



BOTANICA
GRAND AVENUE

" Unravelling the Epitome of Luxury Living "
BOTANICA Grand Avenue



BOTANICA
GRAND AVENUE

FOREWORD

Explore the epitome of luxurious living at BOTANICA Grand Avenue, a magnificent addition to the esteemed Botanica Luxury Villas legacy in Phuket. Nestled within the prestigious Laguna area on a vast 284,800 sq.m. canvas, this architectural masterpiece features four distinct designs, each meticulously crafted with world-class materials to redefine indulgence.

Immerse yourself in sophistication and convenience with an array of exceptional amenities. From the serene Grand Lake and urban medical center to fine dining restaurants, fully equipped gym, jogging track, and versatile multi-purpose corners – every detail caters to a well-rounded lifestyle.

BOTANICA Grand Avenue presents a limited collection of exclusive residences, with prices ranging from 67 to 202 million Thai Baht, reflecting the grandeur that awaits within. This mega project epitomizes Botanica Luxury Villas' commitment to unparalleled excellence.

Step into a life beyond ordinary boundaries, where luxury meets legacy, and every moment radiates wonder. BOTANICA Grand Avenue invites you to unlock the unimaginable and embrace the phenomenon. Your luxury lifestyle awaits in this extraordinary realm – a testament to the enduring legacy of Botanica Luxury Villas.



Master Plan

Zone A1

Zone A2

Zone B

Zone C1

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LOCATION

BOTANICA GRAND AVENUE

A:	Layan Beach	5 min
B:	Bangtao Beach	10 min
C:	Naithon Beach	13 min
D:	Surin Beach	15 min
E:	Boat Avenue	10 min
F:	Blue Tree Lagoon	15 min
G:	Laguna Golf	10 min
H:	Blue Canyon Golf	23 min
I:	Porto De Phuket	10 min
J:	Lotus's	14 min
K:	Old Phuket Town	35 min
L:	Central Phuket	35 min
M:	Thalang Hospital	13 min
N:	Robinson Lifestyle	15 min
O:	Phuket International Airport	25 min
P:	Bangkok Hospital	35 min



Botanica Grand Avenue Facilities Design

ONE OF THE BEST FACILITIES IN PHUKET

Botanica Grand Avenue is a luxurious residential development offering extensive amenities. At its center lies a grand central lagoon, providing a serene focal point for residents. The property features spacious jogging paths and natural seating areas that create an atmosphere reminiscent of a vast forest. The residents will get to enjoy the world-class stand gym, fine dining restaurants and café, and the urban wellness center in just a couple of steps' walk from your zoned residences. With large trees, expansive lawns, and ample greenery,

Botanica Grand Avenue fosters a deep connection to nature. Furthermore, it includes spacious tennis courts for sports enthusiasts to participate in. Overall, Botanica Grand Avenue offers a grand experience with ample open spaces and a profound integration with the natural world.



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THE ICONIC

Welcome to 'The Iconic' at Botanica Grand Avenue – Where Modern Grandeur Meets Everyday Indulgence

Step into The Iconic — the crown jewel of Botanica Grand Avenue and the epitome of refined living. More than just a central landmark, The Iconic is a lifestyle destination that redefines the meaning of luxury in everyday life. Designed to impress, this architectural centerpiece is not only the largest but also the most dynamic, offering a seamless fusion of style, convenience, and upscale sophistication.

Explore a curated selection of world-class experiences, where modern shopping avenues, gourmet fine dining, elegant cafés, and tranquil lounges harmoniously coexist. Whether you're savoring culinary artistry in the Fine Dining zone, relaxing at the stylish Lounge + Office area, or unwinding in the serene ambiance of our Wellness Spa & Treatment center, every corner of The Iconic has been crafted to elevate your lifestyle.

For those who value health and vitality, The Iconic boasts an advanced Fitness Area with a dedicated Classes Area designed for group sessions, personal training, and holistic wellness programs. Test your skills or unwind in the immersive Golf Simulator Area, offering precision play and entertainment in a private, tech-driven setting.

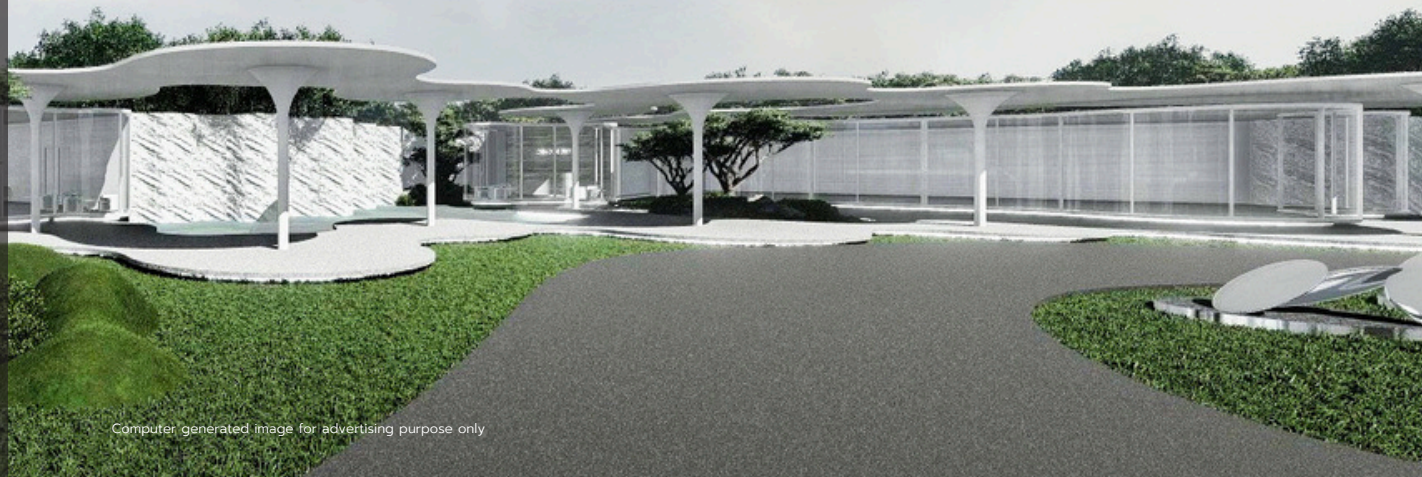
Ease of access is reimagined with our cutting-edge passenger Drop-off Points, while the Restroom Area combines thoughtful design and luxurious comfort for all visitors.

From everyday essentials to exclusive experiences, The Iconic invites you to be part of something greater – a vibrant hub that brings together indulgence, innovation, and community. Join us in redefining contemporary elegance and become a part of a space where extraordinary living is simply the standard.



All Area

- | | |
|-------------------------|-------------------|
| A: Fine Dining Area | E: Classes Area |
| B: Reception and Lounge | F: Golf Simulator |
| C: Wellness Spa | G: Tennis Court |
| D: Fitness Area | H: Terrace |





Botanica Grand Avenue



Total Project



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MASTER PLAN



Common Area

Total Project Area :	285,017.00 sq.m.
Driving Area :	10,421.00 sq.m.
Driving Area & Footpath :	14,368.00 sq.m.
Garden Area :	5,938.00 sq.m.

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Zone A1







Units Total
42 Villas



The land size starts
from 720.00 - 2,080.90 sq.m.



Built-up size starts
from 435 sq.m.

-  **TYPE GF**
4 Bedrooms - 5 Bathrooms
-  **TYPE GFA**
4 Bedrooms - 5 Bathrooms
-  **TYPE GFB**
5 Bedrooms - 7 Bathrooms - 1 Family room
-  **TYPE GFC**
5 Bedrooms - 8 Bathrooms - Leisure Area
-  **TYPE GFD**
5 Bedrooms - 7 Bathrooms - 1 Home Theater

Common Area

Total Project Area :	74,994.38 sq.m.
Driving Area :	7,850.00 sq.m.
Driving Area & Footpath :	4,161.00 sq.m.
Garden Area :	9,770.51 sq.m.



TYPE GF

Modern Luxury Design

Land Plot : 750.00 sq.m.

Ground Floor Plan

Garage	38.75 sq.m.
Laundry	5.55 sq.m.
Pump Room	6.20 sq.m.
Storage - M&E Room	3.30 sq.m.
Living, Dining, Kitchen	75.45 sq.m.
Master Bedroom	35.00 sq.m.
Master Bathroom	12.60 sq.m.
Bedroom 1	27.00 sq.m.
Bathroom 1	5.75 sq.m.
Bedroom 2	16.70 sq.m.
Bathroom 2	6.30 sq.m.
Bedroom 3	17.15 sq.m.
Bathroom 3	5.50 sq.m.
Guest's Toilet 1	3.25 sq.m.
Main Terrace, Plant Box	40.70 sq.m.
Walkway	
Main Entrance	27.30 sq.m.
Sala, Sun Deck	4.80 sq.m.
Outdoor Shower	42.65 sq.m.
Swimming Pool	1.70 sq.m.
3.50 X 10.80 M.	54.30 sq.m.
Washing Area	4.85 sq.m.
Gabage Area	1.00 sq.m.

Usable Area

Covered Area :	258.50 sq.m.
External Area :	177.30 sq.m.
Total :	435.80 sq.m.



Ground Floor Plan

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TYPE GFA

Modern Luxury Design

Land Plot : 990 sq.m.

Ground Floor Plan

Garag	57.60 sq.m.
Laundry	12.15 sq.m.
Pump Room	4.56 sq.m.
M&E Room	4.00 sq.m.
Storage - Gabage Room	6.34 sq.m.
Living, Dining, Kitchen	97.20 sq.m.
Master Bedroom	53.95 sq.m.
Master Bathroom	22.20 sq.m.
Bedroom 1	24.95 sq.m.
Bathroom 1	6.30 sq.m.
Bedroom 2	20.00 sq.m.
Bathroom 2	6.00 sq.m.
Bedroom 3	19.65 sq.m.
Bathroom 3	5.20 sq.m.
Guest's Toilet 1	3.25 sq.m.
Main Terrace, Plant Box	55.15 sq.m.
Walkway	42.15 sq.m.
Main Entrance	5.65 sq.m.
Sala, Sun Deck	57.95 sq.m.
Outdoor Shower 1	3.50 sq.m.
Outdoor Shower 2	2.35 sq.m.
Swimming Pool	83.85 sq.m.
3.50 X 10.80 M.	
Washing Area	6.20 sq.m.
Toilet2	4.65 sq.m.
Plant Box	2.20 sq.m.

Usable Area

Covered Area :	343.35 sq.m.
External Area :	263.65 sq.m.
Total :	607.00 sq.m.



Ground Floor Plan

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Botanica Grand Avenue : Zone A1



GRAND Modern Luxury Design

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TYPE GFB

Modern Luxury Design

Land Plot : 1,321.50 sq.m.

Ground Floor Plan

Garage	54.80 sq.m.
Laundry	7.55 sq.m.
Pump Room	4.50 sq.m.
Storage, Gabage, M&E	9.50 sq.m.
Maid's Bedroom	8.95 sq.m.
Maid's Toilet	3.10 sq.m.
Thai Kitchen	15.75 sq.m.
Living, Dining, Kitchen	99.40 sq.m.
Master Bedroom	53.30 sq.m.
Master Bathroom	22.20 sq.m.
Master Bedroom 2	53.60 sq.m.
Master Bathroom 2	6.75 sq.m.
Bedroom 1	20.45 sq.m.
Bathroom 1	5.75 sq.m.
Bedroom 2	24.80 sq.m.
Bathroom 2	5.80 sq.m.
Bedroom 3	21.20 sq.m.
Bathroom 3	5.50 sq.m.
Guest's Toilet 1	4.90 sq.m.
Toilet 2	4.95 sq.m.
Sunken Lounge	12.65 sq.m.
Sala, Sun Deck	80.10 sq.m.
Outdoor Shower 1	4.50 sq.m.
Outdoor Shower 2	2.10 sq.m.
Swimming Pool	101.30 sq.m.
4.70 × 15.00 M.	
Washing Area	10.50 sq.m.
Plant Box Walkway	4.90 sq.m.
Terrace & Utilities	157.70 sq.m.

Usable Area

Covered Area :	466.40 sq.m.
External Area :	340.10 sq.m.
Total :	806.50 sq.m.



Ground Floor Plan

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GRAND MODERN *Zen*

A New Standard of Refined Living by BOTANICA Luxury Villas

Introducing Grand Modern Zen, the latest limited-edition collection by BOTANICA Luxury Villas, designed exclusively for BOTANICA Grand Avenue. With only five private villas, this concept reimagines luxury through the lens of Modern Zen design, where architecture gracefully embraces nature.

Each villa is thoughtfully arranged around a central pool and garden, with dual terraces inspired by Shinden Zukuri, reflecting timeless harmony and openness. The distinctive circular wave-like lighting on the ceiling echoes the raked patterns of Zen gardens, adding a serene, artistic touch.

Grand Modern Zen is more than a residence – it's a calm retreat, where minimalist elegance and spiritual balance come together in perfect form.

TYPE: GFC - Grand Modern Zen Design

TYPE GFC

GRAND Modern Zen Design

Land Plot : 1,657.60 sq.m.

Ground Floor Plan

Garage	52.20 sq.m.
Storage, M&E, Grabage	7.45 sq.m.
Living, Dinning, Kitchen	100.45 sq.m.
Leisure Area	103.45 sq.m.
Laundry Room	15.85 sq.m.
Thai Kitchen, Storage	23.75 sq.m.
Master Bedroom	56.90 sq.m.
Master Bathroom	18.95 sq.m.
Onsen	27.90 sq.m.
Bedroom 2	45.00 sq.m.
Bathroom 2	15.90 sq.m.
Bedroom 3	24.00 sq.m.
Bathroom 3	6.35 sq.m.
Bedroom 4	23.20 sq.m.
Bathroom 4	6.60 sq.m.
Bedroom 5	22.90 sq.m.
Bathroom 5	6.50 sq.m.
Powder Room	7.15 sq.m.
Toilet	4.60 sq.m.
Maid Bedroom	16.60 sq.m.
Maid Bathroom	5.30 sq.m.
Wine Cellar	14.90 sq.m.
Bathroom 6	7.85 sq.m.
Pump Room	8.80 sq.m.
Swimming Pool 5.30 x 16.20 M.	103.00 sq.m.
Outdoor Shower	1.85 sq.m.
Walkway, Terrace & Utilities	325.90 sq.m.

Usable Area

Covered Area :	692.45 sq.m.
External Area :	360.85 sq.m.
Total :	1,053.30 sq.m.



Ground Floor Plan

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Botanica Grand Avenue : Zone A1



TYPE: GFD - Grand Modern Luxury Design

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TYPE GFD

GRAND Modern Luxury Design

Land Plot : 1,800.00 sq.m.

Ground Floor Plan

Garage	72.40 sq.m.	Master Bedroom	30.20 sq.m.
Living, Dining, Kitchen 1	166.50 sq.m.	Master Bathroom	33.30 sq.m.
Bedroom 1	52.15 sq.m.	Walk-in Closet Master	42.40 sq.m.
Bathroom Bedroom 1	27.15 sq.m.	Balcony 1	18.60 sq.m.
Walk-In Closet 1	15.45 sq.m.	Comidor	103.85 sq.m.
Terrace 1 Bedroom 1	10.05 sq.m.	Bedroom 3	44.70 sq.m.
Terrace 2 Bathroom 1	7.85 sq.m.	Bathroom Bedroom 3	13.15 sq.m.
Bedroom 2	20.50 sq.m.	Balcony 2	17.50 sq.m.
Bathroom 2	10.80 sq.m.	Bedroom 4	33.50 sq.m.
Walk-In Closet 2	9.70 sq.m.	Bathroom Bedroom 4	7.50 sq.m.
Maid Room	12.05 sq.m.	Bathroom 5	8.80 sq.m.
Kitchen 1	20.50 sq.m.	Balcony 3	9.05 sq.m.
Laundry Room	6.00 sq.m.	Balcony 4	7.30 sq.m.
Guest's Toilet 1	5.70 sq.m.	Home Theater	44.70 sq.m.
Bathroom 6	3.90 sq.m.	Storage - M&E room	8.90 sq.m.
Living, Dining, Kitchen 2	83.50 sq.m.		
Toilet 2	10.25 sq.m.		
Pond 1	84.25 sq.m.		
Sunken	24.40 sq.m.		
Pond 2	75.15 sq.m.		
Outdoor Shower	2.90 sq.m.		
Pump Room	2.30 sq.m.		
Swimming Pool 5.30 x 16.20 M.	127.00 sq.m.		
Deck	44.25 sq.m.		
M&E Room	21.70 sq.m.		
Grabage Room	2.00 sq.m.		
Plant Box	18.50 sq.m.		
Condensing Unit Area	5.35 sq.m.		
Walkway & Terrace	350.05 sq.m.		

Usable Area

Covered Area :	957.90 sq.m.
External Area :	757.85 sq.m.
Total :	1,715.75 sq.m.



Upper Level Plan



Ground Floor Plan

Botanica Grand Avenue

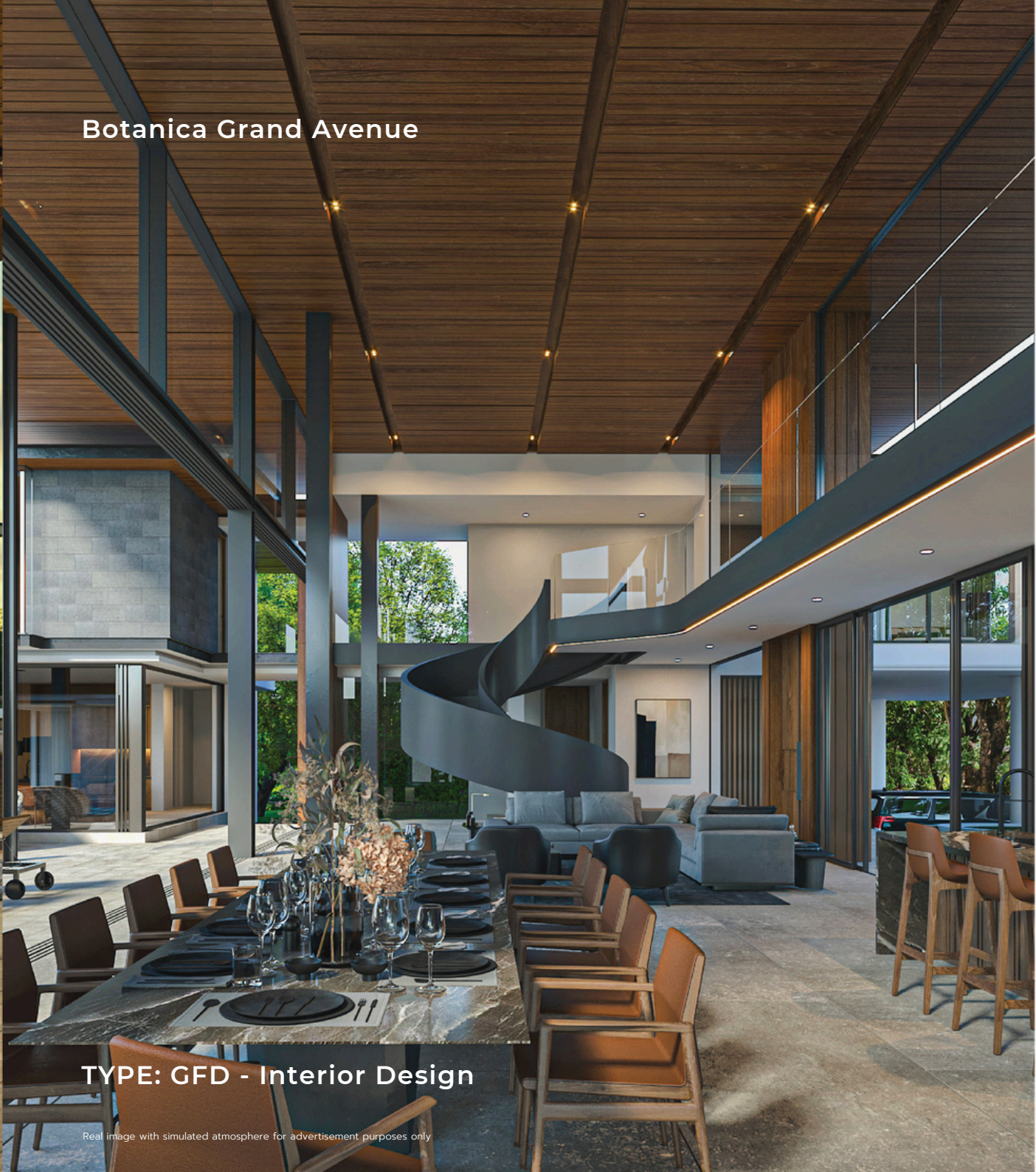


TYPE: GFD - Interior Design

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Botanica Grand Avenue



TYPE: GFD - Interior Design

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Botanica Grand Avenue : Zone A2



Tropical Balinese Design

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GRAND AVENUE

Zone A2



Units Total
30 Villas



The land size starts
from 526.50 - 952.48 sq.m.



Built-up size starts
from 381.00 sq.m.

- TYPE A**
3 Bedrooms - 3 Bathrooms
- TYPE B**
3 Bedrooms - 3 Bathrooms
- TYPE C**
4 Bedrooms - 6 Bathrooms

Common Area

Total Project Area :	25,948.20 sq.m.
Driving Area :	3,243.40 sq.m.
Driving Area & Footpath :	1,726.01 sq.m.
Garden Area :	2,353.45 sq.m.



TYPE A

Tropical Balinese Design

Land Plot : 524.55 sq.m.

Ground Floor Plan

Living, Dining, Kitchen	60.97 sq.m.
Hallway	5.88 sq.m.
Laundry	8.25 sq.m.
Guest Bathroom	6.47 sq.m.
Master Bedroom	31.52 sq.m.
Master Bathroom	12.74 sq.m.
Bedroom 1	20.07 sq.m.
Bathroom 1	5.59 sq.m.
Bedroom 2	16.77 sq.m.
M&E And Storage	5.88 sq.m.
Pump Room	4.48 sq.m.
Separate Entrance	3.52 sq.m.
Main Entrance	8.23 sq.m.
Main Terrace	22.08 sq.m.
Parking	41.48 sq.m.
Walkway	17.18 sq.m.
Terrace Master Bedroom	17.52 sq.m.
Terrace Bedroom 2	4.30 sq.m.
Sun Deck	12.76 sq.m.
Outdoor Shower	1.69 sq.m.
Swimming Pool	47.13 sq.m.
4.00 x 10.00 M.	
Washing Area	7.99 sq.m.

Usable Area

Covered Area :	178.62 sq.m.
External Area :	183.88 sq.m.
Total :	362.50 sq.m.



Ground Floor Plan

TYPE C

Tropical Balinese Design

Land Plot : 902.90 sq.m.

Ground Floor Plan

Foyer	15.50 sq.m.
Living, Dining, Kitchen	69.09 sq.m.
Laundry	10.58 sq.m.
Guest's Toilet	3.93 sq.m.
Master Bedroom	47.31 sq.m.
Master Bathroom	16.53 sq.m.
Bedroom 1	23.48 sq.m.
Bathroom 1	7.07 sq.m.
Bedroom 2	18.48 sq.m.
Bathroom 2	6.22 sq.m.
Bedroom 3	18.14 sq.m.
Bathroom 3	5.65 sq.m.
Toilet 2	4.07 sq.m.
Pump Room	5.18 sq.m.
M&E and Storage	9.15 sq.m.
Separate Entrance	3.30 sq.m.
Main Entrance	9.07 sq.m.
Main Terrace	30.88 sq.m.
Terrace	25.98 sq.m.
Garage	44.12 sq.m.
Walkway	15.95 sq.m.
Outdoor Shower	1.69 sq.m.
Sala	37.28 sq.m.
Swimming Pool	73.69 sq.m.
4.00 × 13.00 M.	
Washing Area	5.29 sq.m.

Usable Area

Covered Area :	260.38 sq.m.
External Area :	247.25 sq.m.
Total :	507.63 sq.m.



Ground Floor Plan

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Botanica Grand Avenue : Zone A2



Tropical Balinese Design

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Botanica Grand Avenue : Zone B



TYPE: SB - SIGNATURE Tropical Balinese Design

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Zone B



Units Total
12 Villas



The land size starts
from 590.17 - 2,151.77 sqm.



Built-up size starts
from 412.50 sq.m.

TYPE GF
4 Bedrooms - 5 Bathrooms

TYPE SA
4 Bedrooms - 5 Bathrooms

TYPE SB
4 Bedrooms - 6 Bathrooms

TYPE SC
5 Bedrooms - 8 Bathrooms - 1 Family room

Common Area

Total Project Area :	17,118.84 sq.m.
Driving Area :	1,499.90 sq.m.
Driving Area & Footpath :	829.00 sq.m.
Garden Area :	1,180.97 sq.m.

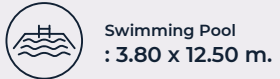
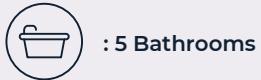


TYPE SA

SIGNATURE Tropical Balinese

Land Plot : 862.99 sq.m.

Ground Floor Plan



Usable Area

Covered Area : 259.32 sq.m.

External Area : 257.18 sq.m.

Total : 516.50 sq.m.

Ground Floor Plan

TYPE SB

SIGNATURE Tropical Balinese

Land Plot : 965.09 sq.m.

Ground Floor Plan



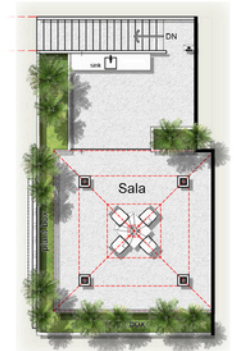
: 4 Bedrooms



: 6 Bathrooms



Swimming Pool
: 4.80 x 15.00 m.



Usable Area

Covered Area : 277.01 sq.m.

External Area : 362.99 sq.m.

Total : 640.00 sq.m.

Ground Floor Plan

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TYPE SC

SIGNATURE Tropical Balinese

Land Plot : 1,597.46 sq.m.

Ground Floor Plan



: 5 Bedrooms



: 8 Bathrooms



Swimming Pool
: 4.80 x 18.03 m.



Kid's Pool
: 2.75 x 7.13 m.



: 1 Family Room



: 1 Maid's Quarter

Usable Area

Covered Area : 384.31 sq.m.

External Area : 500.45 sq.m.

Total : 884.76 sq.m.



Ground Floor Plan

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Botanica Grand Avenue : Zone B



SIGNATURE Tropical Balinese Design

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Botanica Grand Avenue : Zone C1



Modern Elegance Design

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BOTANICA
GRAND AVENUE

Zone C1



Units Total
43 Villas



The land size starts
from 459.00 - 1,150.00 sqm.



Built-up size starts
from 406.95 sq.m.

TYPE C1A
4 Bedrooms - 5 Bathrooms



Common Area

Total Project Area :	31,058.50 sq.m.
Driving Area :	3,994.35 sq.m.
Driving Area & Footpath :	1,012.55 sq.m.
Garden Area :	2,282.80 sq.m.



TYPE C1A

Modern Elegance Design

Land Plot : 459.00 sq.m.

Ground Floor Plan

Garage	37.20 sq.m.	Master Bedroom	33.90 sq.m.
Storage	3.80 sq.m.	Master Bathroom	17.50 sq.m.
Laundry Room	4.15 sq.m.	Walk-In Closet Master	11.10 sq.m.
Washing Area	6.15 sq.m.	Terrace 1	8.60 sq.m.
Guest's Toilet 1.	3.60 sq.m.	Corridor	31.20 sq.m.
Stairs	15.10 sq.m.	Bedroom 2	23.35 sq.m.
Living, Dinning, Kitchen	67.50 sq.m.	Bathroom Bedroom 2	8.25 sq.m.
Bedroom 4	34.00 sq.m.	Terrace 2	11.15 sq.m.
Bathroom 4	7.10 sq.m.	Bedroom 3	20.40 sq.m.
Pump Room	7.60 sq.m.	Bathroom Bedroom 3	5.65 sq.m.
Outdoor Shower	2.00 sq.m.		
Entrance Terrace	6.60 sq.m.		
Walkway	32.30 sq.m.		
Swimming Pool 3.80 × 12.20 M.	50.70 sq.m.		
Sun Deck	11.35 sq.m.		
Terrace	23.05 sq.m.		
Pavilion	31.20 sq.m.		

Usable Area

Covered Area :	357.30 sq.m.
External Area :	157.20 sq.m.
Total :	514.50 sq.m.



Ground Floor Plan



Upper Level Plan

Botanica Grand Avenue : Zone D



Tropical Balinese Design

Real image with simulated atmosphere for advertisement purposes only



Zone D : BOTANICA PRESTIGE





Units Total
7 Villas



The land size starts
from 601 - 830 sqm.



Built-up size starts
from 373 sqm.

-  TYPE C
4 Bedrooms - 5 Bathrooms
-  TYPE C.1
3 Bedrooms - 5 Bathrooms



Common Area

Total Project Area : 5,932.40 sq.m.




TYPE C


Tropical Balinese Design

Land Plot : 601 sq.m.

Ground Floor Plan

 : 4 Bedrooms

 : 5 Bathrooms

 Swimming Pool
: 11.50 x 3.50 m.



Usable Area

Covered Area : 235 sq.m.
External Area : 184 sq.m.
Total : 419 sq.m.

Ground Floor Plan

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INNOVATION & SUSTAINABILITY

Dedicated to environmental preservation, we have integrated solar cells to curtail energy consumption, adorned the surroundings with trees for a picturesque and invigorating ambiance, and initiated a Zero Waste Management program to champion eco-friendly waste practices. The EV charger is an option for all residents, and public EV chargers are equipped among the project.



In the spirit of innovation, Botanica Grand Avenue proudly features EV Chargers, championing electric vehicles and contributing to sustainable mobility. The infusion of AI technology into our home systems elevates security measures to unprecedented



To guarantee a constant supply of fresh air and superior air quality, we have introduced the "Fresh Oxygen Hub," lush sanctuaries teeming with trees and plants nestled within the community.

Furthermore, our project boasts a state-of-the-art water supply system to ensure the efficient and sustainable distribution of water.

Strategically designed large windows flood living spaces with ample natural light, creating a vibrant and airy atmosphere during daylight hours.

These meticulously crafted features collectively position Botanica Grand Avenue as a trailblazing project, presenting residents with a living environment that seamlessly integrates security, sustainability, and comfort, aligning perfectly with the expectations of a modern lifestyle



RECYCLE & CARBON NEUTRALITY

BOTANICA Grand Avenue project promotes sustainability through a color-coded recycling system, making waste disposal more efficient. We collaborate with residents and staff to reduce plastic use and encourage recycling, minimizing environmental impact while raising awareness of resource conservation.

A key feature is the Low Carbon system, which optimizes energy use with advanced technology, reduces plastics, and incorporates renewable energy sources for a greener living environment. These sustainable practices support long-term environmental and social responsibility.



SECURITY

Botanica Grand Avenue is a visionary endeavor that places paramount importance on safety, sustainability, and innovation, surpassing conventional norms to craft an extraordinary living experience.

When it comes to safety and security, our project ensures an uninterrupted 24/7 secure atmosphere with state-of-the-art surveillance systems, including extensive CCTV coverage monitored and maintained through the local police station, a face-scanning system for project entry, key card access, and advanced Digital Door Locks. Additionally, police officers conduct regular patrols throughout the project 24/7, further enhancing the safety and peace of mind for all residents.



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 Payment	2%
2nd	Contract Signing Payment	28%
3rd	Finished Foundation Posts	20%
4th	Finished Concrete Structure and Roof Structure	15%
5th	Finished Wall	15%
6th	Finished Floor Finishing, Paint, Windows, and Door Frames	10%
7th	Built-in Furniture, Kitchen, and Villa Handover	10%

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 30 THB / sqm. including 24-hour security, garbage collection common electricity, common area landscaping.

ABOUT DEVELOPER



Botanica Luxury Phuket Company Limited

20 Years Experience

In Luxury Pool Villas In Phuket

Attasit Intarachoti

CEO & Founder

Botanica Luxury Phuket Company Limited



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**BOTANICA
LUXURY**
VILLAS



📍 199/9 Moo.4 Thepkasattri, Thalang, Phuket, Thailand 83110 📞 +66 (0)9 8394 7097 (Sales Office)
✉️ info@botanicalluxuryvilla.com 🖱️ www.botanicalluxuryvilla.com

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