



BOTANICA  
MONTAZURE



Embrace of the Mountain  
Whisper of the Sea



# Embrace of the Mountain Whisper of the Sea

Botanica MontAzure: Embrace of the Mountain, Whisper of the Sea

At the heart of Kamala Beach in Phuket lies Botanica MontAzure. More than just luxurious residences; it offers a lavish lifestyle, steps away from the beach.

Within close reach of the shimmering waters, our 36 villas beautifully capture the essence of nature – enveloping lush forests, strikingly magnificent mountains, and iridescent ocean vistas. With leasehold and freehold options on offer, it has never been easier to own your slice of paradise. Choose from two contemporary luxury designs and tailor your space to perfection.

Located within MontAzure; Asia's ultimate beachfront community, owners at Botanica MontAzure will enjoy a rich mix of experiences right outside their door. There's a range of dining spots by the beach and main road, vibrant bars for evenings, and convenient shops nearby.

MontAzure also provides owners with an unmatched five-star neighbourhood lifestyle right here on the island which includes Twinpalms MontAzure, InterContinental Phuket Resort, 333 At The Beach, Café Del Mar, and a conveniently located lifestyle mall within arm's reach.

Amidst all of this, Botanica MontAzure stands out as a private haven – an ideal family home, an investment, or a dream holiday retreat.

For more information, please visit:

[www.botanicaluxuryvilla.com](http://www.botanicaluxuryvilla.com)  
[www.montazure.com](http://www.montazure.com)





# LOCATION

## Phuket

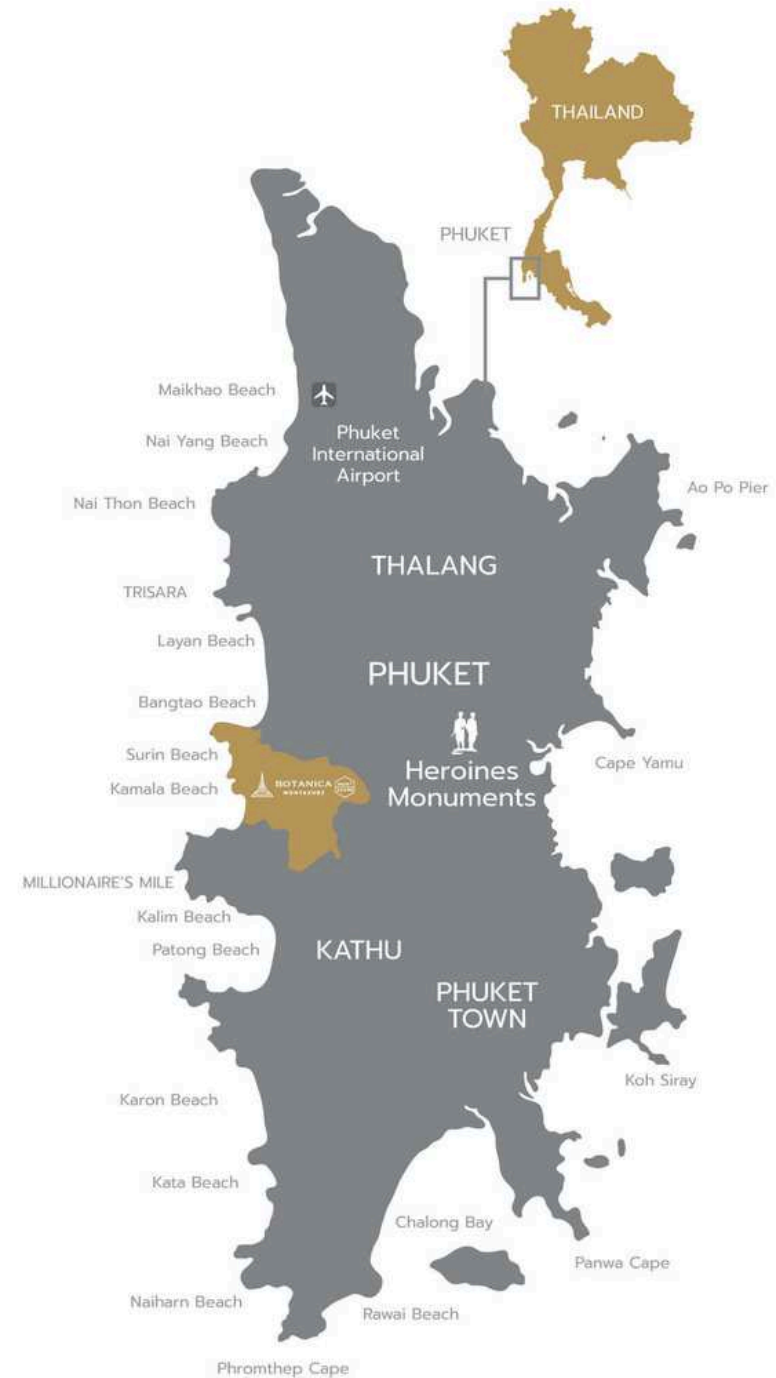
Phuket is Thailand's largest island and a major Asian tourist destination with a well developed infrastructure catering to visitors from across the globe. Phuket is easily accessible by direct daily flights from most regional hubs with links to all major international markets. Phuket International Airport is a 35-minute drive from MontAzure.

## Kamala Beach

MontAzure occupies the Northern part of Kamala Bay and offers the last large-scale beachfront opportunity in the heart of Phuket's exclusive west coast.

On the headland to the south – known as "Millionaire's Mile" – there are a number of villa and resort developments. Easy access to a multitude of nearby attractions and activities, including sport and marine facilities, the historic] Phuket Town, retail malls, and vibrant nightlife options. World-class education and medical operators can be found within a short drive from Kamala.

TRAVEL TIMES	MINS
Phuket International Airport	35
Phuket Town	40
Bangkok Hospital Phuket	40
British International School, Phuket	35
Kojonkiet International School	35
Central Festival Phuket Shopping Mall	35
Red Mountain Golf Course	30
Laguna Golf Course	15
Boat Avenue Retail Precinct	15
Blue Tree and Central Malls	5
Surin Beach	5
Patong Beach	15





○ Patong Beach

Kamala Beach

Cafe Del Mar

333  
At The Beach

Twin Palm  
Phuket

Intercontinental  
Phuket

Phuket Fantasea

Carnival Magic

MGallery



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Total Project

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# MASTER PLAN



Modern luxury design  
36 Villas



The land size starts  
719 sqm.



Built-up size starts  
454 sqm.



## Common Area

Total Project Area :	49,245 sq.m.
Driving Area :	4,122 sq.m.
Driving Area & Footpath :	5,928 sq.m.
Garden Area :	1,256 sq.m.

DISCLAIMER: WHILE 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.



# TYPE 4A

Modern luxury design

Plot : 719 sq.m.

 : 4 Bedrooms

 : 5 Bathrooms

 : 3.50 x 10.80 m.

## Usable Area

Internal :	220 sq.m.
External :	233 sq.m.
Total :	453 sq.m.

**\*\*Demonstration floor plan only\*\***



Ground Floor Plan

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# TYPE 4A



Total Project

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# TYPE 4C

Modern luxury design

Plot : 910 sq.m.

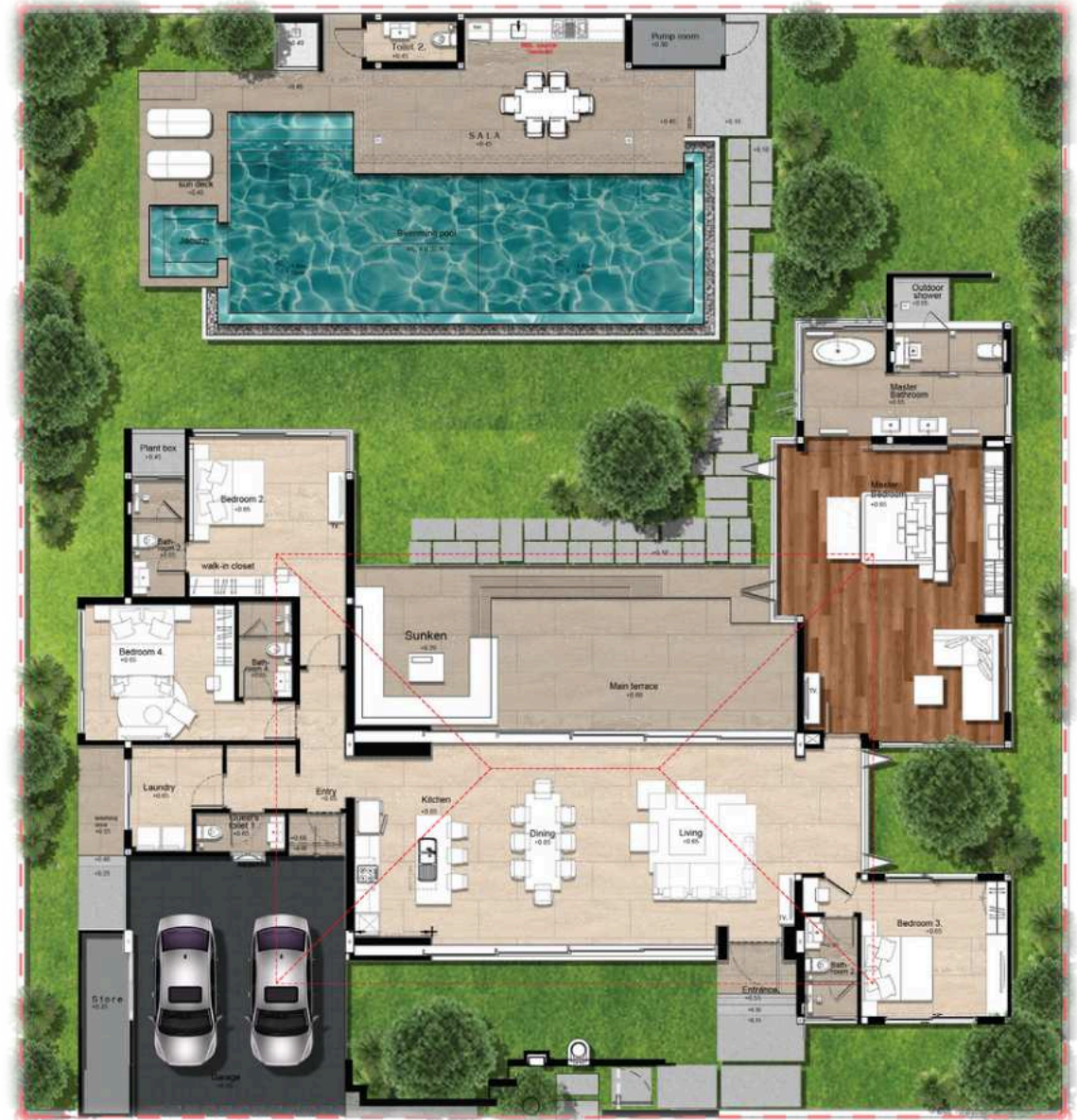
 : 4 Bedrooms

 : 6 Bathrooms

 : 4.20 x 13.00 m.

## Usable Area

Internal : 285 sq.m.  
External : 290 sq.m.  
Total : 575 sq.m.

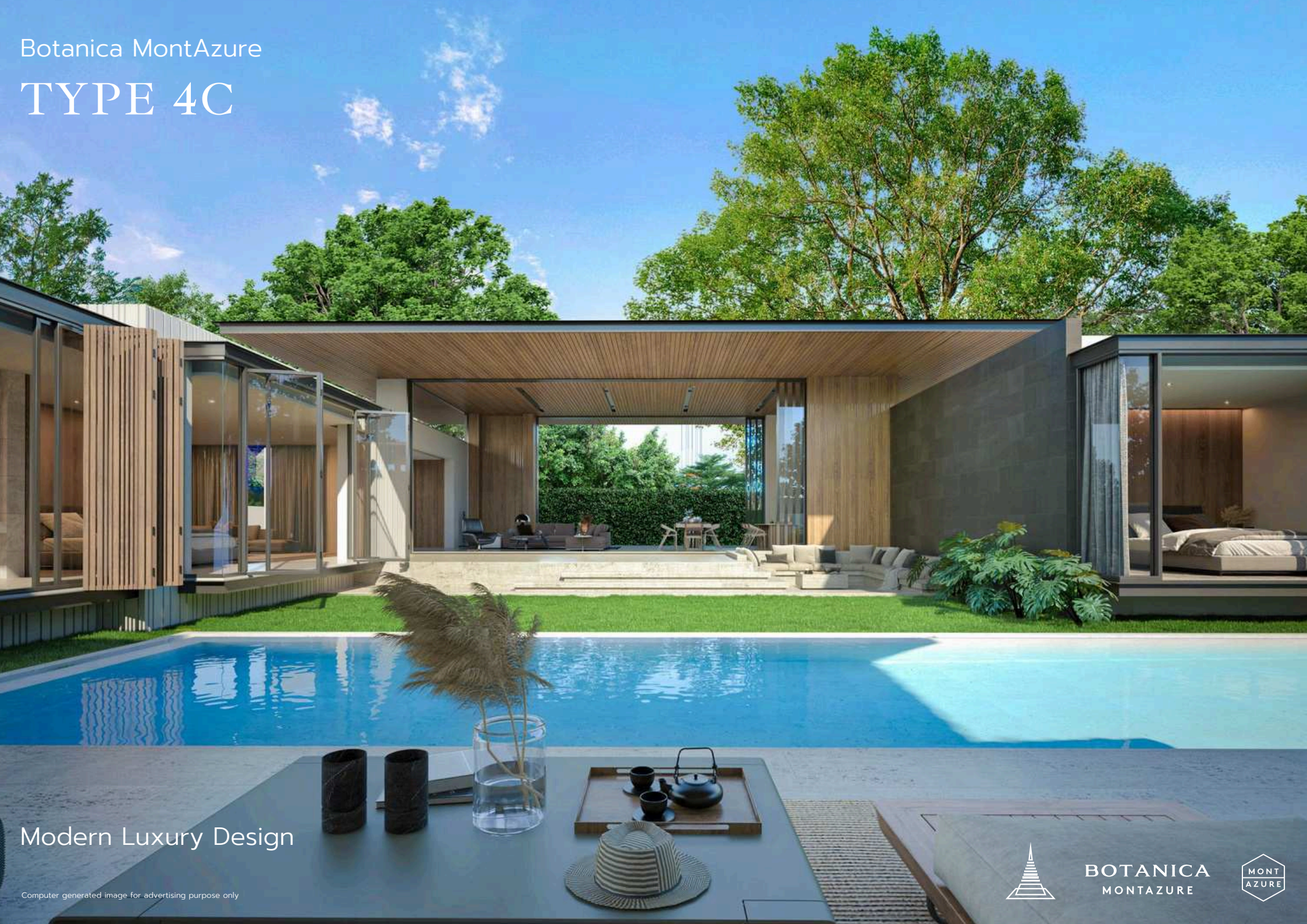


Ground Floor Plan



Botanica MontAzure

# TYPE 4C



Modern Luxury Design

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# TYPE 4C.1

Modern luxury design

Plot : 930 sq.m.

 : 5 Bedrooms

 : 7 Bathrooms

 : 3.90 x 13.00 m.

## Usable Area

Internal :	325 sq.m.
External :	315 sq.m.
Total :	640 sq.m.



Ground Floor Plan

**\*\*Demonstration floor plan only\*\***

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# TYPE 4C.2

Modern luxury design

Plot : 1,085 sq.m.

 : 4 Bedrooms

 : 6 Bathrooms

 : 3.60 x 13.00 m.

## Usable Area

Internal : 287 sq.m.  
External : 413 sq.m.  
Total : 700 sq.m.



Ground Floor Plan

\*\*Demonstration floor plan only\*\*

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# TYPE 4C.3

Modern luxury design

Plot : 1,046 sq.m.

 : 5 Bedrooms  
: 1 Maid room

 : 8 Bathrooms

 : 3.60 x 13.00 m.

## Usable Area

Internal : 418 sq.m.  
External : 425 sq.m.  
Total : 843 sq.m.



Ground Floor Plan

\*\*Demonstration floor plan only\*\*

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# TYPE 4C.3

Modern luxury design

Plot : 1,046 sq.m.

## Usable Area

Internal :	418 sq.m.
External :	425 sq.m.
Total :	843 sq.m.

**\*\*Demonstration floor plan only\*\***



Basement Level Plan

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# TYPE 4C.4

Modern luxury design

Plot : 965 sq.m.

 : 5 Bedrooms

 : 7 Bathrooms

 : 5.70 x 13.00 m.

## Usable Area

Internal : 350 sq.m.  
External : 367 sq.m.  
Total : 717 sq.m.



Ground Floor Plan

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# TYPE 4C.5

Modern luxury design

Plot : 965 sq.m.

 : 4 Bedrooms

 : 6 Bathrooms

 : 3.60 x 13.00 m.

## Usable Area

Internal : 300 sq.m.  
External : 390 sq.m.  
Total : 690 sq.m.



Ground Floor Plan

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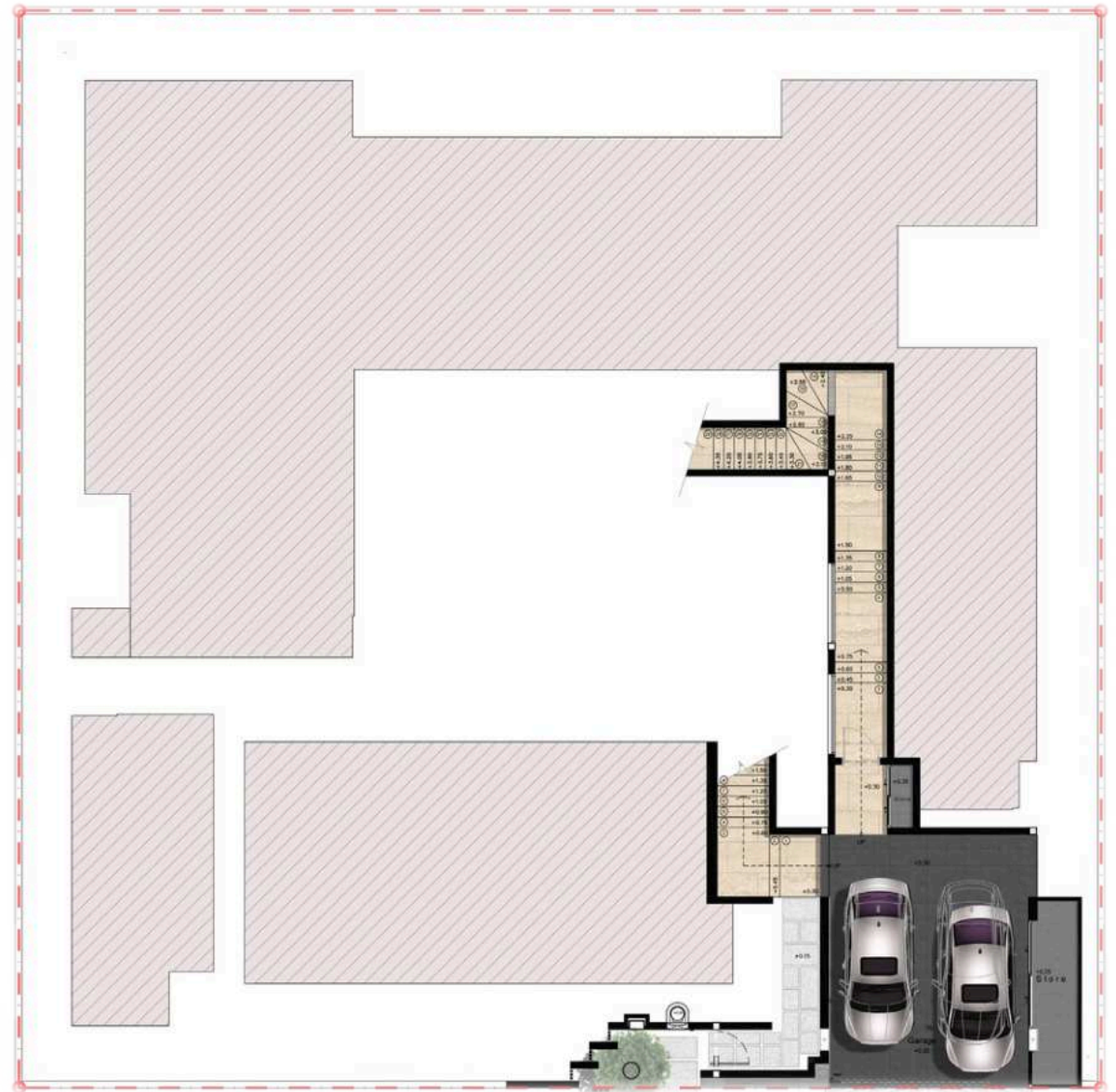
# TYPE 4C.5

Modern luxury design

Plot : 965 sq.m.

## Usable Area

Internal :	300 sq.m.
External :	390 sq.m.
Total :	690 sq.m.



Basement Level Plan

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# TYPE 4C.6

Modern luxury design

Plot : 930 sq.m.

 : 5 Bedrooms

 : 7 Bathrooms

 : 3.60 x 12.60 m.

## Usable Area

Internal : 358 sq.m.  
External : 363 sq.m.  
Total : 721 sq.m.



Ground Floor Plan



# TYPE 4C.6

Modern luxury design

Plot : 930 sq.m.

## Usable Area

Internal :	358 sq.m.
External :	363 sq.m.
Total :	721 sq.m.



Basement Level Plan

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Botanica MontAzure  
TYPE 4C.6



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# TYPE 5C.1

Modern Extravagance design

Plot : 1,674 sq.m.

 : 6 Bedrooms  
: 1 Maid room

 : 8 Bathrooms

 : 5.50 x 18.10 m.

## Usable Area

Internal :	986 sq.m.
External :	707 sq.m.
Total :	1,693 sq.m.



Ground Floor Plan




# TYPE 5C.1

Modern Extravagance design

Plot : 1,674 sq.m.

 : 6 Bedrooms  
: 1 Maid room

 : 8 Bathrooms

 : 5.50 x 18.10 m.

## Usable Area

Internal :	986 sq.m.
External :	707 sq.m.
Total :	1,693 sq.m.



Ground Floor Plan

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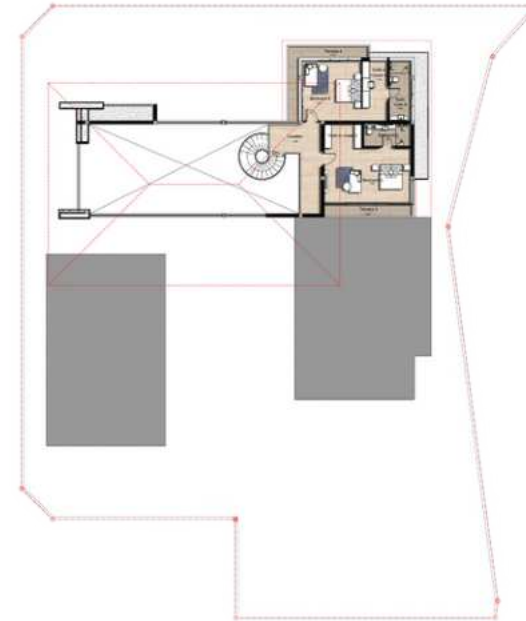
# TYPE 5C.1

Modern Extravagance design

Plot : 1,674 sq.m.

## Usable Area

Internal :	986 sq.m.
External :	707 sq.m.
Total :	1,693 sq.m.



Upper Level Plan



Basement 1 Floor Plan



Basement 2 Floor Plan




# TYPE 5C.2

Modern Extravagance design

Plot : 1,483 sq.m.

 : 5 Bedrooms  
: 1 Maid room

 : 8 Bathrooms

 : 5.50 x 18.10 m.

## Usable Area

Internal : 851 sq.m.  
External : 763 sq.m.  
Total : 1,614 sq.m.



Ground Floor Plan



# TYPE 5C.2

Modern Extravagance design

Plot : 1,483 sq.m.

## Usable Area

Internal :	851 sq.m.
External :	763 sq.m.
Total :	1,614 sq.m.



Upper Level Plan



Basement Level Plan



Botanica MontAzure

# TYPE 5C.2

Modern Extravagance Design

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Botanica MontAzure  
TYPE 5C.2



Modern Extravagance Design

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# PRICE LIST BM01 - BM12



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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)
BM01	4A	4 Beds 5 Baths	721	454	221	234	3.50 x 10.80	<b>53,090,000</b>
BM02	4A	4 Beds 5 Baths	719	454	221	234	3.50 x 10.80	<b>53,046,000</b>
BM03	4A	4 Beds 5 Baths	719	454	221	234	3.50 x 10.80	<b>53,046,000</b>
BM04	4A	4 Beds 5 Baths	719	454	221	234	3.50 x 10.80	<b>53,046,000</b>
BM05	4A	4 Beds 5 Baths	719	454	221	234	3.50 x 10.80	<b>SOLD</b>
BM06	4A	4 Beds 5 Baths	719	454	221	234	3.50 x 10.80	<b>53,046,000</b>
BM07	4A	4 Beds 5 Baths	719	454	221	234	3.50 x 10.80	<b>53,046,000</b>
BM08	4A	4 Beds 5 Baths	719	454	221	234	3.50 x 10.80	<b>53,046,000</b>
BM09	4A	4 Beds 5 Baths	836	454	221	234	3.50 x 10.80	<b>55,620,000</b>
BM10	4C	4 Beds 5 Baths	914	575	285	290	4.20 x 13.00	<b>67,258,000</b>
BM11	4C	4 Beds 5 Baths	910	575	285	290	4.20 x 13.00	<b>67,170,000</b>
BM12	4C	4 Beds 5 Baths	910	575	285	290	4.20 x 13.00	<b>67,170,000</b>



# PRICE LIST BM13 - BM25



**BOTANICA**  
MONTAZURE



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)
BM13	4C	4 Beds 5 Baths	908	575	285	290	4.20 x 13.00	<b>67,126,000</b>
BM14	4C	4 Beds 5 Baths	963	575	285	290	4.20 x 13.00	<b>68,336,000</b>
BM15	4C.4	5 Beds 7 Baths	965	717	350	367	5.70 x 13.00	<b>80,024,000</b>
BM16	4C.4	5 Beds 7 Baths	1065	717	350	367	5.70 x 13.00	<b>82,224,000</b>
BM17	4C.1	5 Beds 7 Baths	930	640	325	315	3.90 x 13.00	<b>72,940,000</b>
BM18	4C.6	5 Beds 7 Baths	930	721	358	363	3.60 x 12.60	<b>79,582,000</b>
BM19	4C.6	5 Beds 7 Baths	1295	721	358	363	3.60 x 12.60	<b>88,907,000</b>
BM20	4C.3	5 Beds 7 Baths	1257	843	418	425	3.60 x 13.00	<b>98,037,000</b>
BM21	4C.3	5 Beds 7 Baths	1046	843	418	425	3.60 x 13.00	<b>93,184,000</b>
BM22	4C.4	5 Beds 7 Baths	1313	774	350	424	5.70 x 13.00	<b>93,667,000</b>
BM23	4C.1	5 Beds 7 Baths	962	640	325	315	3.90 x 13.00	<b>73,644,000</b>
BM24	4C.5	5 Beds 7 Baths	965	690	300	390	3.60 x 13.00	<b>77,810,000</b>
BM25	4C.5	5 Beds 7 Baths	1080	745	300	445	3.60 x 13.00	<b>84,850,000</b>



# PRICE LIST BM26 - BM36



**BOTANICA**  
MONTAZURE



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)
BM26	5C.2	5 Beds+1 Maid's 8 Baths	1517	1614	851	763	5.50 x 18.10	<b>189,738,000</b>
BM27	5C.2	5 Beds+1 Maid's 8 Baths	1890	1614	851	763	5.50 x 18.10	<b>198,690,000</b>
BM28	5C.1	5 Beds+1 Maid's 8 Baths	1674	1693	986	707	5.50 x 18.10	<b>201,011,000</b>
BM29	5C.2	5 Beds+1 Maid's 8 Baths	1483	1614	851	763	5.50 x 18.10	<b>188,922,000</b>
BM30	5C.2	5 Beds+1 Maid's 8 Baths	1941	1614	851	763	5.50 x 18.10	<b>199,914,000</b>
BM31	4C.2	5 Beds 7 Baths	1085	700	287	413	3.60 x 13.00	<b>SOLD</b>
BM32	4C.2	5 Beds 7 Baths	1269	700	287	413	3.60 x 13.00	<b>86,587,000</b>
BM33	5C.1	5 Beds+1 Maid's 8 Baths	2040	1625	986	639	5.50 x 18.10	<b>201,295,000</b>
BM34	5C.1	5 Beds+1 Maid's 8 Baths	1931	1647	986	661	5.50 x 18.10	<b>202,809,000</b>
BM35	5C.1	5 Beds+1 Maid's 8 Baths	1774	1625	986	639	5.50 x 18.10	<b>196,951,000</b>
BM36	5C.1	5 Beds+1 Maid's 8 Baths	2277	1892	986	906	5.50 x 18.10	<b>234,388,000</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 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.

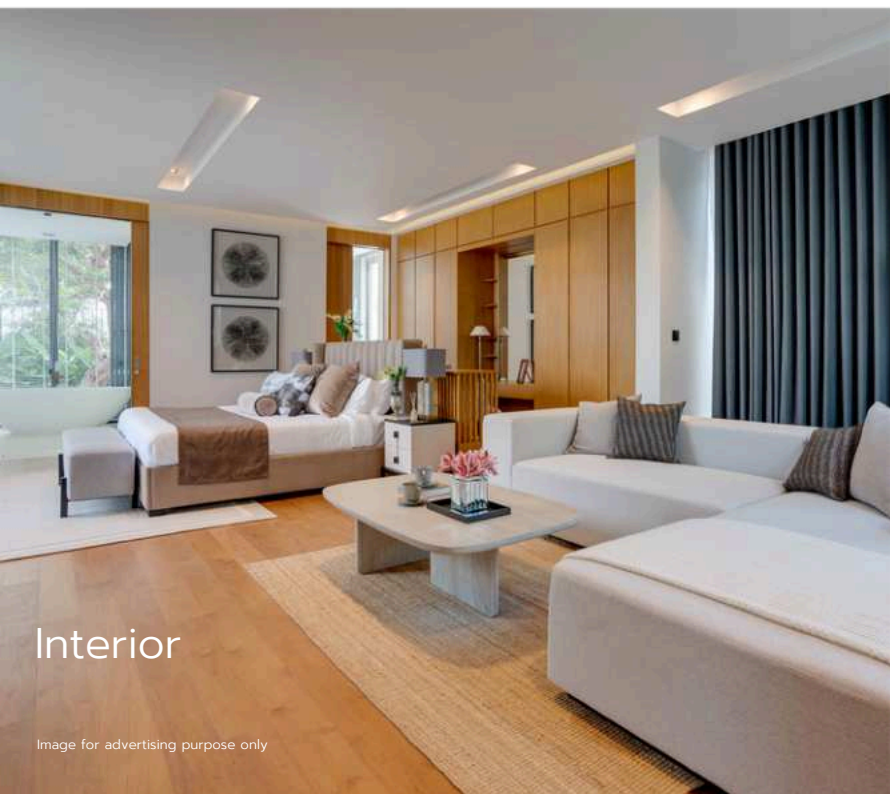
-Furniture package is optional.

-Sinking fund 100,000 THB. ( one time payment )

-Monthly common area management fee 20 THB / sqm. including 24-hour security, garbage collection common electricity, common area landscaping.



Botanica MontAzure



Interior

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# Botanica MontAzure



Total Project

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## COMMUNITY

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The mix of like-minded brands and operators fosters a unique experience for both residents and visitors. This variety extends to the broader Phuket population, as the MontAzure vibe contributes to the overall appeal of the Island. The developers and operators also support several local community initiatives within Kamala and beyond.









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PROJECT OWNERS: BOTANICA MONTAZURE CO.,LTD., A COMPANY INCORPORATED UNDER THE LAWS OF THE KINGDOM OF THAILAND, REGISTERED NO. 0835566034937, WHOSE REGISTERED OFFICE IS AT 125/396 MOO. 5 RATSADA, MUEANG PHUKET, PHUKET 83000 THE PROJECT: BOTANICA X MONTAZURE, LOCATED IN MONTAZURE PHUKET, MOO 3, KAMALA SUB-DISTRICT, KATHU DISTRICT, PHUKET, HAVING A TOTAL AREA APPROXIMATELY 31 RAIS, CONSISTING OF 35 - 40 VILLA LOTS CURRENTLY PART OF TITLE DEED NO. 18877.





## HALL OF HONOUR : BOTANICA

These widely recognized international awards emphasize Botanica's commitment to the highest quality and underline its success in setting a new standard for luxury mixed-use residential communities in Asia.







## HALL OF HONOUR : MontAzure

These widely recognized international awards emphasize MontAzure's commitment to the highest quality and underline its success in setting a new standard for luxury mixed-use residential communities in Asia.











# BOTANICA MONTAZURE



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