



BOTANICA  
LOUVRE



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LOUVRE

# About Us

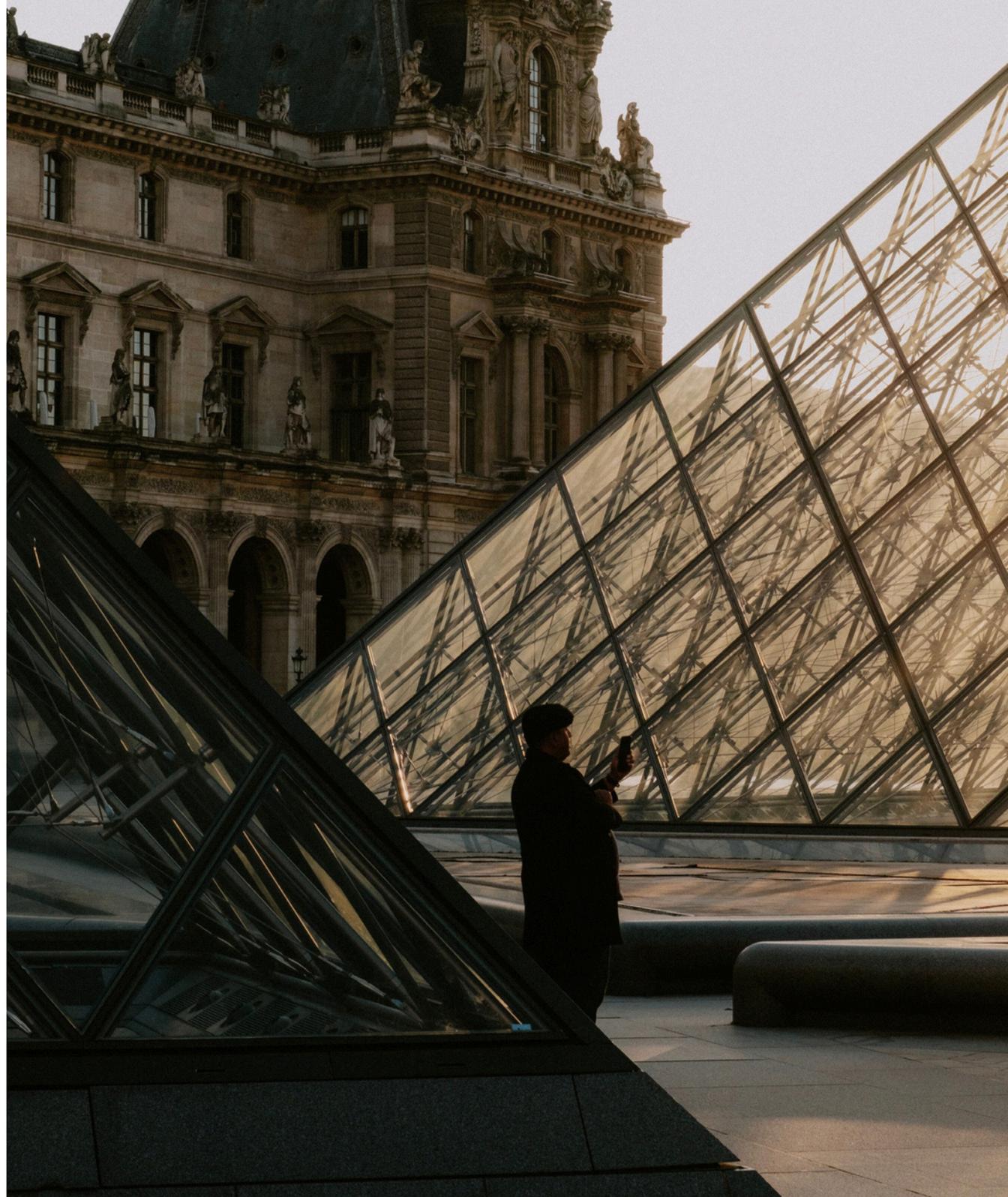
Nestled amidst the serene landscapes of Bangtao Beach, along the tranquil Pasak Soi 8 in Cherngtalay, Phuket, Thailand, Botanica Luxury Villa stands as a testament to contemporary elegance and refined living.

Drawing inspiration from the iconic silhouette of the Louvre Museum in Paris, Botanica Luxury Villa proudly unveils its latest 2024 collection - 'Botanica Louvre.'

This architectural marvel boasts a unique triangular layout, offering a modern interior design that seamlessly integrates with the lush surroundings, creating a harmonious blend of luxury and nature.

Experience a lifestyle of unparalleled privacy and exclusivity, where each detail is meticulously crafted to offer a sustainable and immersive living experience.

Indulge in the epitome of luxury living at Botanica Luxury Villa, where every moment is a testament to refined elegance and inspired design.





Modern Tropical Design

Real image with simulated atmosphere for advertisement purposes only

# MASTER PLAN



Modern Tropical design  
8 Villas



The land size starts  
from 435 - 560 sqm.



Built-up size starts  
from 336 sqm.





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# Villa A1

## DESIGN

Land Plot : 452 sq.m.



3 Bedrooms



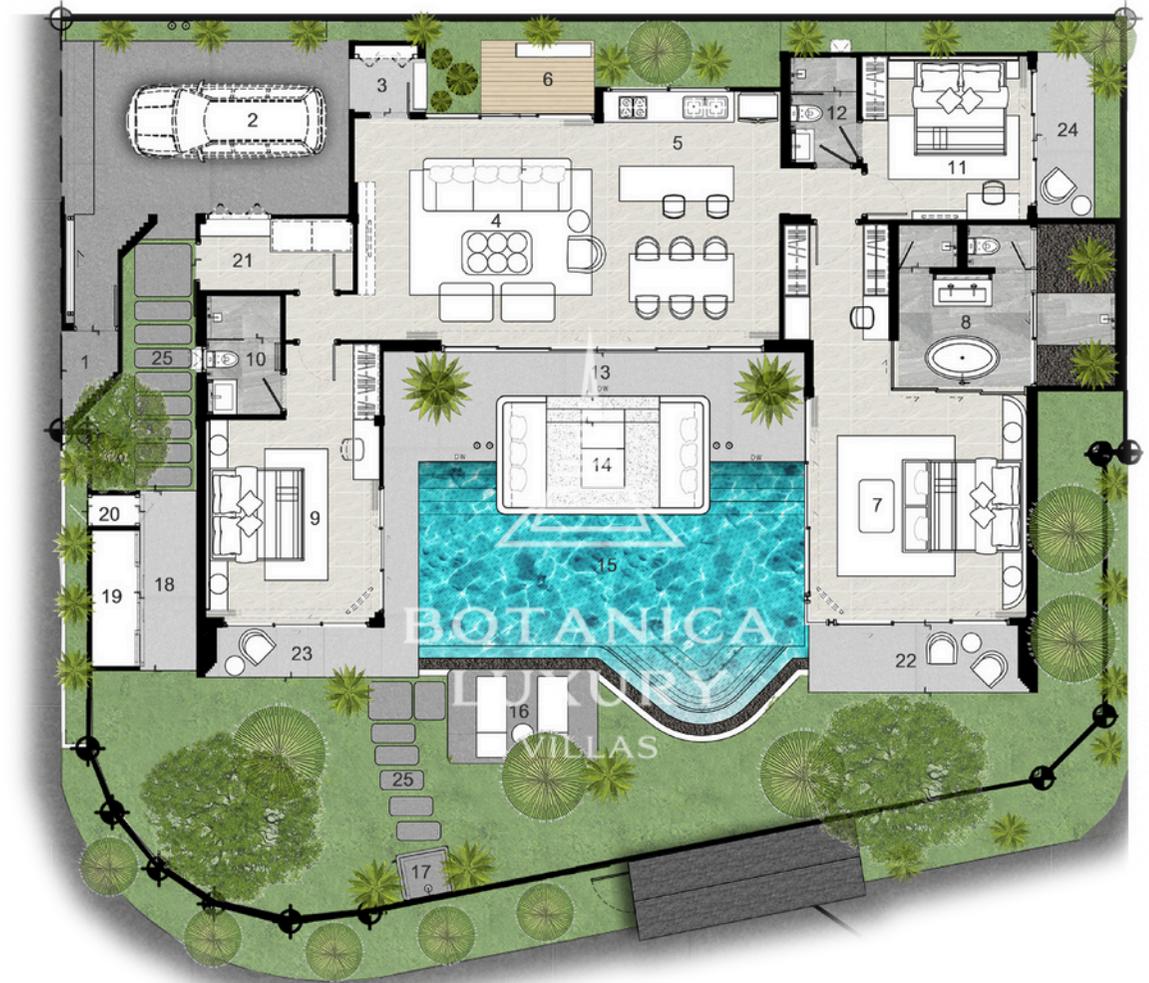
3 Bathrooms



Swimming Pool  
8.50 x 3.50 m.

## Usable Area

Internal Area : 169 sq.m.  
External Area : 169 sq.m.  
All Area : 338 sq.m.



Ground Floor Plan

# Villa A2

## DESIGN

Land Plot : 435 sq.m.



3 Bedrooms



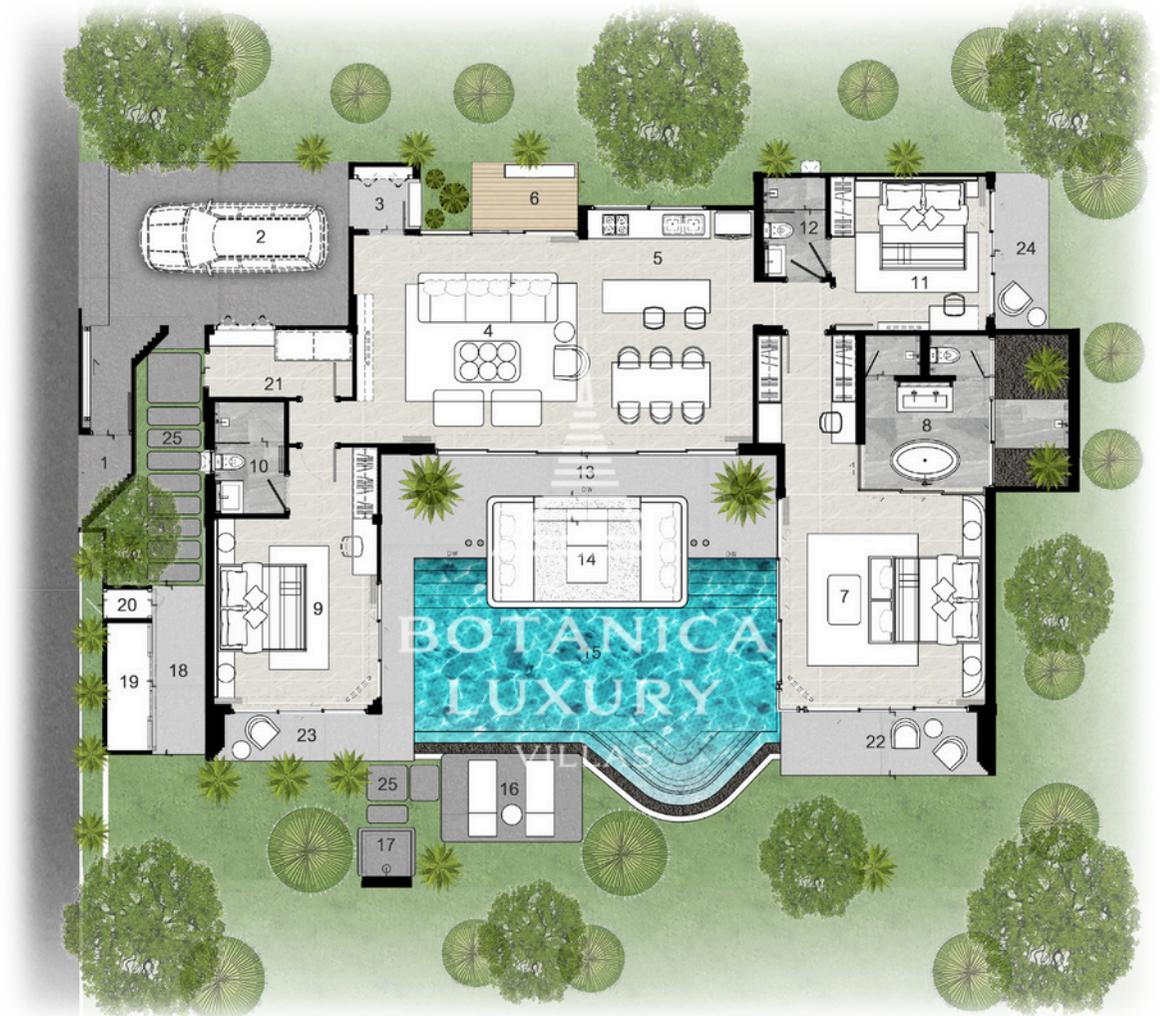
3 Bathrooms



Swimming Pool  
8.50 x 3.50 m.

## Usable Area

Internal Area : 169 sq.m.  
External Area : 167 sq.m.  
All Area : 336 sq.m.



Ground Floor Plan

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# Villa A3

## DESIGN

Land Plot : 436 sq.m.



3 Bedrooms



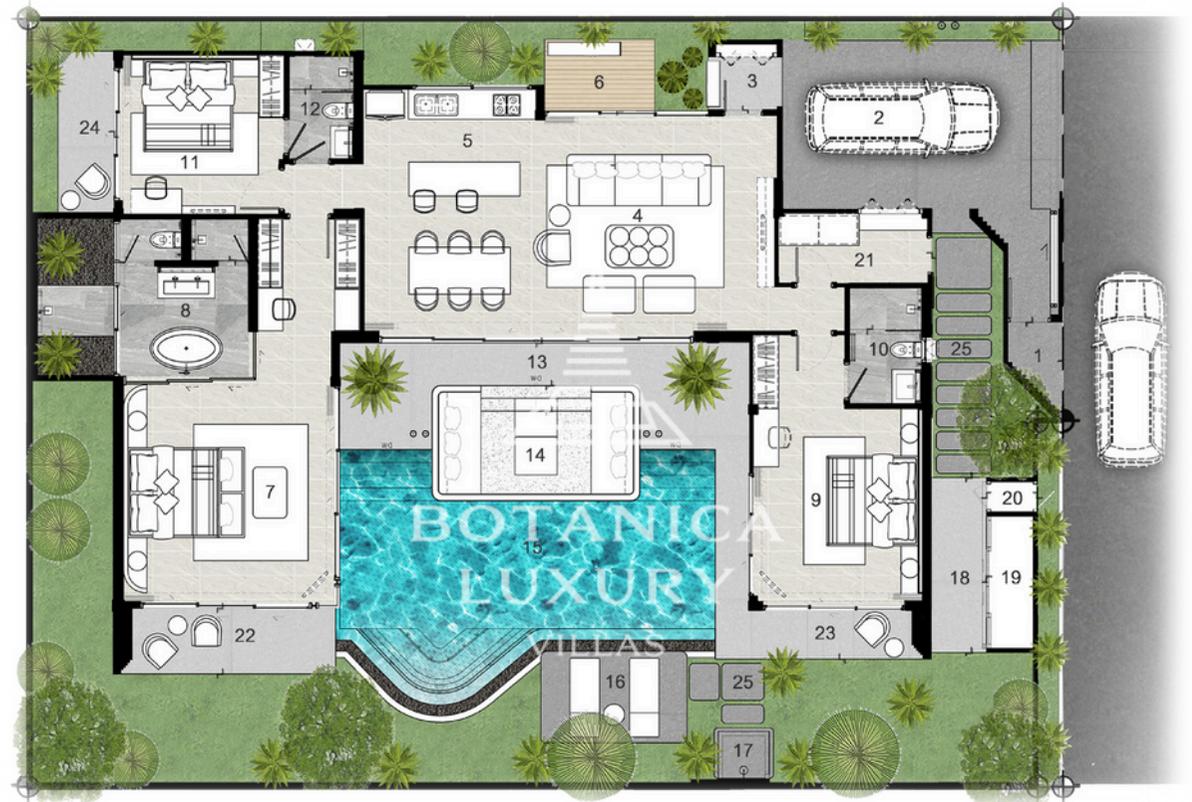
3 Bathrooms



Swimming Pool  
8.50 x 3.50 m.

## Usable Area

Internal Area : 169 sq.m.  
External Area : 167 sq.m.  
All Area : 336 sq.m.



Ground Floor Plan

# Villa A4

## DESIGN

Land Plot : 560 sq.m.



3 Bedrooms



3 Bathrooms



Swimming Pool  
8.50 x 3.50 m.

## Usable Area

Internal Area : 169 sq.m.  
External Area : 195 sq.m.  
All Area : 364 sq.m.



Ground Floor Plan



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# Villa A5

## DESIGN

Land Plot : 518 sq.m.



3 Bedrooms



3 Bathrooms



Swimming Pool  
8.50 x 3.50 m.

## Usable Area

Internal Area : 169 sq.m.  
External Area : 166 sq.m.  
All Area : 335 sq.m.



Ground Floor Plan

# Villa A6

## DESIGN

Land Plot : 534 sq.m.



3 Bedrooms



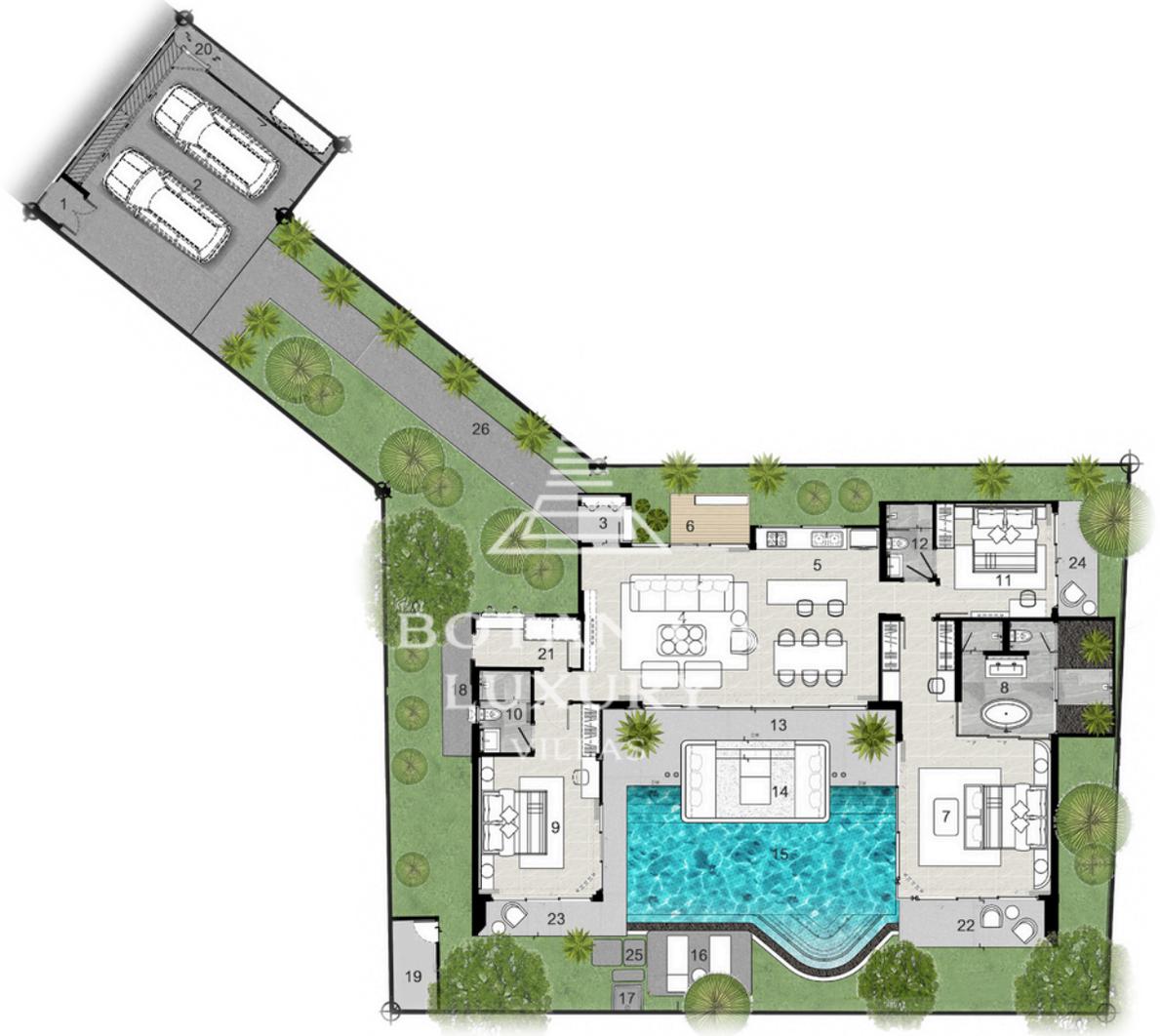
3 Bathrooms



Swimming Pool  
8.50 x 3.50 m.

## Usable Area

Internal Area : 169 sq.m.  
External Area : 208 sq.m.  
All Area : 377 sq.m.



Ground Floor Plan

# Villa A7

## DESIGN

Land Plot : 540 sq.m.



3 Bedrooms



3 Bathrooms



Swimming Pool  
8.50 x 3.50 m.

## Usable Area

Internal Area : 169 sq.m.  
External Area : 202 sq.m.  
All Area : 371 sq.m.



Ground Floor Plan

# Villa A8

## DESIGN

Land Plot : 489 sq.m.



3 Bedrooms



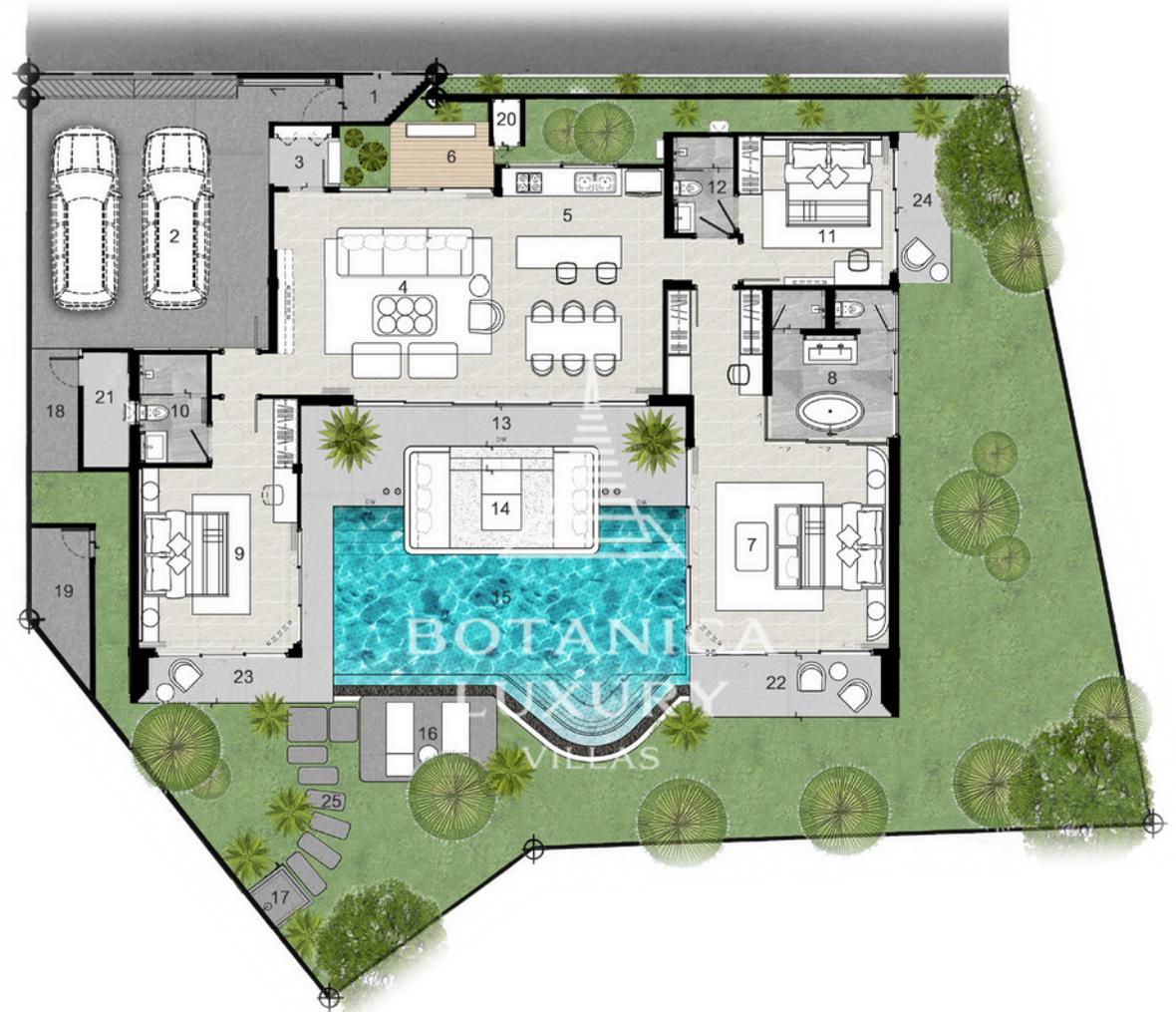
3 Bathrooms



Swimming Pool  
8.50 x 3.50 m.

## Usable Area

Internal Area : 162 sq.m.  
External Area : 174 sq.m.  
All Area : 336 sq.m.



Ground Floor Plan



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# Botanica Louvre



# Modern Tropical Design

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# PRICE LIST Louvre



**BOTANICA**  
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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)
A1	A	3 Beds 3 Baths 1 Parking	452.80	338	169	169	8.50 x 3.50	<b>28,312,400</b>
A2	A	3 Beds 3 Baths 1 Parking	435.60	336	169	167	8.50 x 3.50	<b>27,919,800</b>
A3	A	3 Beds 3 Baths 1 Parking	436.00	336	169	167	8.50 x 3.50	<b>27,926,000</b>
A4	A	3 Beds 3 Baths 2 Parking	560.00	364	169	195	8.50 x 3.50	<b>31,612,000</b>
A5	A	3 Beds 3 Baths 1 Parking	518.80	335	169	166	8.50 x 3.50	<b>29,146,400</b>
A6	A	3 Beds 3 Baths 1 Parking	534.66	377	169	208	8.50 x 3.50	<b>32,038,230</b>
A7	A	3 Beds 3 Baths 2 Parking	540.18	371	169	202	8.50 x 3.50	<b>31,745,790</b>
A8	A	3 Beds 3 Baths 2 Parking	489.32	336	162	174	8.50 x 3.50	<b>28,752,460</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 signature Within 30 days after reservation	28%
3rd Finished foundation post	20%
4th Finished concrete structure	15%
5th Finished wall and roof structure	15%
6th Completed floor finishing, built-in furniture and paint, window and door frames	10%
7th Transfer 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.

# LOCATION

## BOTANICA LOUVRE

<b>A</b> Layan Beach	15 min
<b>B</b> Bangtao Beach	15 min
<b>C</b> Surin Beach	20 min
<b>D</b> Nai Thon Beach	22 min
<b>E</b> Blue Tree Lagoon	7 min
<b>F</b> Phuket Nature Elephant Reserve	7 min
<b>G</b> Green Elephant Sanctuary Park	15 min
<b>H</b> Laguna Golf	17 min
<b>I</b> Porto De Phuket	10 min
<b>J</b> Villa Market - Boat Avenue	10 min
<b>K</b> Robinson Lifestyle	10 min
<b>L</b> Central Phuket	25 min
<b>M</b> Thalang Hospital	8 min
<b>N</b> Bangkok Hospital	25 min
<b>O</b> Phuket International Airport	20 min



# ABOUT DEVELOPER



Botanica Luxury Phuket Company Limited

20 Years Experience

In Luxury Pool Villas In Phuket

Attasit Intarachooti

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@botanicaluxuryvilla.com](mailto:info@botanicaluxuryvilla.com)  [www.botanicaluxuryvilla.com](http://www.botanicaluxuryvilla.com)