



KAMALA
OCEAN VALLEY

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A Timeless Sanctuary by the Sea

KAMALA OCEAN VALLEY is an exclusive luxury villa collection thoughtfully created for those who value privacy, refined design, and a balanced way of living. Defined by understated elegance and meticulous craftsmanship, each residence is designed to offer a calm and timeless living experience where architecture, nature, and comfort exist in perfect harmony. With a limited number of private villas and flexible ownership options, the project reflects a commitment to long-term value, elevated quality, and a lifestyle shaped by intention rather than excess.



PROJECT INFORMATION

PROJECT NAME :	KAMALA OCEAN VALLEY
PROJECT TYPE :	LUXURY PRIVATE POOL VILLAS
LOCATION :	KAMALA BEACH, PHUKET, THAILAND
CONCEPT DESIGN :	ULTRA LUXURY DESIGN
PROJECT AREA :	15,886.64 SQ.M.
TOTAL UNITS :	12 EXCLUSIVE PRIVATE VILLAS
LAND AREA :	913.58 – 1,077.13 SQ.M.
USABLE AREA :	725.00 – 770.00 SQ.M.

VILLA FEATURES

KEY FEATURES & SPECIFICATIONS

- Luxury 4-bedroom, 5-bathroom private pool villas
- Private swimming pool starting from approximately 55.70 sq.m.
- Expansive living and dining areas with a fully equipped modern kitchen
- Approximate 4-meter ceiling height in the main living area
- Master bedroom with direct pool access and large ensuite bathroom
- Generous interior spaces designed for comfort and privacy
- Private parking accommodating 2 cars
- Kamala Beach sea views
- Retaining wall surrounding the project for soil stability and enhanced security



KAMALA BEACH

A Refined Coastal Address in Phuket

Kamala Beach is one of Phuket's most distinguished coastal locations, valued for its natural beauty, calm atmosphere, and enduring appeal. Set along a gently curved bay and framed by lush hills, the area offers a sense of privacy and serenity rarely found in more active resort destinations, making it ideal for refined coastal living.

While preserving its tranquil character, Kamala Beach offers convenient access to a complete range of lifestyle amenities, including fine dining, beachfront venues, wellness facilities, international schools, and medical services. This balance of accessibility and calm makes Kamala an exceptional setting for long-term living, thoughtful investment, and an elevated seaside retreat.

KAMALA — 
OCEAN VALLEY

LOCATION



Surin Beach	5 min	Phuket International Airport	35 min	Red Mountain Golf Course	30 min
Patong Beach	15 min	Phuket Town	40 min	Laguna Golf Course	15 min
Bangtao Beach	15 min	Bangkok Hospital Phuket	40 min	Boat Avenue Retail Precinct	15 min
Layan Beach	20 min	British International School, Phuket	35 min	Blue Tree and Central Malls	15 min
Naithon Beach	30 min	Kajonkiet International School	35 min		
Kata Beach	45 min	Central Festival Phuket Shopping Mall	35 min		



KAMALA
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MASTER PLAN

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MASTER PLAN

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EXCLUSIVE PRIVATE VILLAS

PROJECT AREA : 15,886.64 SQ.M.



UNIT SIZE

TYPE	PLOT	LAND AREA	USABLE AREA
A	KL-01	925.25 sq.m.	725.00 sq.m.
A	KL-02	925.28 sq.m.	725.00 sq.m.
A	KL-03	1071.05 sq.m.	725.00 sq.m.
A	KL-04	936.73 sq.m.	725.00 sq.m.
A	KL-05	962.25 sq.m.	725.00 sq.m.
A	KL-06	1146.21 sq.m.	725.00 sq.m.
A	KL-07	1067.57 sq.m.	725.00 sq.m.
B	KL-08	925.90 sq.m.	780.00 sq.m.
B	KL-09	938.63 sq.m.	780.00 sq.m.



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VILLA : TYPE A



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VILLA : TYPE A

ULTRA LUXURY DESIGN

Land Plot : 942.54 sq.m.

KEY FEATURES

-  : 3 Parking
-  : 4 Bedrooms
-  : Thai Kitchen
-  : Pavilion
-  : Laundry room
-  : Living room
-  : 5 Bathrooms
-  : Swimming Pool : 3.60 x 12.00 m.
-  : Maid room
-  : Lounge

USABLE AREA

Covered Area : 330.25 sq.m.
 External Area : 389.75 sq.m.
 Total : 720.00 sq.m.



GROUND FLOOR PLAN



BASEMENT LEVEL PLAN



UPPER LEVEL PLAN

USABLE AREA

Living / Dining / Kitchen	73.80	sq.m.
Thai Kitchen	15.30	sq.m.
Bar Room	39.05	sq.m.
Master Bedroom	36.30	sq.m.
Master Bathroom	16.25	sq.m.
Bedroom 1	28.50	sq.m.
Bathroom 1	10.60	sq.m.
Bedroom 2	22.05	sq.m.
Bathroom 2	7.30	sq.m.
Bedroom 3	22.85	sq.m.
Bathroom 3	6.90	sq.m.
Maid Bedroom	7.55	sq.m.
Maid Bathroom	4.55	sq.m.
Powder Room	4.15	sq.m.
Storage & M&E	4.80	sq.m.
Laundry	12.65	sq.m.
Pump Room	4.50	sq.m.
Surge Tank	6.45	sq.m.
Water Tank	6.70	sq.m.
Garage	61.25	sq.m.
Separate Entrance	9.60	sq.m.
Main Entrance	6.25	sq.m.
Main Terrace	24.05	sq.m.
Balcony 1	7.15	sq.m.
Balcony 2	7.15	sq.m.
Swimming Pool	55.70	sq.m.
Pool Terrace	42.40	sq.m.
Sunken Seat	13.30	sq.m.
Outdoor Shower	1.80	sq.m.
Corridor 1	13.20	sq.m.
Corridor 2	16.75	sq.m.
Corridor 3	13.20	sq.m.
Corridor 4	8.00	sq.m.
Corridor 5	9.20	sq.m.
Washing Area	2.35	sq.m.
Walkway	34.90	sq.m.
Planter	16.70	sq.m.
Garbage Area	1.80	sq.m.
Sala	45.00	sq.m.



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VILLA : TYPE B



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VILLA : TYPE B

ULTRA LUXURY DESIGN

Land Plot : 1,302.30 sq.m.

KEY FEATURES

-  : 3 Parking
-  : Living room
-  : 4 Bedrooms
-  : 5 Bathrooms
-  : Thai Kitchen
-  : Swimming Pool : 3.60 x 12.00 m.
-  : Pavilion
-  : Maid room
-  : Laundry room
-  : Elevator
-  : Lounge



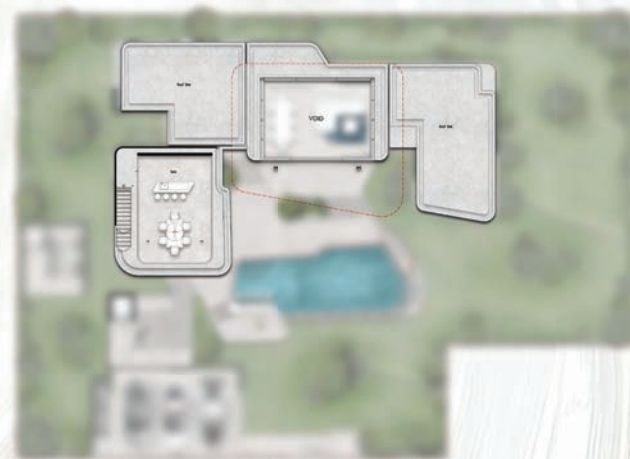
GROUND FLOOR PLAN

USABLE AREA

Covered Area :	329.10 sq.m.
External Area :	450.90 sq.m.
Total :	780.00 sq.m.



BASEMENT LEVEL PLAN



UPPER LEVEL PLAN

USABLE AREA

Living / Dining / Kitchen	73.80	sq.m.
Thai Kitchen	11.85	sq.m.
Lounge	39.05	sq.m.
Master Bedroom	36.30	sq.m.
Master Bathroom	16.25	sq.m.
Bedroom 1	22.05	sq.m.
Bathroom 1	7.30	sq.m.
Bedroom 2	28.50	sq.m.
Bathroom 2	10.60	sq.m.
Bedroom 3	22.85	sq.m.
Bathroom 3	6.90	sq.m.
Maid Bedroom	7.00	sq.m.
Maid Bathroom	4.30	sq.m.
Powder Room	4.15	sq.m.
Storage & M&E	4.80	sq.m.
Storage 2	4.80	sq.m.
Laundry	10.95	sq.m.
Pump Room	4.50	sq.m.
Surge Tank	6.45	sq.m.
Water Tank	6.70	sq.m.
Garage	60.30	sq.m.
Elevator	3.55	sq.m.
Separate Entrance	9.60	sq.m.
Main Terrace	24.05	sq.m.
Balcony 1	7.15	sq.m.
Balcony 2	7.15	sq.m.
Swimming Pool	55.70	sq.m.
Pool Deck	53.70	sq.m.
Pool Bar	13.30	sq.m.
Outdoor Shower	2.15	sq.m.
Corridor 1	17.05	sq.m.
Corridor 2	18.80	sq.m.
Corridor 3	13.35	sq.m.
Corridor 4	8.00	sq.m.
Corridor 5	6.30	sq.m.
Washing Area	2.50	sq.m.
Walkway	98.45	sq.m.
Planter	3.00	sq.m.
Garbage Area	1.80	sq.m.
Sala	45.00	sq.m.



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LIVING AREA

The living area is meticulously designed to reflect the essence of Ultra Luxury living, guided by principles of openness, simplicity, and natural comfort. Contemporary architectural lines are harmoniously combined with warm natural materials, creating a calm and refined atmosphere. The open-plan living and dining spaces extend seamlessly to the terrace and private swimming pool, with generous openings allowing natural light and ventilation to flow freely, enhancing the connection between indoor and outdoor living.



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The master bedrooms are thoughtfully designed to offer privacy, comfort, and refined luxury, with selected suites enjoying direct connection to the private swimming pool. Positioned across different levels of the villa, each master suite provides its own distinct atmosphere while maintaining a cohesive design language. Generous proportions, walk-in closets, and elegantly appointed en-suite bathrooms create a calm and restorative environment, enhanced by natural tones, framed views, and seamless indoor-outdoor transitions. Flexible areas for relaxation or work further allow the space to adapt to individual lifestyles.

MASTER BEDROOM

Plot	Type	Status	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)
KL 04	A		4 Beds 5 Baths 1 maid+ Lift	936.73	725.00	330.25	389.75	3.60 x 12.00	126,278,440
KL 05	A		4 Beds 5 Baths 1 maid+ Lift	962.25	725.00	330.25	389.75	3.60 x 12.00	126,993,000
KL 06	A		4 Beds 5 Baths 1 maid+ Lift	1146.21	725.00	330.25	389.75	3.60 x 12.00	132,143,880
KL 07	A		4 Beds 5 Baths 1 maid	1067.42	725.00	330.25	389.75	3.60 x 12.00	129,937,760
KL 08	B		4 Beds 5 Baths 1 maid	925.7	780.00	329.10	450.90	3.60 x 12.00	136,045,300
KL 09	B		4 Beds 5 Baths 1 maid	938.42	780.00	329.10	450.90	3.60 x 12.00	136,414,180

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	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, and Land Transfer 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 service fee is THB 35 per square meter, divided as follows:

- Common Area Fee: THB 20 per square meter including 24-hour security, garbage collection common electricity, common area landscaping.
- Villa Maintenance Fee: THB 15 per square meter This includes garden maintenance (3 times per week) and swimming pool cleaning (2 times per week).

OUR MILESTONES

2004
BOTANICA LUXURY VILLAS PHASE I
Project Development Starting our 1st sale

2006
BOTANICA LUXURY VILLAS PHASE I
Starting construction Project Sold out

2012
BOTANICA LUXURY VILLAS PHASE II

2016
BOTANICA LUXURY VILLAS PHASE IV

2014
BOTANICA LUXURY VILLAS PHASE III

2019
BOTANICA THE VALLEY
BOTANICA LAKESIDE
BOTANICA THE NATURE
BOTANICA FORESTA

2018
BOTANICA BANGTAO BEACH
Launched and sold out

2022
GOLDEN YEAR
Record-breaking
5,500 MB IN SALES
BOTANICA SKY VALLEY
BOTANICA MODERN LOFT II
BOTANICA LAKESIDE II
BOTANICA FORESTIQUE

2021
BOTANICA MODERN LOFT

2024
PINNACLE ACHIEVEMENT
In January 2024, we broke another record by achieving
1,200 MB IN SALES

BOTANICA FORESTA
Project sold out 9 August, 2024

20TH ANNIVERSARY CELEBRATION
on 21 December 2024

Project Launch
BOTANICA LOUVRE
HYTHE by BOTANICA
BOTANICA WISDOM
BOTANICA MODERN SEA KARON

2023
BOTANICA ZEN
Project Launch February, 2023
Project Sold Out March, 2023

BOTANICA PRESTIGE
BOTANICA GRAND AVENUE
BOTANICA HILLSIDE
BOTANICA FORESTA II
BOTANICA FOUR SEASONS SPRING
BOTANICA FOUR SEASONS SUMMER
BOTANICA FOUR SEASONS AUTUMN
BOTANICA MONTAZURE

2025
BOTANICA HILLSIDE
Project sold out 14 January, 2025

GRAND OPENING SALES GALLERY
5 April, 2025

Project Launch
BOTANICA GREEN BOULEVARD
BOTANICA CHALONG BAY
BOTANICA MAJESTIA
BOTANICA GRAND LAGOON
BOTANICA SKY PORT

Celebrating the Opening of
Our New Branch Office
BOTANICA PAVILION
26 September, 2025



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

Our Vision

CONCEPTS OF SUSTAINABLE HAPPINESS

At Botanica Luxury Villas, our vision transcends conventional real estate development. We are dedicated to shaping the future of luxury living in Phuket and beyond with a holistic approach that encompasses urban planning, environmental stewardship, and community enhancement. Our vision is anchored in three core aspirations.

AWARDS AND RECOGNITIONS





**BOTANICA
LUXURY**
VILLAS



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