



BOTANICA
LUXURY KRABI



BOTANICA
LUXURY
KRABI

ABOUT US

Botanica Luxury Krabi is a luxurious villa project in Krabi, designed to offer serenity and natural beauty amidst the pristine seas and islands of the region. It adopts the impressive Modern Loft style, originally inspired by "Botanica Luxury Villas Phuket," providing guests with high-quality accommodation amid Krabi's stunning natural beauty. Guests can relax and enjoy the peaceful surroundings while indulging in the convenience and spa amenities offered by Botanica Luxury Krabi, catering to those seeking a luxurious stay experience.





MASTER PLAN



Units Total
25 Villas



The land size starts
from 455.40 - 774.16 sq.m.



Built-up size starts
from 260.00 sq.m.



Common Area

Total Project Area :	17,604.28 sq.m.
Driving Area :	2,318.51 sq.m.
Driving Area & Footpath :	715.25 sq.m.
Garden Area :	878.24 sq.m.

Botanica Luxury Krabi



Modern Loft Design

Real image with simulated atmosphere for advertisement purposes only


BOTANICA
LUXURY
KRABI

Botanica Luxury Krabi

Modern Loft Design

Real image with simulated atmosphere for advertisement purposes only



BOTANICA
LUXURY
KRABI

TYPE S

Modern Loft Design

Land Plot : 502.55 sq.m.

Ground Floor Plan



: 3 Bedrooms



: 3 Bathrooms



Swimming Pool
: 8.50 x 3.50 m.



Usable Area

Covered Area : 150.23 sq.m.
External Area : 109.77 sq.m.
Total : 260.00 sq.m.

Ground Floor Plan

DISCLAIMER: WHILST EVERY CARE HAS BEEN TAKEN IN PREPARING THE SALES INFORMATION AND ARTISTS' DIGITAL AND ARTISTIC IMPRESSIONS IN THIS BROCHURE, THE DEVELOPER DOES NOT GUARANTEE THEIR ACCURACY NOR INTENDS THEM TO FORM ANY PART OF AN OFFER OR CONTRACT. THE DEVELOPER ALSO RESERVES THE RIGHT TO MAKE CHANGES TO THE RESIDENCE DESIGNS PRESENTED HEREIN AT ANY TIME, AT ITS OWN DISCRETION AND WITHOUT PRIOR NOTICE TO PROSPECTIVE BUYERS.

Botanica Luxury Krabi



Modern Loft Design

Real image with simulated atmosphere for advertisement purposes only


**BOTANICA
LUXURY**
KRABI

Botanica Luxury Krabi

Modern Loft Design

Real image with simulated atmosphere for advertisement purposes only



TYPE A

Modern Loft Design

Land Plot : 465.50 sq.m.

Ground Floor Plan

 : 3 Bedrooms

 : 3 Bathrooms

 Swimming Pool
: 10.00 x 4.00 m.

Usable Area

Covered Area : 153.62 sq.m.
External Area : 156.38 sq.m.
Total : 310.00 sq.m.



Ground Floor Plan

DISCLAIMER: WHILST EVERY CARE HAS BEEN TAKEN IN PREPARING THE SALES INFORMATION AND ARTISTS' DIGITAL AND ARTISTIC IMPRESSIONS IN THIS BROCHURE, THE DEVELOPER DOES NOT GUARANTEE THEIR ACCURACY NOR INTENDS THEM TO FORM ANY PART OF AN OFFER OR CONTRACT. THE DEVELOPER ALSO RESERVES THE RIGHT TO MAKE CHANGES TO THE RESIDENCE DESIGNS PRESENTED HEREIN AT ANY TIME, AT ITS OWN DISCRETION AND WITHOUT PRIOR NOTICE TO PROSPECTIVE BUYERS.



Modern Loft Design

Real image with simulated atmosphere for advertisement purposes only


BOTANICA
LUXURY
KRABI

TYPE B

Modern Loft Design

Land Plot : 506.00 sq.m.

Ground Floor Plan



: 3 Bedrooms



: 4 Bathrooms



Swimming Pool
: 10.00 x 4.00 m.

Usable Area

Covered Area : 172.92 sq.m.
External Area : 177.08 sq.m.
Total : 350.00 sq.m.



Ground Floor Plan

TYPE C

Modern Loft Design

Land Plot : 614.76 sq.m.

Ground Floor Plan



: 4 Bedrooms



: 4 Bathrooms



Swimming Pool
: 10.00 x 4.00 m.

Usable Area

Covered Area : 189.75 sq.m.

External Area : 190.25 sq.m.

Total : 380.00 sq.m.



Ground Floor Plan

TYPE C.1

Modern Loft Design
Land Plot : 611.13 sq.m.

Ground Floor Plan

-  : 4 Bedrooms
-  : 4 Bathrooms
-  Swimming Pool : 10.00 x 4.00 m.



Usable Area

Covered Area : 193.46 sq.m.
External Area : 186.54 sq.m.
Total : 380.00 sq.m.

Ground Floor Plan

Botanica Luxury Krabi



Modern Loft Design

Real image with simulated atmosphere for advertisement purposes only




BOTANICA
LUXURY
KRABI

PRICE LIST

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)
A01	C.1	4 Beds 4 Baths	653	380	191.96	188.04	10.00 x 4.00	25,305,000
A02	B	3 Beds 4 Baths	506	350	172.92	177.08	10.00 x 4.00	20,521,000
A03	B	3 Beds 4 Baths	506	350	172.92	177.08	10.00 x 4.00	20,521,000
A04	B	3 Beds 4 Baths	506	350	172.92	177.08	10.00 x 4.00	20,521,000
A05	B	3 Beds 4 Baths	506	350	172.92	177.08	10.00 x 4.00	20,521,000
A06	B	3 Beds 4 Baths	506	350	172.92	177.08	10.00 x 4.00	20,521,000
A07	B	3 Beds 4 Baths	506	350	172.92	177.08	10.00 x 4.00	20,521,000
A08	C.1	4 Beds 4 Baths	631	380	191.96	188.04	10.00 x 4.00	24,990,000
A09	C.1	4 Beds 4 Baths	537	380	191.96	188.04	10.00 x 4.00	23,719,500
A10	C.1	4 Beds 4 Baths	607	380	191.96	188.04	10.00 x 4.00	24,675,000
A11	S	3 Beds 3 Baths	497	260	191.98	68.02	8.50 x 3.50	17,312,000
A12	S	3 Beds 3 Baths	500	260	191.98	68.02	8.50 x 3.50	17,360,000
A13	S	3 Beds 3 Baths	502	260	191.98	68.02	8.50 x 3.50	17,392,000
A14	S	3 Beds 3 Baths	502	260	191.98	68.02	8.50 x 3.50	SOLD
A15	S	3 Beds 3 Baths	455	260	191.98	68.02	8.50 x 3.50	16,640,000
A16	S	3 Beds 3 Baths	470	260	191.98	68.02	8.50 x 3.50	16,880,000

PRICE LIST

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)
A17	C.1	4 Beds 4 Baths	705	380	191.96	188.04	10.00 x 4.00	RESERVED
A18	B	3 Beds 4 Baths	552	350	172.92	177.08	10.00 x 4.00	
A19	C.1	4 Beds 4 Baths	611	380	191.96	188.04	10.00 x 4.00	24,727,500
A20	B	3 Beds 4 Baths	501	350	172.92	177.08	10.00 x 4.00	20,441,000
A21	B	3 Beds 4 Baths	774	350	172.92	177.08	10.00 x 4.00	24,809,000
A22	B	3 Beds 4 Baths	668	350	172.92	177.08	10.00 x 4.00	23,113,000
A23	B	3 Beds 4 Baths	530	350	172.92	177.08	10.00 x 4.00	20,905,000
A24	A	3 Beds 3 Baths	465	310	153.62	156.38	10.00 x 4.00	19,065,000
A25	C	4 Beds 4 Baths	614	380	189.75	190.25	10.00 x 4.00	SHOW UNIT

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%

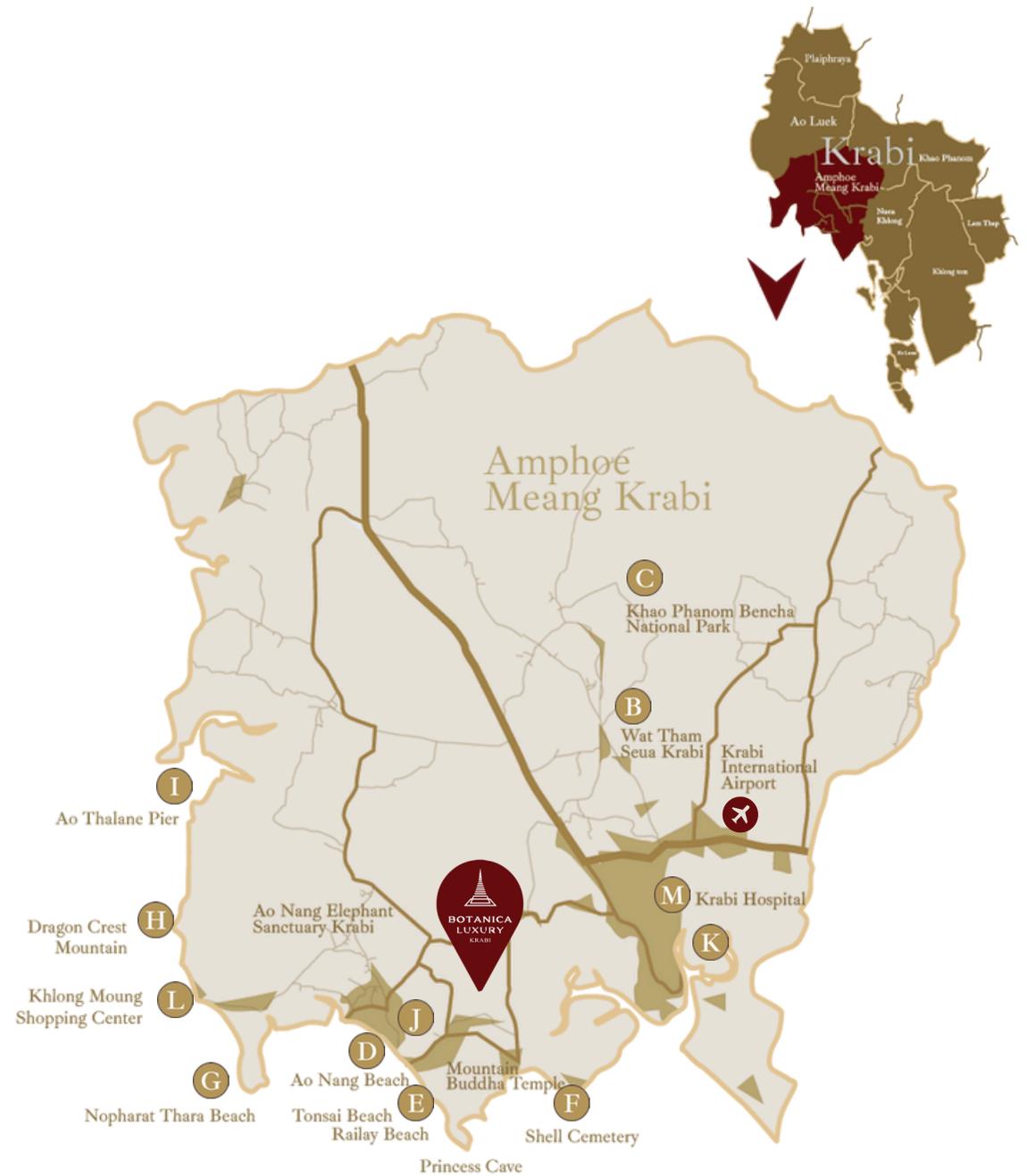
Notes

- 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 Luxury Krabi

✈	Krabi International Airport	30 min
B	Wat Tham Sua Krabi	25 min
C	Khao Phanom Bencha National Park	38 min
D	Ao Nang Beach	10 min
E	Tonsai Beach	12 min
F	Shell Cemetery	10 min
G	Nopharat Thara Beach	12 min
H	Dragon Crest Mountain	28 min
I	Ao Thalane Pier	35 min
J	Makro Food Service	6 min
K	Vogue Department Store	19 min
L	Khlong Moug Shopping Center	19 min
M	Krabi Hospital	18 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  www.botanicaluxuryvilla.com