



BOTANICA

PRESTIGE

(Botanica Grand Avenue Zone D)



Botanica Prestige Master plan

(Grand Avenue Zone D)



BOTANICA Prestige

MASTER PLAN

Tropical Design
7 Villas

The land size starts
from 601 - 830 sqm.

Built-up size starts
from 373 sqm.





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TYPE C

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Land Plot : 601 sq.m.



4 Bedrooms



5 Bathrooms



Swimming Pool
11.50 x 3.50 m.

Usable Area

Internal Area : 235 sq.m.
External Area : 184 sq.m.
All Area : 420 sq.m.



Ground Floor Plan

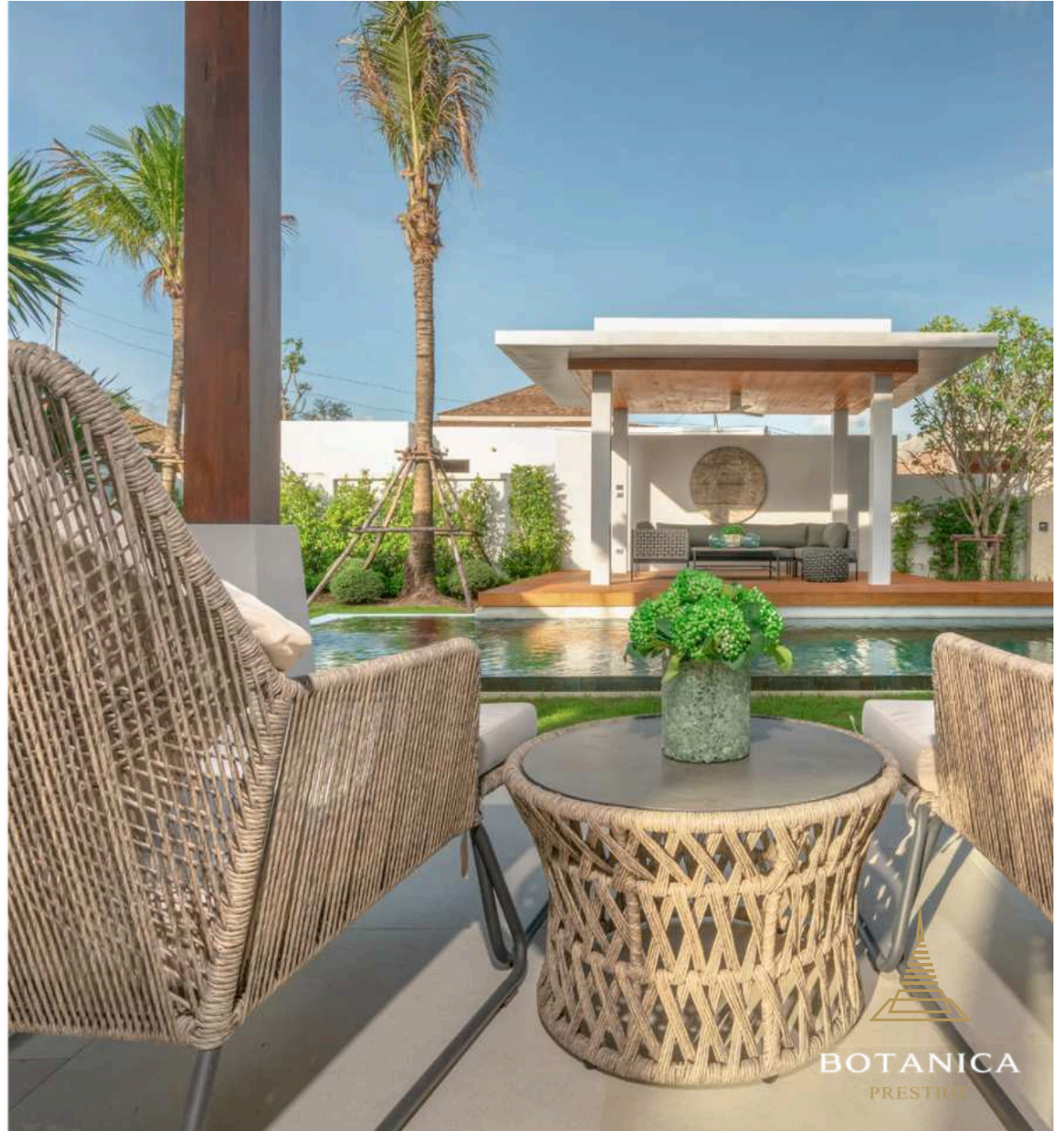
PRICE LIST Zone : D

Tropical Balinese Design

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)
D02	C	4 Beds 5 Baths	602	420	235	184	3.50 x 11.50	SHOW UNIT
D03	C	4 Beds 5 Baths	601	420	235	184	3.50 x 11.50	43,730,000
D04	C	4 Beds 5 Baths	694	420	235	184	3.50 x 11.50	45,590,000
D05	C	4 Beds 5 Baths	830	420	235	184	3.50 x 11.50	48,310,000
D07	C	4 Beds 5 Baths	683	420	235	184	3.50 x 11.50	SHOW UNIT



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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 PRESTIGE

A Layan Beach	5 min
B Bangtao Beach	10 min
C Naithon Beach	13 min
D Surin Beach	15 min
E Boat Avenue	10 min
F Blue Tree Lagoon	15 min
G Laguna Golf	10 min
H Blue Canyon Golf	23 min
I Porto De Phuket	10 min
J Lotus's	14 min
K Old Phuket Town	35 min
L Central Phuket	35 min
M Thalang Hospital	13 min
N Robinson Lifestyle	15 min
O Phuket International	25 min
P Airport Bangkok Hospital	35 min



ABOUT DEVELOPER



Botanica Luxury Phuket Company Limited

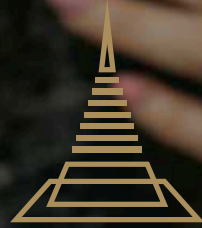
20 Years Experience

In Luxury Pool Villas In Phuket

Attasit Intarachooti

CEO & Founder

Botanica Luxury Phuket Company Limited





BOTANICA LUXURY

VILLAS



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