



BOTANICA
SKY VALLEY

The infinite luxury living at the skyline.



BOTANICA
SKY VALLEY

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
29 Villas



The land size starts
from 719 - 1,755 sqm.



Built-up size starts
from 547 sqm.



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



TYPE A

Ultra Luxury Design



: 4



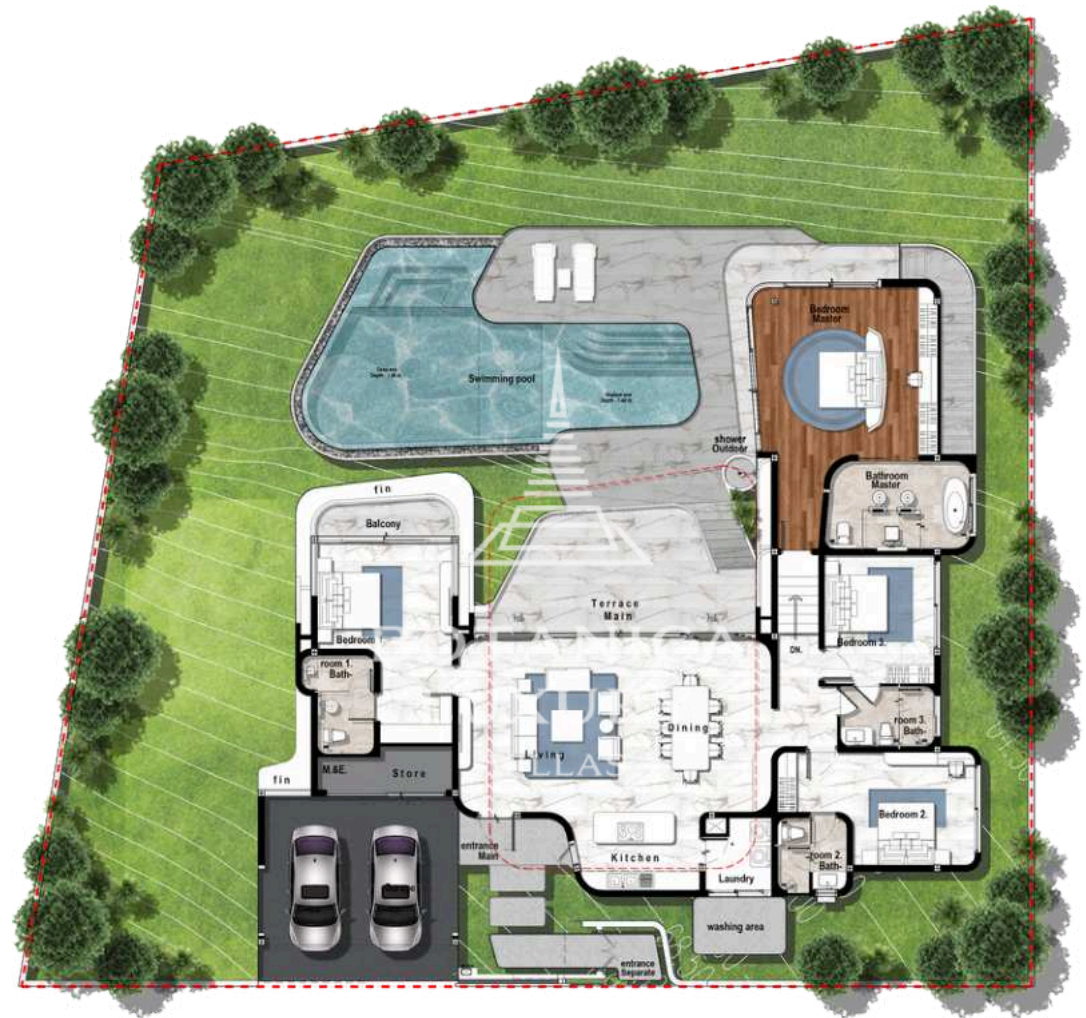
: 4



: 4.35 x 12.42 m.

Usable Area

Internal : 260.07 sq.m.
External : 287.23 sq.m.
Total : 547.30 sq.m.



Ground Floor Plan

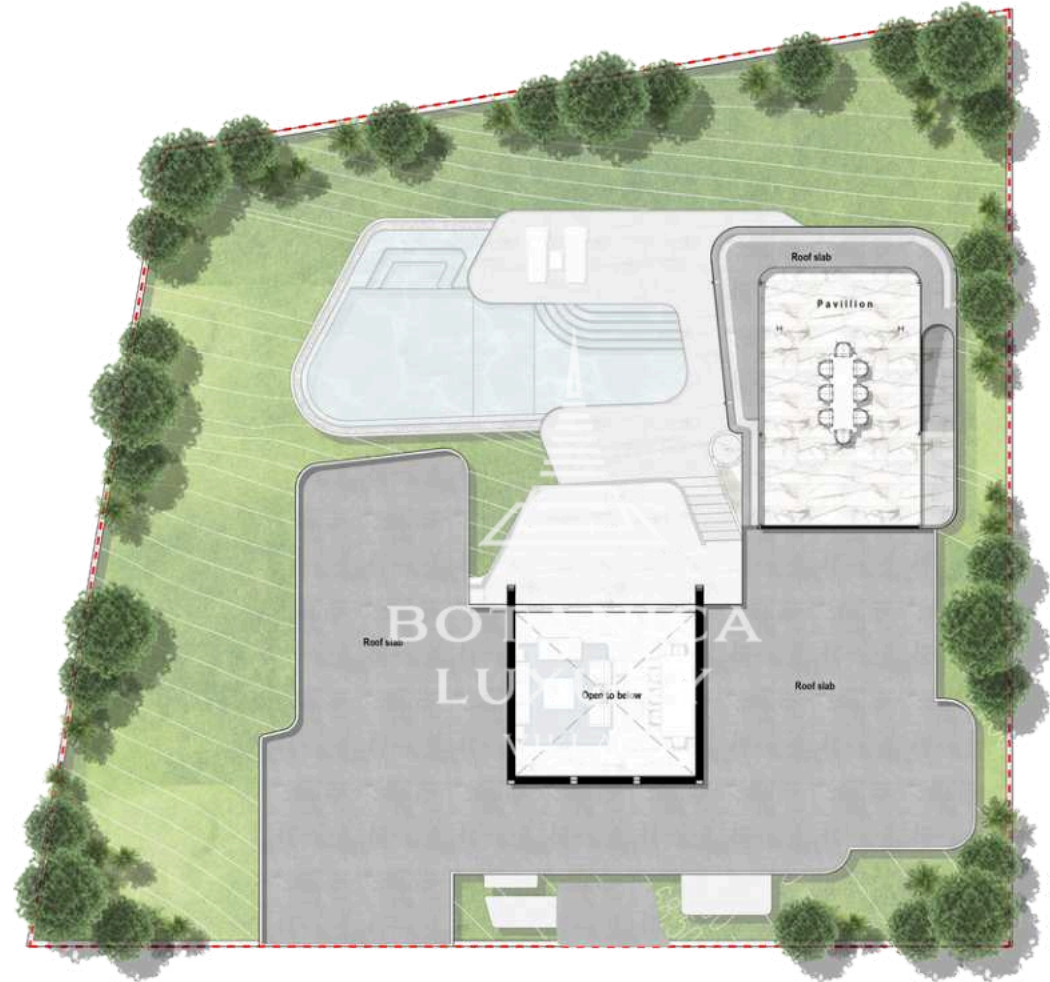
DISCLAIMER: WHILST EVERY CARE HAS BEEN TAKEN IN PREPARING THE SALES INFORMATION AND ARTISTS' DIGITAL AND ARTISTIC IMPRESSIONS IN THIS BROCHURE, THE DEVELOPER DOES NOT GUARANTEE THEIR ACCURACY NOR INTENDS THEM TO FORM ANY PART OF AN OFFER OR CONTRACT. THE DEVELOPER ALSO RESERVES THE RIGHT TO MAKE CHANGES TO THE RESIDENCE DESIGNS PRESENTED HEREIN AT ANY TIME, AT ITS OWN DISCRETION AND WITHOUT PRIOR NOTICE TO PROSPECTIVE BUYERS.

TYPE A

Ultra Luxury Design

Usable Area

Internal : 260.07 sq.m.
External : 287.23 sq.m.
Total : 547.30 sq.m.



Upper Level Plan

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.

TYPE B

Ultra Luxury Design



: 4



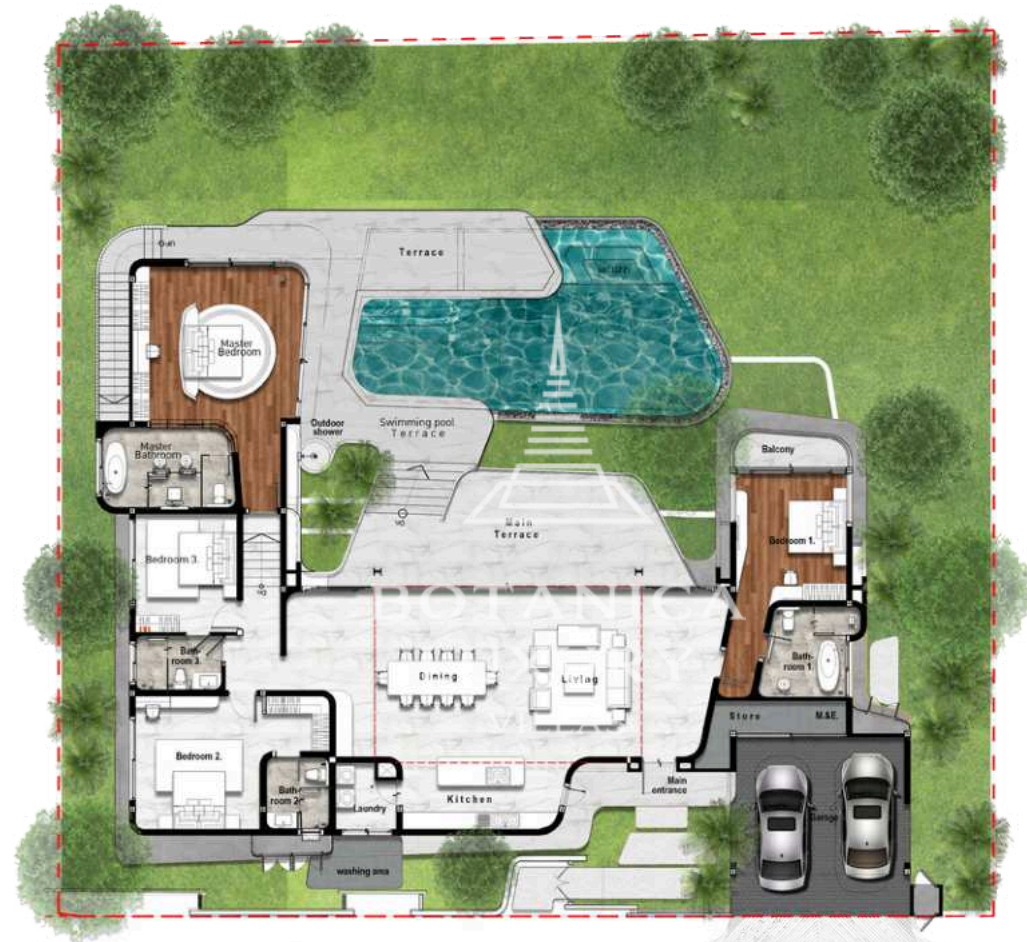
: 4



: 4.35 x 12.48 m.

Usable Area

Internal :	295 sq.m.
External :	330 sq.m.
Total :	625 sq.m.



Ground Floor Plan

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.

TYPE B

Ultra Luxury Design

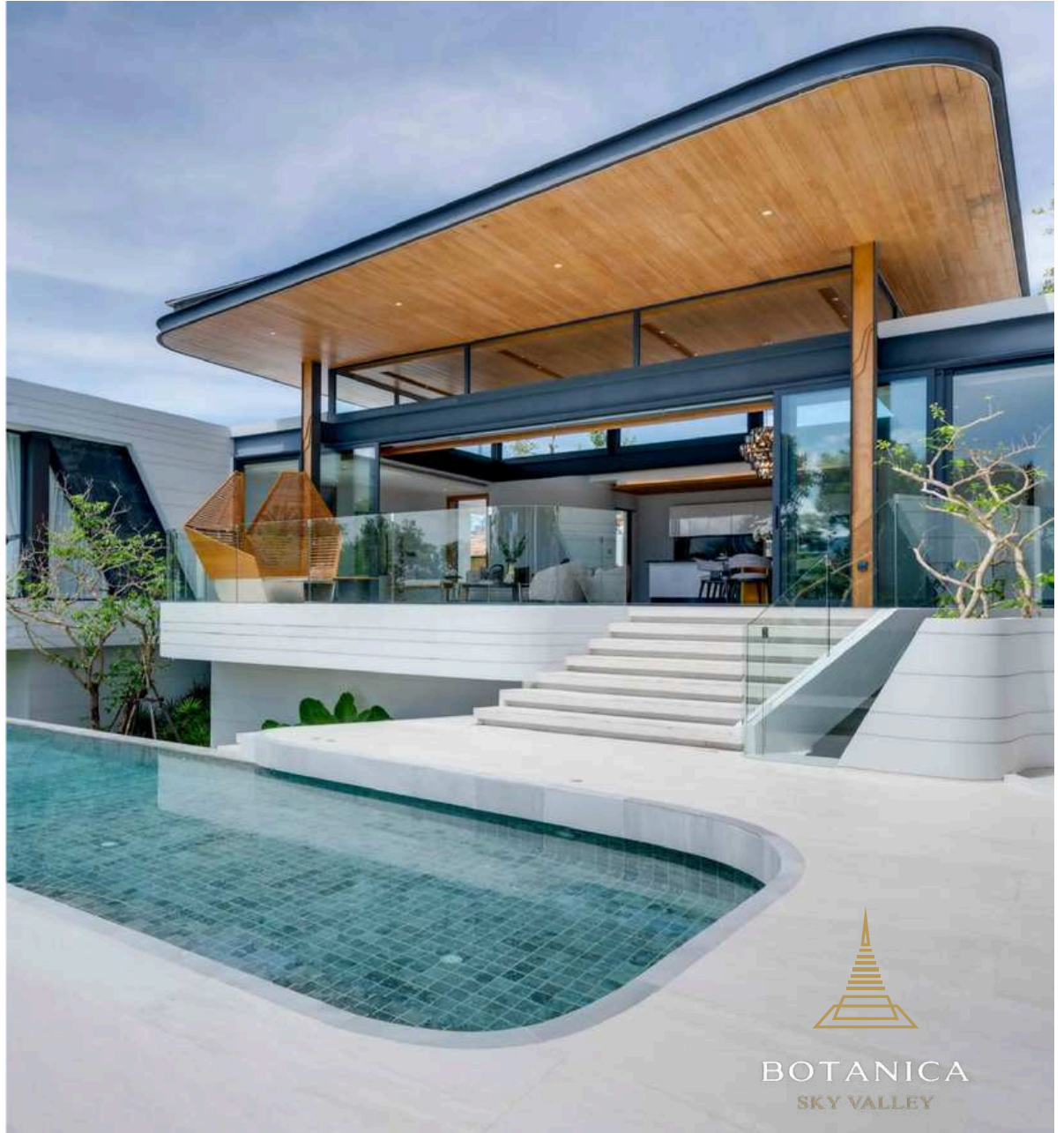
Usable Area

Internal :	295 sq.m.
External :	330 sq.m.
Total :	625 sq.m.



Upper Level Plan

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

BOTANICA Sky Valley

Ultra Luxury Design

TYPE C

Ultra Luxury Design



: 5



: 8



: 6.98 x 16.30 m.

Usable Area

Internal : 670.96 sq.m.
External : 442.64 sq.m.
Total : 1,113.60 sq.m.



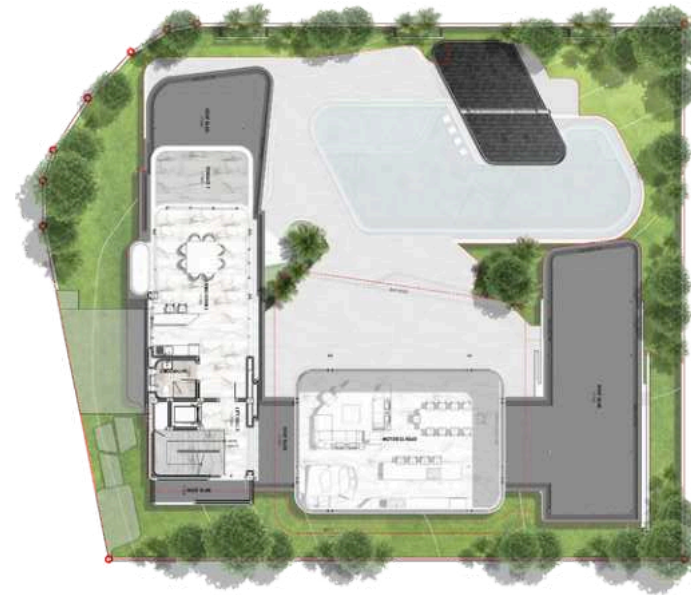
Ground Floor Plan

TYPE C

Ultra Luxury Design

Usable Area

Internal :	670.96 sq.m.
External :	442.64 sq.m.
Total :	1,113.60 sq.m.



Upper Level Plan



Basement Level Plan

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



BOTANICA
SKY VALLEY

PRICE LIST Sky Valley

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)
SV01	B	4 Bed 4 Bath	1580	625	295	330	4.35 x12.48	SHOW UNIT
SV08	B	4 Bed 4 Bath	1494	625	295	330	4.35 x12.48	96,040,600
SV15	B	4 Bed 4 Bath	2476	675	295	380	4.35 x12.48	130,535,000
SV16	A	4 Bed 4 Bath	1088	547	260	287	4.35 x12.42	76,917,000
SV17	 A	4 Bed 4 Bath	974	577	260	317	4.35 x12.42	75,057,000
SV18	 A	4 Bed 4 Bath	782	561	260	301	4.35 x12.42	67,201,000
SV19	 C	5 Bed 8 Bath	1070	1104	670	433	6.98 x16.30	109,210,000
SV20	A	4 Bed 4 Bath	719	547	260	287	4.35 x12.42	64,002,000
SV21	B	4 Bed 4 Bath	1042	625	295	330	4.35 x12.48	77,095,000
SV22	 A	4 Bed 4 Bath	1022	562	260	302	4.35 x12.42	75,672,000
SV23	 A	4 Bed 4 Bath	1197	593	260	333	4.35 x12.42	80,407,000
SV24	A	4 Bed 4 Bath	895	547	260	287	4.35 x12.42	67,477,000
SV25	A	4 Bed 4 Bath	831	547	260	287	4.35 x12.42	65,429,000
SV26	 A	4 Bed 4 Bath	916	593	260	333	4.35 x12.42	71,415,000
SV27	A	4 Bed 4 Bath	1045	547	260	287	4.35 x12.42	72,277,000
SV28	A	4 Bed 4 Bath	1270	547	260	287	4.35 x12.42	79,477,000
SV29	 B	4 Bed 4 Bath	1694	625	295	330	4.35 x12.48	94,833,000

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

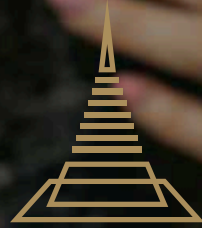
20 Years Experience

In Luxury Pool Villas In Phuket

Attasit Intarachooti

CEO & Founder

Botanica Luxury Phuket Company Limited



**BOTANICA
LUXURY**

VILLAS



 199/9 Moo.4 Thepkasattri, Thalang, Phuket, Thailand 83110  +66 (0)9 8394 7097 (Sales Office)
 info@botanicaluxuryvilla.com  www.botanicaluxuryvilla.com