

# BOTANICA MODERN SEA KARON

Immerse in Opulent Serenity



BOTANICA  
MODERN SEA

KARON - PHUKET

# ABOUT US

Botanica Modern Sea Karon is a premier luxury villa project nestled in the vibrant heart of Karon Beach, Phuket. This development is a stunning example of Modern Tropical architecture, harmoniously blending contemporary design with the natural beauty of the Andaman Sea. At Botanica, we pride ourselves on crafting exquisite living spaces that epitomize both luxury and sophistication, offering our residents a unique and tranquil lifestyle.

Our villas are designed in a Modern Tropical style with open layouts that enhance natural light and ventilation, seamlessly blending indoor and outdoor spaces. With stunning sea views, they incorporate Passive Design principles to optimize temperature, lighting, and views, offering a sustainable and luxurious living experience.

Located just minutes away from some of Phuket's most iconic destinations, Botanica Modern Sea Karon provides easy access to the best the island has to offer. Residents can enjoy a leisurely 5-minute stroll to the pristine shores of Karon Beach, a 9-minute drive to the vibrant Kata Beach, and a 15-minute trip to Villa Market for all their shopping needs. The strategic location not only offers breathtaking views but also ensures convenience and connectivity, making it an ideal choice for those who seek both serenity and a vibrant lifestyle.



# KARON

Karon, located on Phuket's west coast, is a prime destination for travelers seeking a blend of relaxation and convenience. Positioned between Patong Beach to the north and Kata Beach to the south, Karon offers a quieter atmosphere with a long, sandy shoreline perfect for sunbathing and water sports. The beach is less crowded than Patong, making it ideal for those looking to unwind.

Karon boasts a range of accommodations, from luxury resorts to budget-friendly guesthouses, many offering beachfront views. Dining options are diverse, with seafood being a highlight. While nightlife is more subdued than in Patong, there are plenty of spots to enjoy a drink or live music.

Its central location makes Karon a great base for exploring nearby attractions like the Big Buddha, Chalong Pier, and the surrounding beaches. Whether you're looking to relax or explore, Karon Beach offers a perfect blend of serenity and accessibility in Phuket.



# LOCATION

## Botanica Modern Sea Karon

<b>A:</b>	Karon Beach	5 min
<b>B:</b>	Kata Beach	9 min
<b>C:</b>	Kata Noi Beach	14 min
<b>D:</b>	Patong Beach	15 min
<b>E:</b>	Chalong Bay	18 min
<b>F:</b>	Nai Harn Beach	23 min
<b>G:</b>	Yanui Beach	25 min
<b>H:</b>	Promthep Cape	25 min
<b>I:</b>	Phuket Jungle Adventure	13 min
<b>J:</b>	Jungceylon Shopping Mall	20 min
<b>K:</b>	Café Del Mar & Kamala Beach	30 min
<b>L:</b>	Big Buddha Phuket	30 min
<b>M:</b>	Central Phuket Shopping Mall	40 min
<b>N:</b>	Bangkok Hospital	40 min
<b>O:</b>	Old Town Phuket	45 min
<b>P:</b>	Phuket International Airport	55 min





## Immerse in Opulent Serenity

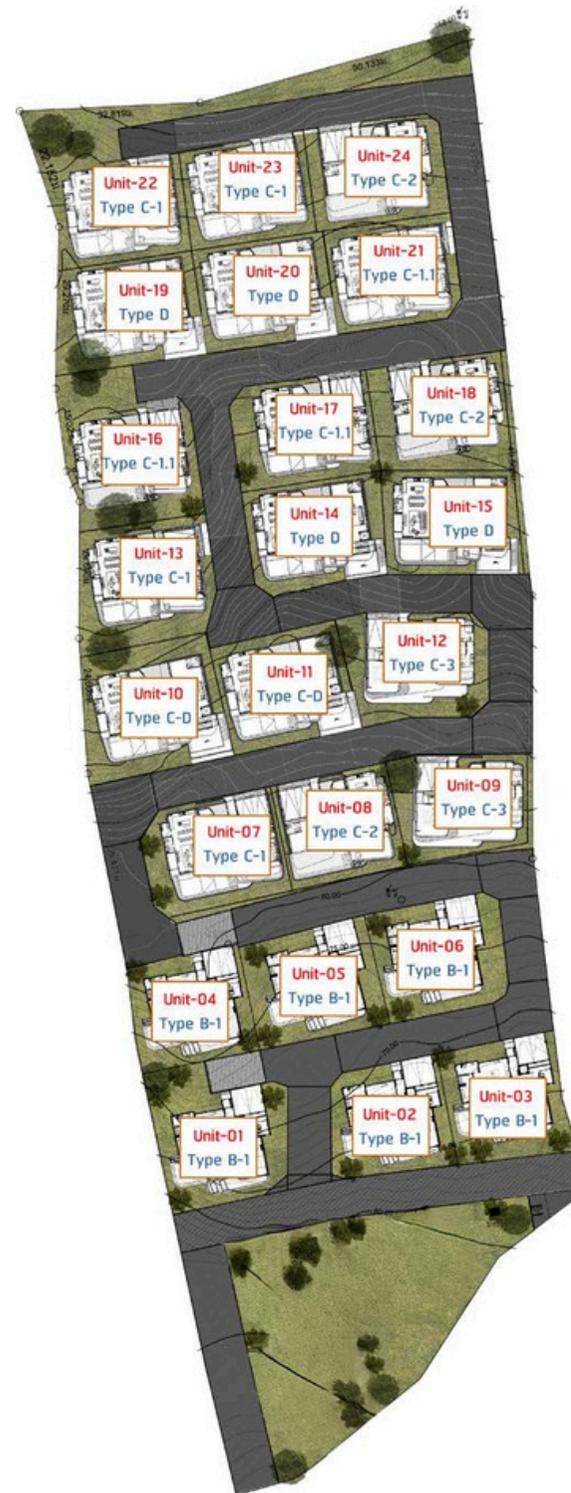
Unveil the elegance of Modern Sea Karon, an exceptional luxury villa project situated in the vibrant heart of Karon Beach, Phuket. This exclusive development is a true masterpiece of Modern Tropical Design, seamlessly merging contemporary architecture with the stunning natural beauty of the Andaman Sea.

Total Pr  
Driving  
Driving  
Garden

# MASTER PLAN

Total Project Area : 18,327.60 sq.m.

Driving Area : 4,737.40 sq.m.



Units Total  
**Total : 24 Villas**



The land size starts  
**from 386 - 704 sqm.**



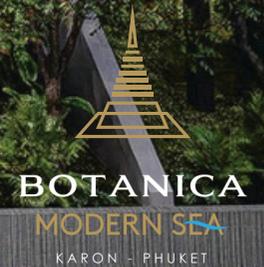
Built-up size starts  
**from 622.05 - 737.35 sq.m.**



# Botanica Modern Sea Karon



Modern Tropical Design



# Botanica Modern Sea Karon



Modern Tropical Design

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**MODERN SEA**  
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# TYPE B

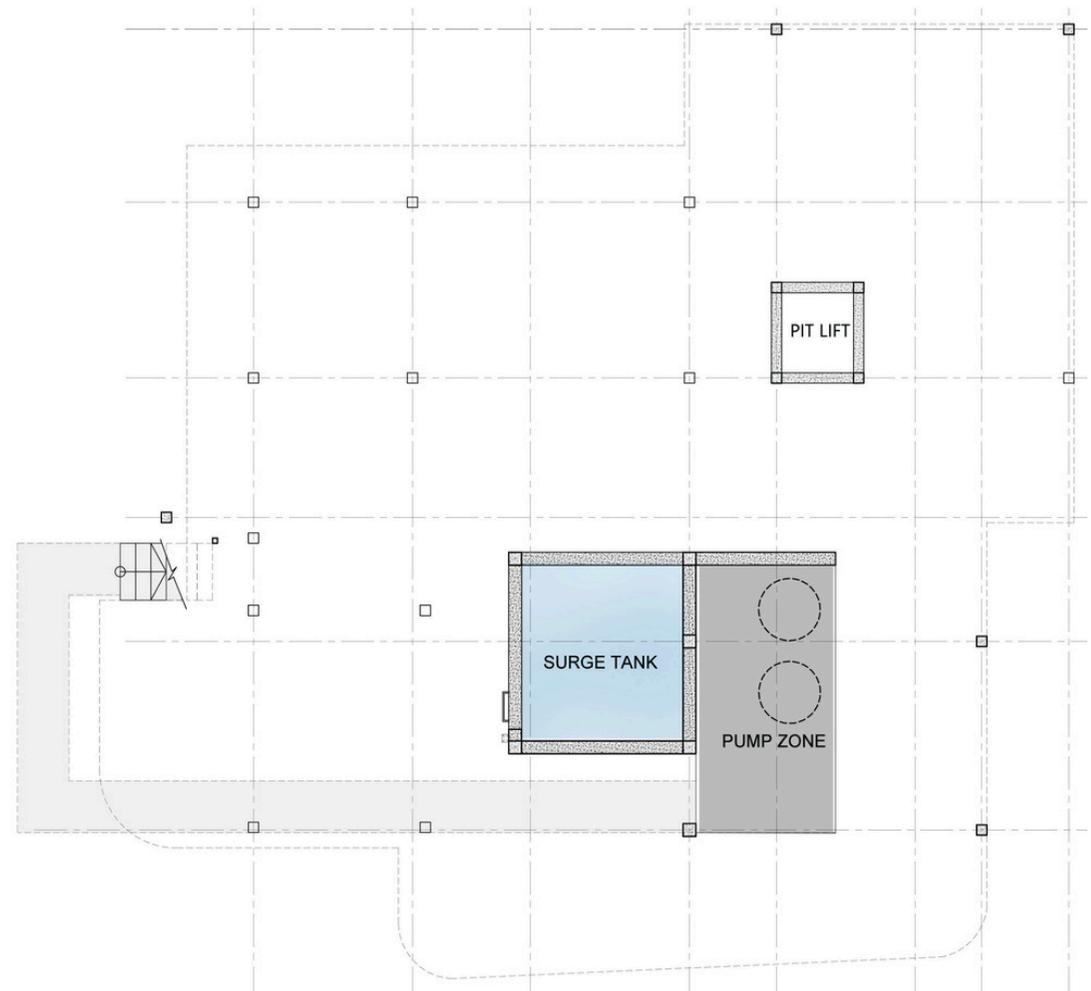
Modern Tropical Design

Ground Floor Plan



## Usable Area

Internal: 321 sq.m.  
External : 339 sq.m.  
All Area : 660 sq.m.



Ground Floor Plan

# TYPE B

Modern Tropical Design

1st Floor



: 1 Bedrooms  
Total 4 Bedrooms



: 1 Bathrooms  
Total 4 Bathrooms



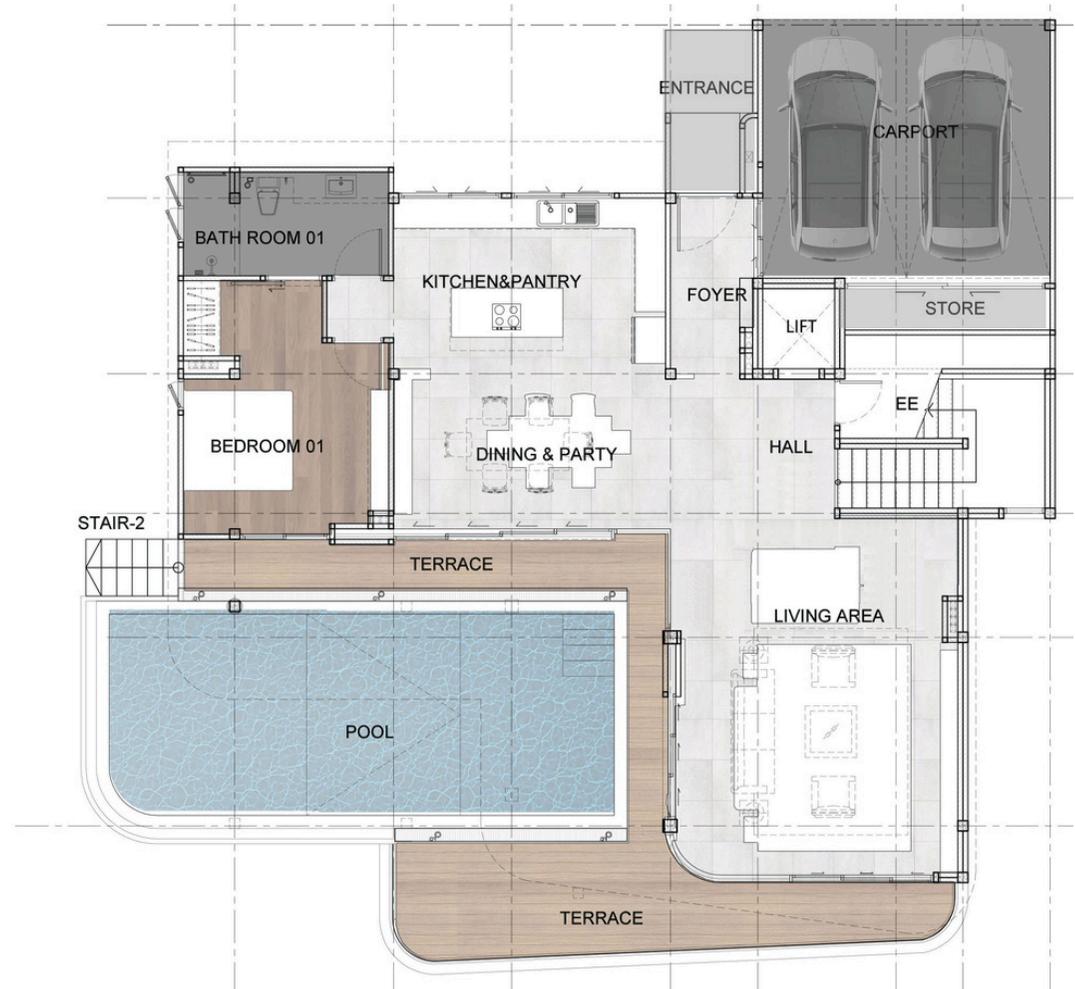
: 2 Car parking



: 10.00 x 4.00 m.

## Usable Area

Internal: 321 sq.m.  
External : 339 sq.m.  
All Area : 660 sq.m.



1st Floor Plan

# TYPE B

Modern Tropical Design

## 2nd Floor Plan



: 3 Bedrooms  
Total 4 Bedrooms



: 3 Bathrooms  
Total 4 Bathrooms

## Usable Area

Internal: 321 sq.m.  
External : 339 sq.m.  
All Area : 660 sq.m.



2nd Floor Plan

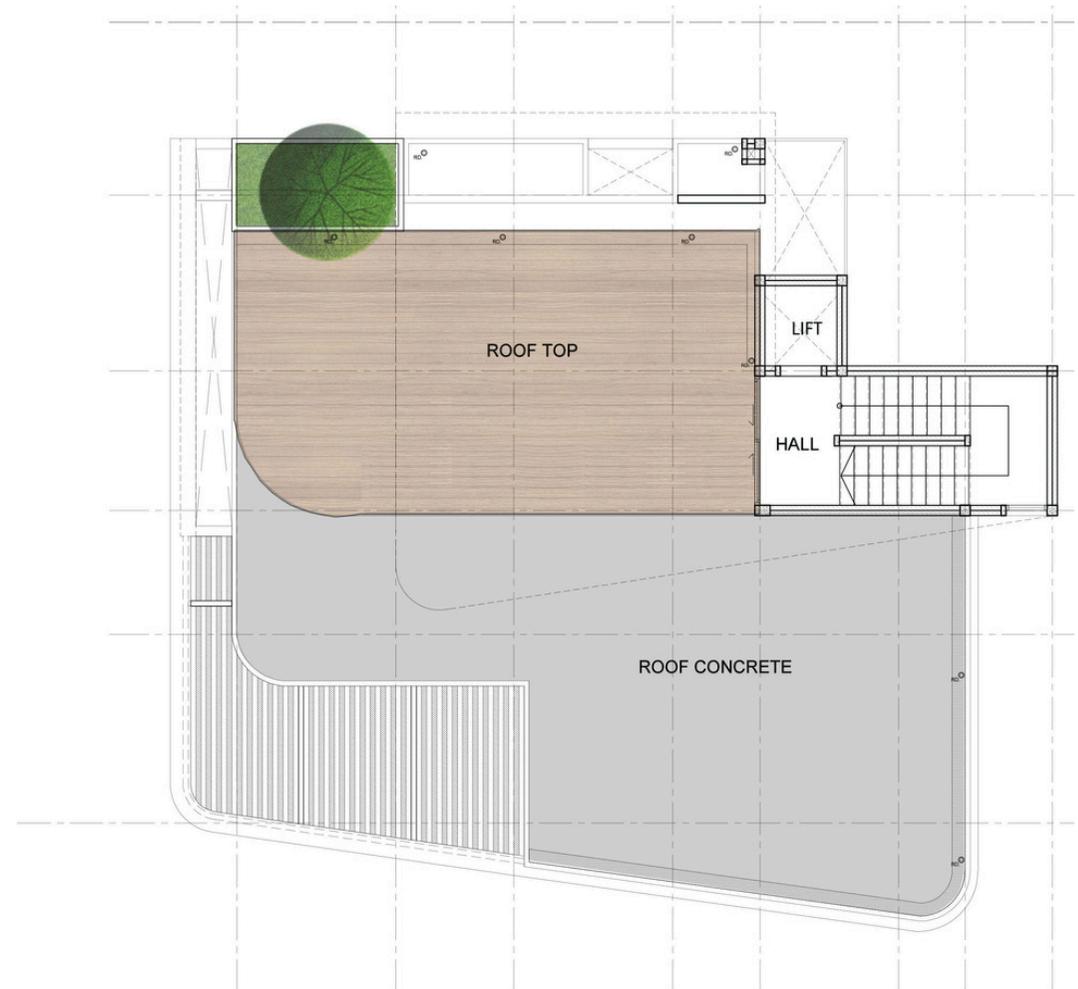
# TYPE B

Modern Tropical Design

ROOF Floor Plan

## Usable Area

Internal: 321 sq.m.  
External : 339 sq.m.  
All Area : 660 sq.m.



ROOF Floor Plan

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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  
LUXURY**  
VILLAS



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