



BOTANICA
SKY VALLEY

The infinite luxury living at the skyline.



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About Us

The stunning 360° panoramic mountain view from each villa is absolutely breath-taking and incomparable. This award-winning villa echoes top quality luxury living, which is the signature of BOTANICA Luxury. Surrounded by lush hills and beautifully landscaped, this paradise is within easy access to a vibrant and cosmopolitan community.



MASTER PLAN



Ultra Luxury Design
18 Villas



The Land Size Starts
from 719 - 1,755 sq.m.



Built-up Size Starts
from 547 sq.m.



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.

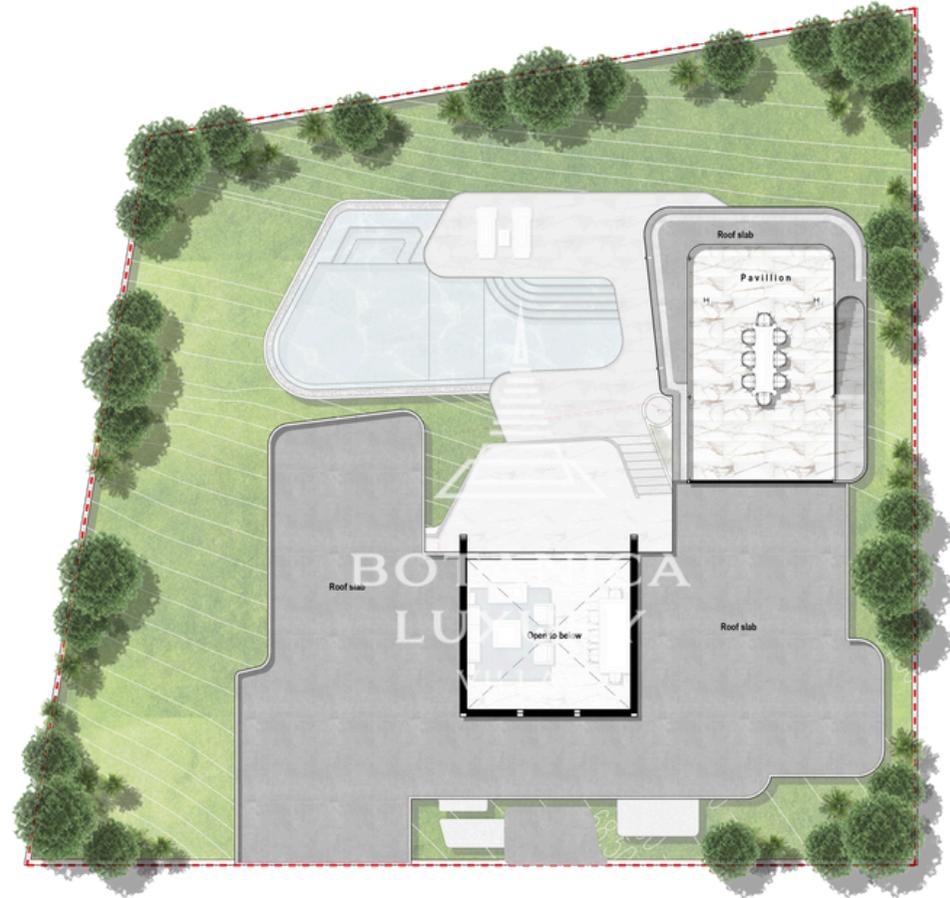


Botanica Sky Valley

Ultra Luxury Design



GROUND FLOOR



UPPER FLOOR

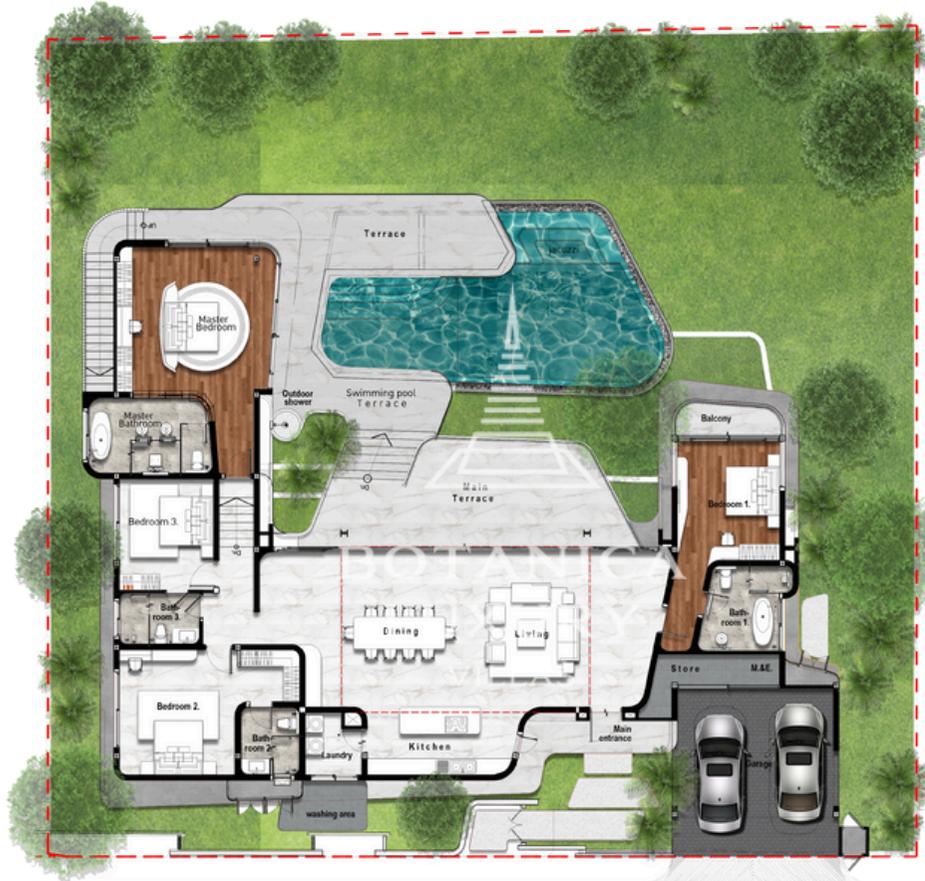
TYPE A

-  4 Bedroom
-  4 Bathroom
-  4.35 x 12.42 meters

INTERNAL AREA : 260.07 SQM.
 EXTERNAL AREA : 287.23 SQM.
TOTAL USABLE AREA : 547.30 SQM.
LAND AREA : 931.00 SQM.

TYPE SELECTION

A B C



GROUND FLOOR



UPPER FLOOR

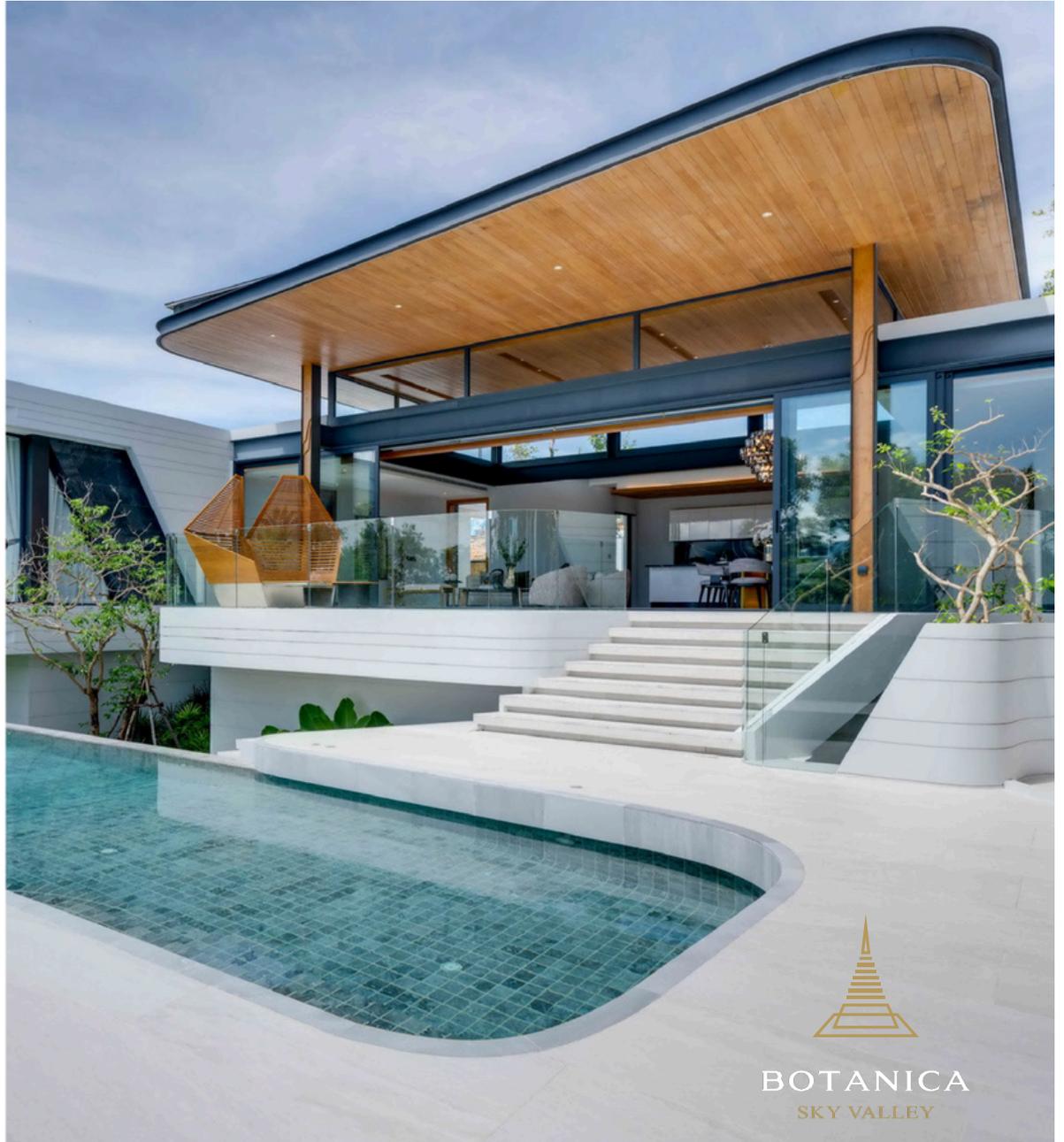
TYPE B

-  4 Bedroom
-  4 Bathroom
-  4.35 x 12.42 meters

INTERNAL AREA : 295.00 SQM.
 EXTERNAL AREA : 330.00 SQM.
TOTAL USABLE AREA : 625.00 SQM.
LAND AREA : 1,243.00 SQM.

TYPE SELECTION

A B C



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PRE-LAUNCH PRICE LIST

Phase 1

| 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) |
|------|------|----------------|------------------|-----------------------|----------------------|----------------------|------------------|---------------------|
| SV08 | B | 4 Bed 4 Bath | 1494 | 625 | 295 | 330 | 4.35 x12.48 | 100,415,600 |
| SV18 | A | 4 Bed 4 Bath | 782 | 582 | 282 | 300 | 4.20X12.40 | 75,717,500 |
| SV19 | B | 4 Bed 4 Bath | 1070 | 648 | 328 | 320 | 4.20X12.40 | 87,346,000 |
| SV20 | A | 4 Bed 4 Bath | 875 | 528 | 243 | 284 | 4.35 x12.42 | 74,449,000 |
| SV21 | B | 4 Bed 4 Bath | 1042 | 625 | 295 | 330 | 4.35 x12.48 | 84,565,000 |

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*The area and the prices are subjected to be changed without prior notice.

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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 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 SKY VALLEY

| | |
|---|--------|
| A Layan Beach | 7 min |
| B Bangtao Beach | 13 min |
| C Nai Thon Beach | 15 min |
| D Surin Beach | 25 min |
| E Blue Tree Lagoon | 20 min |
| F Phuket Nature Elephant Reserve | 20 min |
| G Green Elephant Sanctuary Park | 20 min |
| H Laguna Golf | 10 min |
| I Porto De Phuket | 12 min |
| J Villa Market - Boat Avenue | 10 min |
| K Robinson Lifestyle | 20 min |
| L Central Phuket | 35 min |
| M Thalang Hospital | 15 min |
| N Bangkok Hospital | 40 min |
| O Phuket International Airport | 25 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



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