



BOTANICA
CHALONG BAY



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ABOUT US

Botanica Luxury Villas exemplifies luxury and excellence within Phuket's real estate market, backed by nearly two decades of unmatched expertise. With a portfolio comprising over 27 prestigious projects, both in Phuket and internationally, we continuously redefine the benchmarks of high-end living. Our distinctive and innovative architectural designs reflect an unwavering commitment to quality, establishing us as the foremost choice for discerning buyers and astute investors.

CHALONG BAY

Chalong Bay is a scenic coastal area in the southern part of Phuket, Thailand, known for its vibrant marina and laid-back atmosphere. It serves as a popular gateway for island-hopping tours, with boats departing to nearby destinations like Coral Island and Racha Island. Chalong Pier, the area's main jetty, is bustling with activity, especially in the mornings and evenings, as tourists embark on diving or snorkeling trips.

The bay is also home to the Chalong Bay Rum Distillery, which produces artisanal rum from local sugarcane. Visitors can tour the distillery, enjoy tastings, and dine at their open-air restaurant. Additionally, Chalong is close to major landmarks, such as Wat Chalong, one of Phuket's most revered temples, and the iconic Big Buddha statue, which offers panoramic views of the island.

Chalong Bay offers a mix of experiences, from relaxing seafood restaurants along the water to cultural attractions and adventure tours, making it a versatile destination for travelers



LOCATION

BOTANICA CHALONG BAY

A : JW Marriott Chalong Bay	5 min
B : Ruamrudee International School	9 min
C : Robinson Lifestyle Chalong	14 min
D : Soi Ta-iad	15 min
E : Berda Claude International School	18 min
F : Villa Market Chalong	23 min
G : Chalong Pier	25 min
H : Kinderville Nova International School	25 min
I : Phuket Deep Sea Port	13 min
J : Lotus's Chalong	20 min
K : Makro Chalong	30 min
L : Big Buddha Phuket	30 min
M : Central Phuket Shopping Mall	40 min
N : Bangkok Hospital	40 min
O : Old Town Phuket	45 min
P : Phuket International Airport	55 min



MASTER PLAN



Modern Luxury Design
 Phase 1 : 13 Villas
 Phase 2 : 15 Villas
 Total : 28 Villas



The land size starts
 from 468 – 1,266 sq.m.



Usable Area starts
 from 431 – 690 sq.m.



Common Area

Total Project Area : 24,038 sq.m.
 Driving Area : 2,932 sq.m.
 Driving Area & Footpath : 4,164 sq.m.
 Garden Area : 790 sq.m.

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TYPE A

Plot : 540 sq.m.

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Usable Area

Covered area : 275 sq.m.
 External area : 105 sq.m.
 Total : 380 sq.m.



TYPE B

Plot : 699 sq.m.

Modern Luxury

Usable Area

Covered area : 313 sq.m.
 External area : 112 sq.m.
 Total : 425 sq.m.



Ground Floor Plan

- | | | |
|--------------------|-----------------------|---------------------------------------|
| 1 : Main Entrance | 9 : Master Bathroom | 16 : Sala |
| 2 : Garage | 10 : Bathroom 2 | 17 : Sun Deck |
| 3 : Store ,M.&E. | 11 : Guest's Bathroom | 18 : Swimming Pool
10.00 x 3.50 m. |
| 4 : Kitchen | 12 : Laundry room | 19 : Sala |
| 5 : Living ,Dining | 13 : Washing Area | 20 : Sun Deck |
| 6 : Master Bedroom | 14 : Main Terrace | 21 : Outdoor Shower |
| 7 : Bedroom 2 | 15 : Swimming Pool | 22 : Pump room |
| 8 : Bedroom 3 | 9.50 x 3.50 m. | |

Ground Floor Plan

- | | | |
|--------------------|-----------------------|---------------------|
| 1 : Main Entrance | 9 : Bedroom 4 | 17 : Main Terrace |
| 2 : Garage | 10 : Master Bathroom | 18 : Swimming Pool |
| 3 : Store ,M.&E. | 11 : Bathroom 2 | 10.00 x 3.50 m. |
| 4 : Kitchen | 12 : Bathroom 3 | 19 : Sala |
| 5 : Living ,Dining | 13 : Guest's Bathroom | 20 : Sun Deck |
| 6 : Master Bedroom | 14 : Laundry room | 21 : Outdoor Shower |
| 7 : Bedroom 2 | 15 : Washing Area | 22 : Pump room |
| 8 : Bedroom 3 | 16 : Sunken Lounge | |



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TYPE C

Plot : 1028 sq.m.

Modern Luxury

Usable Area

Covered area : 432 sq.m.
 External area : 183 sq.m.
 Total : 615 sq.m.



Ground Floor Plan

- | | | |
|--------------------|----------------------|---------------------------------------|
| 1 : Main Entrance | 10 : Bedroom 4 | 19 : Main Terrace |
| 2 : Garage | 11 : Master Bathroom | 20 : Swimming Pool
13.00 x 4.00 m. |
| 3 : Store ,M.&E. | 12 : Bathroom 2 | 21 : Sala |
| 4 : Kitchen | 13 : Bathroom 3 | 22 : Toilet 6 |
| 5 : Living ,Dining | 14 : Bathroom 4 | 23 : Sun Deck |
| 6 : Thai Kitchen | 15 : Guest's Toilet | 24 : Outdoor Shower 1 |
| 7 : Master Bedroom | 16 : Laundry room | 25 : Outdoor Shower 2 |
| 8 : Bedroom 2 | 17 : Washing Area | 26 : Pump room |
| 9 : Bedroom 3 | 18 : Sunken Lounge | |

TYPE D

Plot : 1065 sq.m.

Modern Luxury

Usable Area

Covered area : - sq.m.
 External area : - sq.m.
 Total : 690 sq.m.



Ground Floor Plan

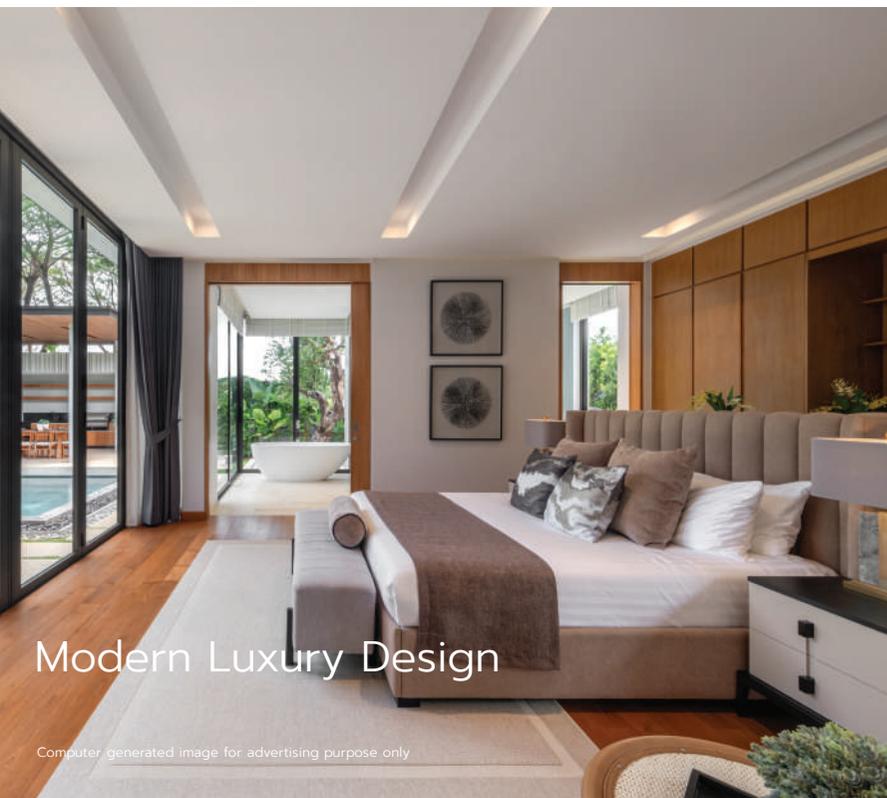
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|--------------------|----------------------|---------------------------------------|
| 1 : Main Entrance | 10 : Bedroom 3 | 19 : Sunken Lounge |
| 2 : Garage | 11 : Maidroom | 20 : Main Terrace |
| 3 : Store ,M.&E. | 12 : Master Bathroom | 21 : Swimming Pool
13.00 x 4.00 m. |
| 4 : Kitchen | 13 : Bathroom 1 | 22 : Sala |
| 5 : Living ,Dining | 14 : Bathroom 2 | 23 : Toilet 6 |
| 6 : Thai Kitchen | 15 : Bathroom 3 | 24 : Sun Deck |
| 7 : Master Bedroom | 16 : Family room | 25 : Outdoor Shower |
| 8 : Bedroom 1 | 17 : Laundry room | 26 : Pump room |
| 9 : Bedroom 2 | 18 : Washing Area | |



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TYPE E

Plot : 468 sq.m.

Modern Luxury

Usable Area

Covered area : 234 sq.m.
 External area : 197 sq.m.
 Total : 431 sq.m.



Ground Floor Plan

- | | | |
|--------------------|---------------------|--------------------------------------|
| 1 : Main Entrance | 7 : Walk-in Closet | 13 : Main Terrace |
| 2 : Garage | 8 : Master Bathroom | 14 : Swimming Pool
9,50 x 3,50 m. |
| 3 : Store ,M.&E. | 9 : Toilet | 15 : Outdoor Shower |
| 4 : Kitchen | 10 : Laundry room | 16 : Sala |
| 5 : Living ,Dining | 11 : Washing Area | |
| 6 : Master Bedroom | 12 : Sunken Lounge | |

2nd Floor Plan

- | | |
|----------------|-------------------|
| 1 : Bedroom 1 | 5 : Bathroom 2 |
| 2 : Bedroom 2 | 6 : Kids Bathroom |
| 3 : Kidsroom | 7 : Terrace 1 |
| 4 : Bathroom 1 | 8 : Terrace 2 |

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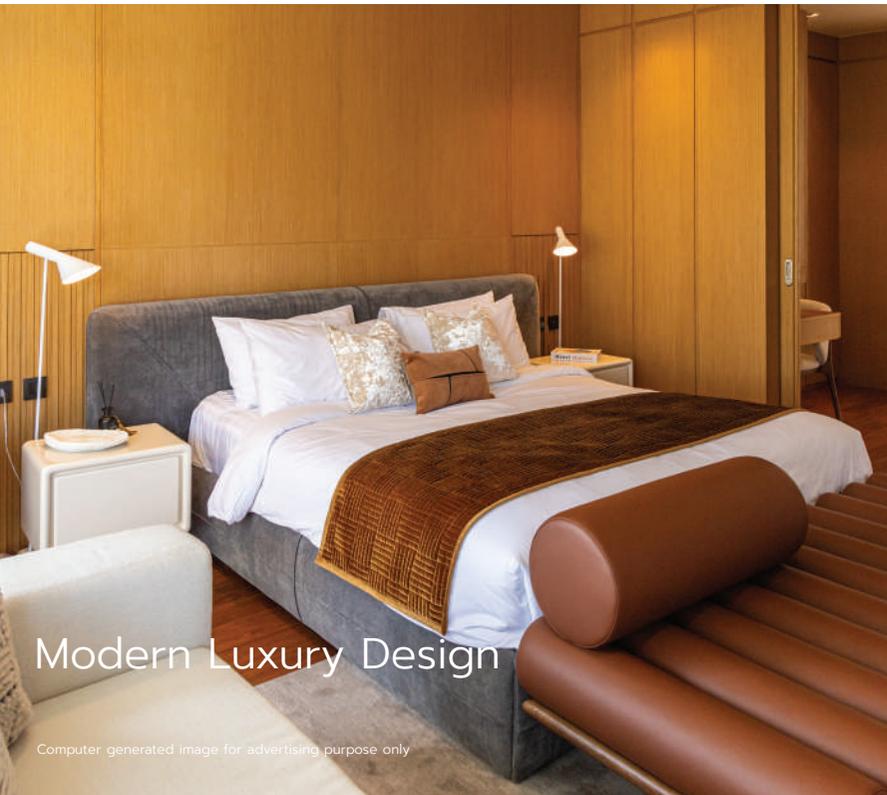


Architectural Design

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PRE-LAUNCH PRICE LIST

No.	Type	Number Bedroom	Land (Sq.M)	Land (Sq.W)	Liveable Area (Sq.M)	Selling Price (THB)
CB-01	E	4 Beds 5 Baths	517.66	33,802.62	430.90	43,881,000.00
CB-02	E	4 Beds 5 Baths	468.00	25,038.98	430.90	37,639,000.00
CB-03	E	4 Beds 5 Baths	468.00	25,038.98	430.90	37,639,000.00
CB-04	E	4 Beds 5 Baths	516.00	33,802.62	430.90	43,821,000.00
CB-05	E	4 Beds 5 Baths	541.21	33,802.62	430.90	44,741,000.00
CB-06	E	4 Beds 5 Baths	557.37	33,802.62	430.90	45,331,000.00
CB-07	B	4 Beds 5 Baths	856.32	36,306.51	425.00	58,282,000.00
CB-08	A	4 Beds 5 Baths	540.00	36,306.51	380.00	43,206,000.00
CB-09	A	4 Beds 5 Baths	540.00	36,306.51	380.00	43,206,000.00
CB-10	A	4 Beds 5 Baths	580.50	36,306.51	380.00	44,794,000.00
CB-11	B	4 Beds 5 Baths	839.85	36,306.51	425.00	57,636,000.00
CB-12	A	4 Beds 5 Baths	627.32	35,054.57	380.00	45,782,000.00
CB-13	A	4 Beds 5 Baths	663.93	33,802.62	380.00	46,270,000.00
CB-14	A	4 Beds 5 Baths	672.71	33,802.62	380.00	46,591,000.00

"Kindly be informed that prices are subject to change without prior notice once the pre-launch pricing period has concluded."

PRE-LAUNCH PRICE LIST

No.	Type	Number Bedroom	Land (Sq.M)	Land (Sq.W)	Liveable Area (Sq.M)	Selling Price (THB)
CB-15	B	4 Beds 5 Baths	698.65	35,054.57	425.00	51,155,000.00
CB-16	D	4 Beds 5 Baths	1,065.72	37,558.46	690.00	82,919,000.00
CB-17	D	4 Beds 5 Baths	1,266.70	37,558.46	690.00	91,071,000.00
CB-18	C	4 Beds 5 Baths	1,028.27	37,558.46	615.00	76,621,000.00
CB-19	C	4 Beds 5 Baths	1,118.52	37,558.46	615.00	80,282,000.00
CB-20	A	4 Beds 5 Baths	629.15	35,054.57	380.00	45,851,000.00
CB-21	A	4 Beds 5 Baths	551.97	38,810.41	380.00	45,168,000.00
CB-22	A	4 Beds 5 Baths	530.65	36,306.51	380.00	42,839,000.00
CB-23	A	4 Beds 5 Baths	597.85	36,306.51	380.00	45,474,000.00
CB-24	A	4 Beds 5 Baths	520.00	32,550.67	380.00	40,312,000.00
CB-25	A	4 Beds 5 Baths	705.03	36,306.51	380.00	49,677,000.00
CB-26	A	4 Beds 5 Baths	687.39	36,306.51	380.00	48,985,000.00
CB-27	A	4 Beds 5 Baths	592.43	36,306.51	380.00	45,262,000.00
CB-28	A	4 Beds 5 Baths	691.56	36,306.51	380.00	49,149,000.00

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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 within 30 days after reservation	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, Ownership Transfer, and Land Registration	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 20 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



**BOTANICA
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VILLAS



 125/397 Moo 5, Rassada, Muang Phuket, Phuket Thailand 83000  +66 (0)9 8394 7097 (Sales Office)
 info@botanicalluxuryvilla.com  www.botanicalluxuryvilla.com