

Tonino Lamborghini
OCEAN VALLEY VILLAS
PHUKET



Tonino Lamborghini

UTOPIA
CORPORATION

Unveiling the partnership for the development of the Project

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.



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.





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BOTANICA Ocean Valley Villas

MASTER PLAN



Ultra luxury design
9 Villas



The land size starts
from 1143 - 1818 sqm.



Built-up size starts
from 625 sqm.





Conino Lazzarini
OCEAN VALLEY VILLAS
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TYPE B

DESIGN

Land Plot : 1352 sq.m.



4 Bedrooms



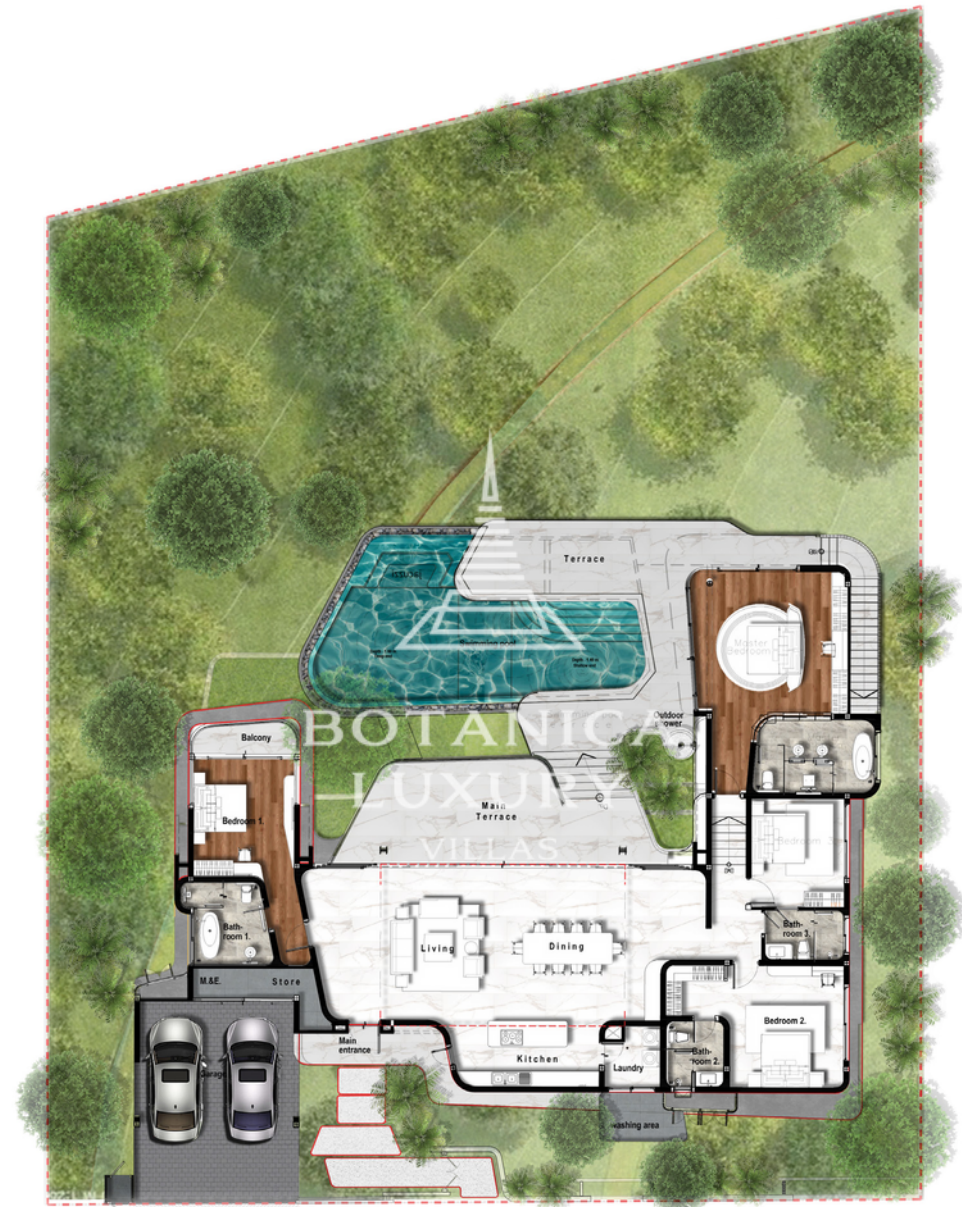
4 Bathrooms



Swimming Pool
4.35 x 12.48 m.

Usable Area

Internal Area : 295 sq.m.
External Area : 330 sq.m.
All Area : 625 sq.m.



Ground Floor Plan

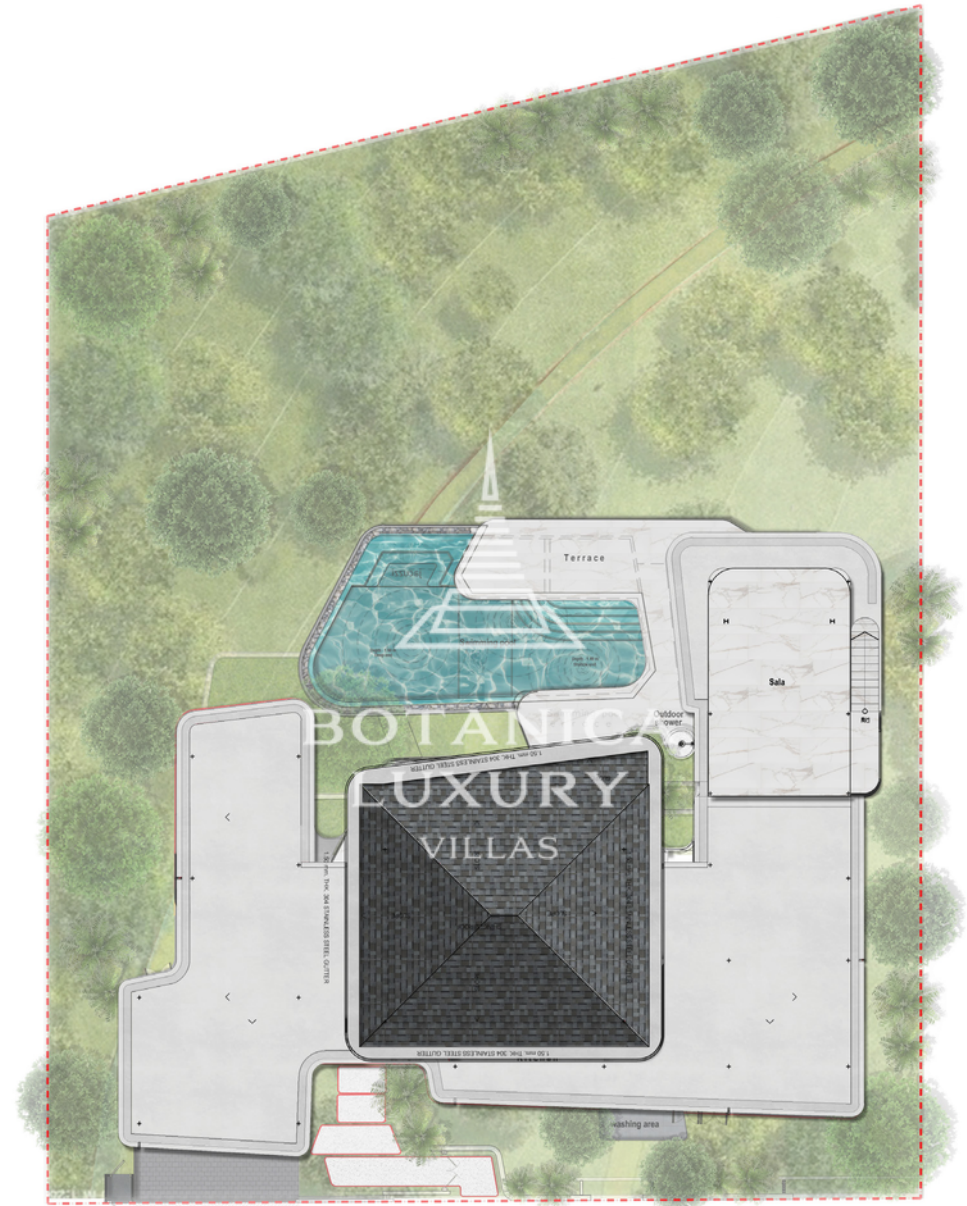
TYPE B

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Land Plot : 1352 sq.m.

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All Area : 625 sq.m.



Upper Level Plan





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TYPE C

DESIGN

Land Plot : 1692 sq.m.



5 Bedrooms



8 Bathrooms



Swimming Pool
4.88 x 16.38 m.

Usable Area

Internal Area : 662 sq.m.
External Area : 679 sq.m.
All Area : 1341 sq.m.



Ground Floor Plan

TYPE C

DESIGN

Land Plot :

1692 sq.m.

Usable Area

Internal Area :

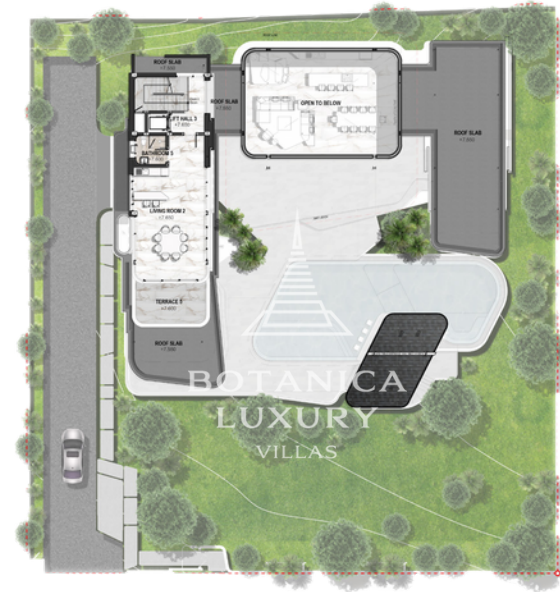
662 sq.m.

External Area :

679 sq.m.

All Area :

1341 sq.m.



Upper Level Plan



Basement Level Plan





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LOCATION

Ocean Valley Villas

A	Ao Por Pier	5 min
B	Pa Klok Viewpoint	5 min
C	Laem Khad	10 min
D	Bang Rong Pier	10 min
E	Supalai Beach Club	3 min
F	Elephant Sanctuary	10 min
G	Mission Hills Golf	14 min
H	Ao Por Viewpoint	10 min
I	Lotus's	25 min
J	Villa Market - Boat Avenue	30 min
K	Robinson Lifestyle	20 min
L	Central Phuket	30 min
M	Thalang Hospital	25 min
N	Phuket International Airport	20 min
O	Phuket Old Town	40 min
P	Bangkok Hospital	40 min



PRICE LIST

Ocean Valley Villas

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	75,369,000
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

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

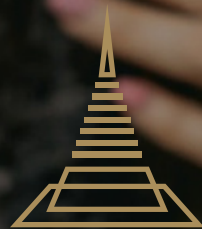
16 Years Experience

In Luxury Pool Villas In Phuket

Attasit Intarachoti


CEO & Founder


Botanica Luxury Phuket Company Limited





**BOTANICA
LUXURY**
VILLAS



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