



BOTANICA  
GREEN BOULEVARD

Where Timeless Elegance Harmonizes with Nature's Beauty



BOTANICA  
GREEN BOULEVARD

# “PRU JAMPA”

"Pru Jampa" is more than a place; it's an enchanting subdistrict celebrated for its tranquil ambiance and rich cultural diversity. Nestled in a peaceful area near the airport, this serene location is close to stunning beaches such as Surin Beach, offering a peaceful escape from the bustling southern region of Phuket.

In addition, it is a new prime location area. "Pru Jampa" is a sanctuary of calm, enveloped by nature and a tight-knit community, making it an ideal setting for residential life. The seamless blend of local wisdom and community collaboration enhances the luxurious lifestyle available here.

As "Pru Jampa" continues to develop, it offers a plethora of activities for those seeking a luxurious lifestyle. Enjoy culinary adventures at the vibrant local night market. In addition to being close to the airport, Pru Jampa is also near international schools, the Blue Canyon Golf Course, and in the future will host Bumrungrad Hospital.

Conveniently located just 10-15 minutes from the airport, "Pru Jampa" ensures smooth travel arrangements. Experience the charm of "Pru Jampa," where a thriving community and modern luxury come together.



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# LOCATION

## BOTANICA Green Boulevard

<b>A:</b>	Nai Yang Beach	14 min
<b>B:</b>	Naithon Beach	15 min
<b>C:</b>	Layan Beach	15 min
<b>D:</b>	Bangtao Beach	17 min
<b>E:</b>	Tonsai Waterfall	15 min
<b>F:</b>	Blue Tree Lagoon	20 min
<b>G:</b>	Laguna Golf	17 min
<b>H:</b>	Blue Canyon Golf	18 min
<b>I:</b>	Porto De Phuket	14 min
<b>J:</b>	Robinson Lifestyle	20 min
<b>K:</b>	Lotus's	20 min
<b>L:</b>	Central Phuket	35 min
<b>M:</b>	Thalang Hospital	10 min
<b>N:</b>	Bangkok Hospital	40 min
<b>O:</b>	Phuket International Airport	17 min
<b>P:</b>	Heroines Monument Phuket	20 min



# MASTER PLAN



Total units  
**Phase 1 : 32 villas**



The land size starts  
**from 520.00 - 1,043.63 sq.m.**



Built-up size starts  
**from 380.00 - 700.00 sq.m.**



Phase 1



## Common Area

Total Project Area :	88,230.26 sq.m.
Driving Area :	11,503.52 sq.m.
Driving Area & Footpath :	4,641.80 sq.m.
Garden Area :	5,407.00 sq.m.
Clubhouse :	590.00 sq.m.



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# Botanica Green Boulevard



Modern Luxury Design : TYPE A

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# TYPE A

Modern Luxury Design

Land Plot : 520.00 sq.m.

## Ground Floor Plan

Foyer	3.84 sq.m.
Living / Dining / Kitchen	69.46 sq.m.
Master Bedroom	37.83 sq.m.
Master Bathroom	12.56 sq.m.
Bedroom 2	20.72 sq.m.
Bathroom 2	7.20 sq.m.
Bedroom 3	17.85 sq.m.
Guest's Bathroom	6.66 sq.m.
Store / M&E	6.21 sq.m.
Laundry Room	6.66 sq.m.
Pump Room	4.48 sq.m.
Main Entrance	5.28 sq.m.
Garage	36.6 sq.m.
Main Terrace	23.63 sq.m.
Terrace	3.24 sq.m.
Sun Deck	11.55 sq.m.
Sala	15.84 sq.m.
Swimming Pool	50.53 sq.m.
Outdoor Shower	1.69 sq.m.
Washing Area	3.40 sq.m.
Plant Box	8.31 sq.m.
Walking Panel	26.46 sq.m.

## Usable Area

Internal Area :	193.47 sq.m.
External Area :	186.53 sq.m.
Total :	380.00 sq.m.



Ground Floor Plan

Botanica Green Boulevard

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# Botanica Green Boulevard



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# TYPE B

Modern Luxury Design

Land Plot : 588.00 sq.m.

## Ground Floor Plan

Foyer	3.04 sq.m.
Living / Dining / Kitchen	72.13 sq.m.
Master Bedroom	39.10 sq.m.
Master Bathroom	12.60 sq.m.
Bedroom 2	22.70 sq.m.
Bathroom 2	5.22 sq.m.
Bedroom 3	17.06 sq.m.
Bathroom 3	5.44 sq.m.
Bedroom 4	18.30 sq.m.
Guest's Toilet 4	4.93 sq.m.
Store / M&E	3.52 sq.m.
Laundry Room	9.20 sq.m.
Pump Room	4.48 sq.m.
Main Entrance	5.56 sq.m.
Garage	37.58 sq.m.
Main Terrace	22.42 sq.m.
Terrace	4.05 sq.m.
Sunken Lounge	9.30 sq.m.
Sun Deck	8.46 sq.m.
Sala	28.39 sq.m.
Swimming Pool	52.65 sq.m.
<b>10.00 x 3.50 m.</b>	
Outdoor Shower	1.69 sq.m.
Washing Area	3.60 sq.m.
Plant Box	10.64 sq.m.
Walking Panel	22.94 sq.m.

## Usable Area

Internal Area :	217.72 sq.m.
External Area :	207.28 sq.m.
Total :	425.00 sq.m.



Ground Floor Plan

Botanica Green Boulevard

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# TYPE C

Modern Luxury Design

Land Plot : 1,044.45 sq.m.

## Ground Floor Plan

Foyer	10.30 sq.m.
Living / Dining / Kitchen	88.37 sq.m.
Master Bedroom	58.49 sq.m.
Master Bathroom	19.77 sq.m.
Bedroom 1	29.86 sq.m.
Bathroom 1	6.84 sq.m.
Plant Box 1	1.56 sq.m.
Bedroom 2	19.50 sq.m.
Bathroom 2	5.70 sq.m.
Bedroom 3	20.20 sq.m.
Bathroom 3	5.22 sq.m.
Guest's Toilet 4	3.56 sq.m.
Store / M&E	6.00 sq.m.
<b>Thai Kitchen</b>	8.75 sq.m.
Laundry Room	7.36 sq.m.
Pump Room	4.62 sq.m.
Toilet 5	4.79 sq.m.
Main Entrance	4.63 sq.m.
Entrance	2.24 sq.m.
Garage	42.09 sq.m.
Main Terrace	39.6 sq.m.
Sunken Lounge	16.14 sq.m.
Terrace	14.59 sq.m.
Sun Deck	8.88 sq.m.
Sala	39.31 sq.m.
Swimming Pool	79.45 sq.m.
<b>13.00 x 4.00 m.</b>	
Outdoor Shower 1	2.91 sq.m.
Outdoor Shower 2	2.40 sq.m.
Washing Area	5.33 sq.m.
Plant Box	23.07 sq.m.
Walking Panel	33.47 sq.m.

## Usable Area

Internal Area :	300.89 sq.m.
External Area :	314.11 sq.m.
Total :	615.00 sq.m.



Ground Floor Plan

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**SIGNATURE Tropical Balinese : TYPE D**

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# TYPE D

## SIGNATURE Tropical Balinese

Land Plot : 990.00 sq.m.

### Ground Floor Plan

Living / Dining / Kitchen	97.16 sq.m.	Main Entrance	8.00 sq.m.
Master Bedroom 1	58.41 sq.m.	Garage	38.76 sq.m.
Master Bathroom 1	18.51 sq.m.	Main Terrace	39.20 sq.m.
Master Bedroom 2	35.06 sq.m.	Terrace 1	29.97 sq.m.
Master Bathroom 2	13.12 sq.m.	Terrace 2	6.72 sq.m.
Bedroom 1	18.43 sq.m.	Terrace 3	4.68 sq.m.
Bathroom 1	5.22 sq.m.	Sala	42.80 sq.m.
Bedroom 2	20.67 sq.m.	Upper Sala	67.13 sq.m.
Bathroom 2	5.12 sq.m.	Outdoor Shower 1	5.31 sq.m.
Wine Room	5.72 sq.m.	Outdoor Shower 2	1.69 sq.m.
Thai Kitchen	7.80 sq.m.	Swimming Pool	100.27 sq.m.
Laundry	4.32 sq.m.	15.00 x 4.80 m.	
Maid Bedroom	7.80 sq.m.	Washing Area	5.58 sq.m.
Maid Bathroom	3.38 sq.m.	Sun Deck	10.87 sq.m.
Toilet 1	3.74 sq.m.		
Pump Room	4.76 sq.m.		
Storage / M&E	3.77 sq.m.		
Foyer	11.19 sq.m.		
Hallway	14.84 sq.m.		

### Usable Area

Internal Area :	339.02 sq.m.
External Area :	360.98 sq.m.
Total :	700.00 sq.m.



Ground Floor Plan

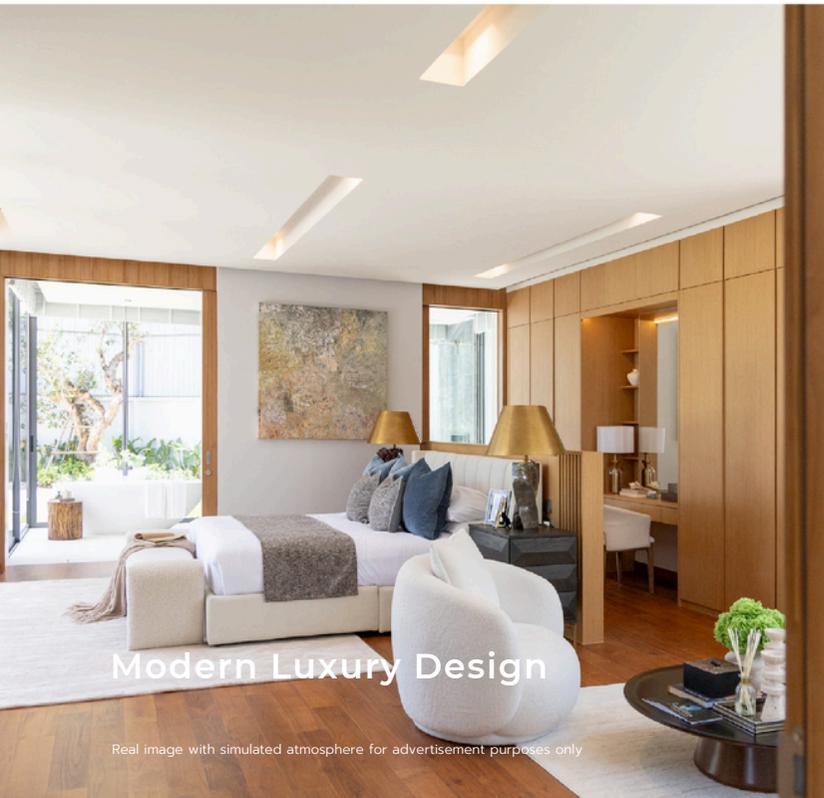
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Botanica Green Boulevard



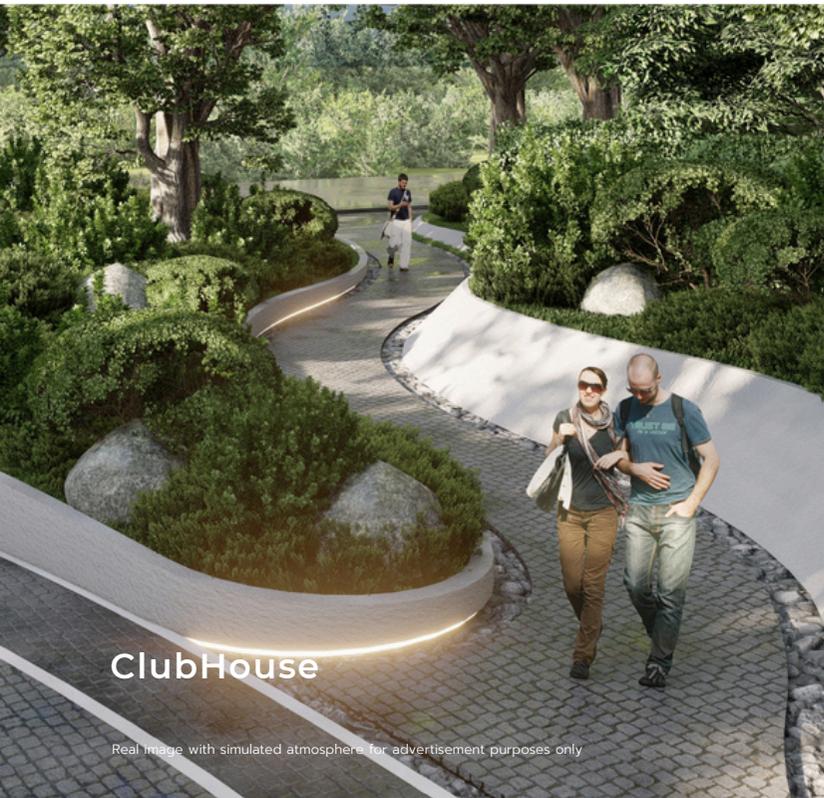
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# Botanica Green Boulevard



# ClubHouse

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THE GROVE : Community Mall

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# The GROVE

The Grove is a newly opened community mall located at the entrance of Botanica Green Boulevard, just before reaching Phuket International Airport. Designed as a serene retreat, it offers a relaxing atmosphere with a variety of dining options, a café, and a wellness spa. The architectural design draws inspiration from natural cave formations, thoughtfully surrounded by lush, mature trees—creating a tranquil, nature-immersed environment for both residents and visitors alike.



## Layout

- 1: Cafe
- 2: Restaurant
- 3: Wine Shop
- 4: Restroom for Café
- 5: Supermarket
- 6: Retail Shop
- 7: Restroom for Retail
- 8: Service System
- 9: Office
- 10: Plaza
- 11: Parking Area
- 12: Parking Bicycle



# PRE-LAUNCH PRICE LIST

Phase 1

Plot	Type	Bedrooms / Bathrooms	Plot size (Sq.M)	Built-up area (Sq.M)	Internal (Sq.M)	External (Sq.M)	Pool (M.)	Asking price (THB)
GB 01	A	3 BR / 3 BR	520	380	193	186	9.5 x 3.5	<del>29,400,000</del> <b>26,900,000</b> 
GB 02	A	3 BR / 3 BR	520	380	193	186	9.5 x 3.5	<del>29,400,000</del> <b>26,900,000</b> 
GB 04	A	3 BR / 3 BR	660.05	380	193	186	9.5 x 3.5	<b>32,201,000</b> 
GB 05	A	3 BR / 3 BR	520	380	193	186	9.5 x 3.5	<del>29,400,000</del> <b>26,900,000</b> 
GB 08	A	3 BR / 3 BR	520	380	193	186	9.5 x 3.5	<del>29,400,000</del> <b>26,900,000</b> 
GB 09	A	3 BR / 3 BR	679.09	380	193	186	9.5 x 3.5	<b>32,581,800</b>
GB 10	A	3 BR / 3 BR	633.20	380	193	186	9.5 x 3.5	<b>31,664,000</b>
GB 11	A	3 BR / 3 BR	520	380	193	186	9.5 x 3.5	<del>29,400,000</del> <b>26,900,000</b> 
GB 12	A	3 BR / 3 BR	520	380	193	186	9.5 x 3.5	<del>29,400,000</del> <b>26,900,000</b> 

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# PRE-LAUNCH PRICE LIST

Phase 1

Plot	Type	Bedrooms / Bathrooms	Plot size (Sq.M)	Built-up area (Sq.M)	Internal (Sq.M)	External (Sq.M)	Pool (M.)	Asking price (THB)
GB 63	B	4 BR / 4 BR	659.33	425	217	207	10 x 3.5	<b>36,136,600</b>
GB 64	B	4 BR / 4 BR	588	425	217	207	10 x 3.5	<b>34,710,000</b>
GB 65	B	4 BR / 4 BR	588	425	217	207	10 x 3.5	<b>34,710,000</b>
GB 66	B	4 BR / 4 BR	588	425	217	207	10 x 3.5	<b>34,710,000</b>
GB 67	B	4 BR / 4 BR	588	425	217	207	10 x 3.5	<b>34,710,000</b>
GB 68	A	3 BR / 3 BR	598	380	193	186	9.5 x 3.5	<b>30,960,000</b>
GB 69	A	3 BR / 3 BR	598	380	193	186	9.5 x 3.5	<b>30,960,000</b>
GB 70	A	3 BR / 3 BR	598	380	193	186	9.5 x 3.5	<b>30,960,000</b>
GB 71	A	3 BR / 3 BR	598	380	193	186	9.5 x 3.5	<b>30,960,000</b>
GB 72	A	3 BR / 3 BR	623.93	380	193	186	9.5 x 3.5	<b>31,478,600</b>
GB 73	C	4 BR / 4 BR / 2 Half bath	1043.63	615	300	314	13 x 4	
GB 74	D	4 BR / 4 BR / 1 Maid room / 2 Half bath	990	700	339	360	15 x 4.8	
GB 75	C	4 BR / 4 BR / 2 Half bath	900	615	300	314	13 x 4	
GB 76	B	4 BR / 4 BR	685	425	217	207	10 x 3.5	<b>36,650,000</b>

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# PRE-LAUNCH PRICE LIST

Phase 1

Plot	Type	Bedrooms / Bathrooms	Plot size (Sq.M)	Built-up area (Sq.M)	Internal (Sq.M)	External (Sq.M)	Pool (M.)	Asking price (THB)
GB 77	A	3 BR / 3 BR	540	380	193	186	9.5 x 3.5	<b>29,800,000</b>
GB 78	A	3 BR / 3 BR	562.33	380	193	186	9.5 x 3.5	<b>30,246,600</b>
GB 79	A	3 BR / 3 BR	719.45	380	193	186	9.5 x 3.5	<b>33,389,000</b>
GB 80	A	3 BR / 3 BR	758.10	380	193	186	9.5 x 3.5	<b>34,162,000</b>
GB 81	A	3 BR / 3 BR	559.87	380	193	186	9.5 x 3.5	<b>30,197,400</b>
GB 82	A	3 BR / 3 BR	574.38	380	193	186	9.5 x 3.5	<b>30,487,600</b>

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# Property 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

21 Years Experience

In Luxury Pool Villas In Phuket

Attasit Intarachoti

CEO & Founder

Botanica Luxury Phuket Company Limited





# BOTANICA LUXURY

VILLAS



 199/9 Moo.4 Thepkasattri, Thalang, Phuket, Thailand 83110  +66 (0)9 8394 7097 (Sales Office)  
 [info@botanicalluxuryvilla.com](mailto:info@botanicalluxuryvilla.com)  [www.botanicalluxuryvilla.com](http://www.botanicalluxuryvilla.com)