Usable Area

Internal :	292 sq.m.
External :	333 sq.m.
Total :	625 sq.m.



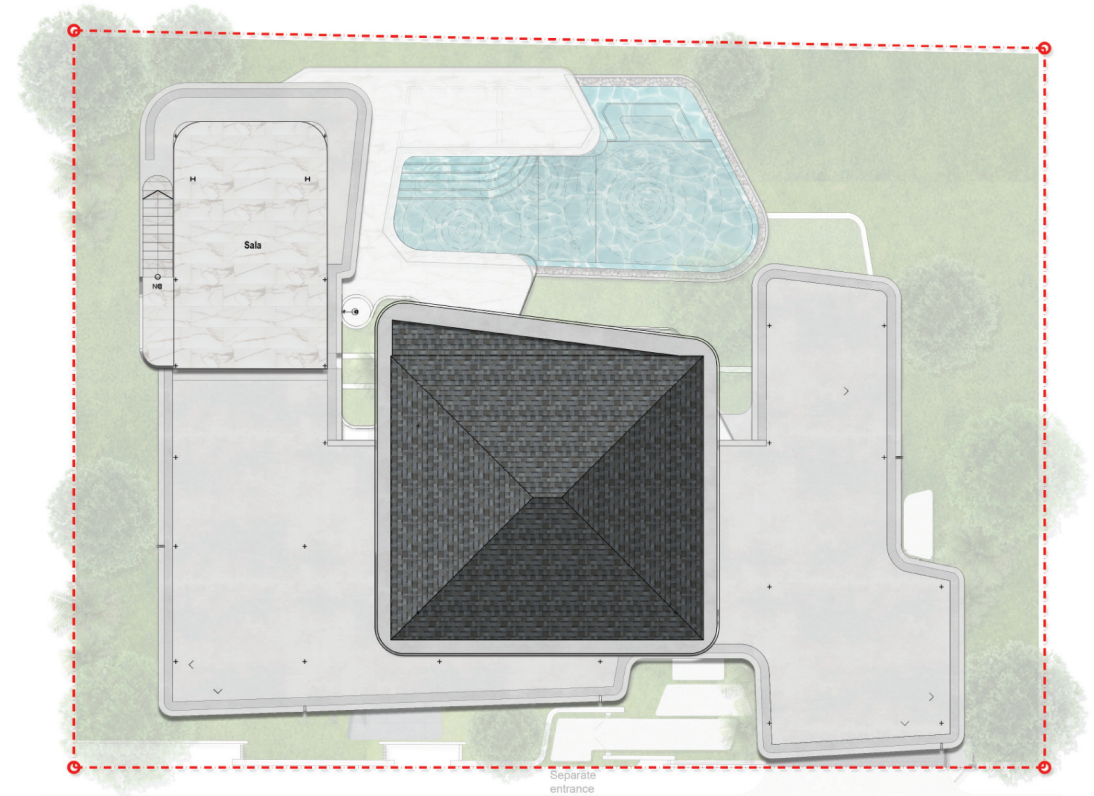
Ground Floor Plan

# TYPE B

DESIGN

## Usable Area

Internal :	282 sq.m.
External :	293 sq.m.
Total :	575 sq.m.



Upper Level Plan

# TYPE C

## DESIGN



: 5



: 8



: 4.88 x 16.38 m.

## Usable Area

Internal : 670.96 sq.m.  
External : 649.34 sq.m.  
Total : 1320.30 sq.m.



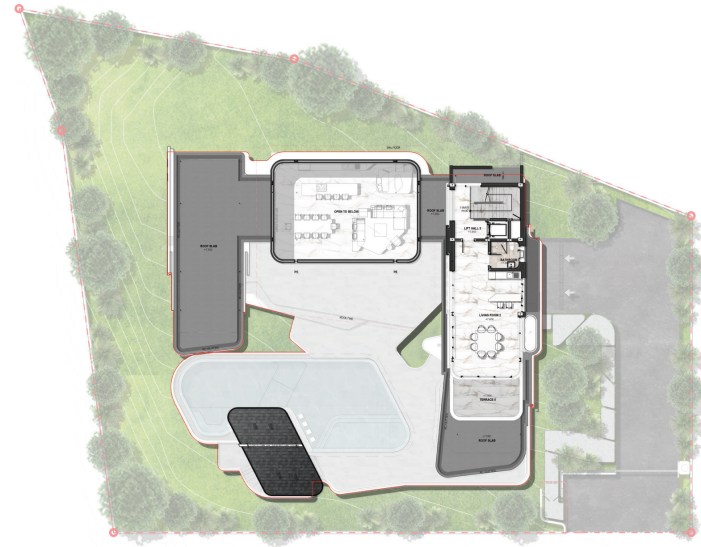
Ground Floor Plan

# TYPE C

DESIGN

## Usable Area

Internal : 670.96 sq.m.  
External : 649.34 sq.m.  
Total : 1320.30 sq.m.



Upper Level Plan



Basement Level 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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# LOCATION

## BOTANICA THE VALLEY

A	Layan Beach	7 min
B	Bangtao Beach	13 min
C	Nai Thon Beach	15 min
D	Surin Beach	25 min
E	Blue Tree Lagoon	20 min
F	Phuket Nature Elephant Reserve	20 min
G	Green Elephant Sanctuary Park	20 min
H	Laguna Golf	10 min
I	Porto De Phuket	12 min
J	Villa Market - Boat Avenue	10 min
K	Robinson Lifestyle	20 min
L	Central Phuket	35 min
M	Thalang Hospital	15 min
N	Bangkok Hospital	40 min
O	Phuket International Airport	25 min



# PRICE LIST The Valley

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)
V1	B	4Beds 4 Baths	858	625	292	333	4.35X12.48	<b>73,780,000</b>
V2	B	4Beds 4 Baths	880	625	292	333	4.35X12.48	<b>74,550,000</b>
V5	B	4Beds 4 Baths	1179	625	291	334	4.35X12.48	<b>85,015,000</b>
V6	B	4Beds 4 Baths	1206	625	295	330	4.35X12.48	<b>85,000,000</b> <b>SOLD</b>
V7	B	4Beds 4 Baths	1105	625	295	330	4.35X12.48	<b>82,000,000</b> <b>SOLD</b>
V8	B	4Beds 4 Baths	1038	625	291	334	4.35X12.48	<b>80,000,000</b> <b>SOLD</b>
V10	B	4Beds 4 Baths	1149	625	291	334	4.35X12.48	<b>83,965,000</b>
V11	C	5Beds 8 Baths	1689	1216	670	649	4.88X16.38	<b>144,235,000</b>
V12	C	5Beds 8 Baths	1900	1264	670	644	4.88X16.38	<b>154,980,000</b>
V13	C	5Beds 8 Baths	2433	1488	670	866	4.88X16.38	<b>189,315,000</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 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.

# ABOUT DEVELOPER



Botanica Luxury Phuket Company Limited

16 Years Experience

In Luxury Pool Villas In Phuket

Attasit Intarachoti

CEO & Founder

Botanica Luxury Phuket Company Limited



**BOTANICA  
LUXURY**

VILLAS



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