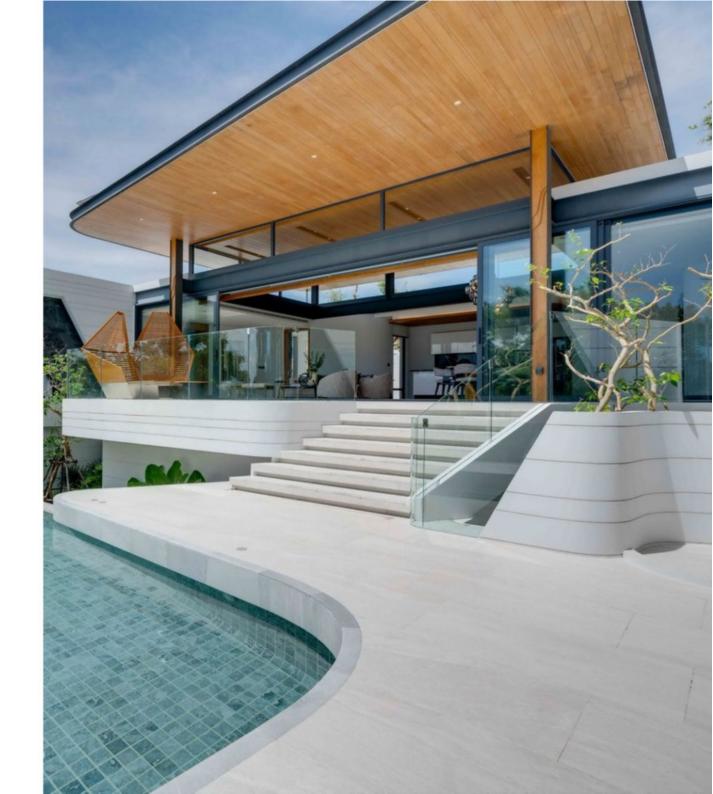
BOTANICA SKY VALLEY

The infinite luxury living at the skyline.



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.





BOTANICA Sky Valley

Ultra Luxury Design

TYPE A

Ultra Luxury Design

: 4



: 4.35 x 12.42 m.

Usable Area

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



Ground Floor Plan

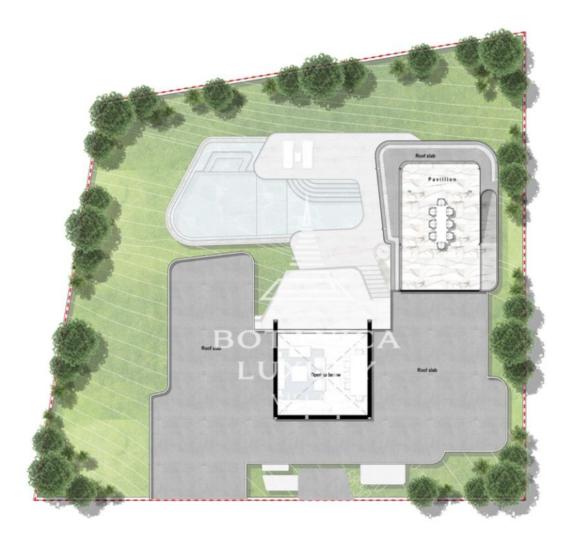
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TYPE A

Ultra Luxury Design



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



Upper Level Plan

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TYPE B

Ultra Luxury Design





: 4.35 x 12.48 m.

Usable Area

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



Ground Floor Plan

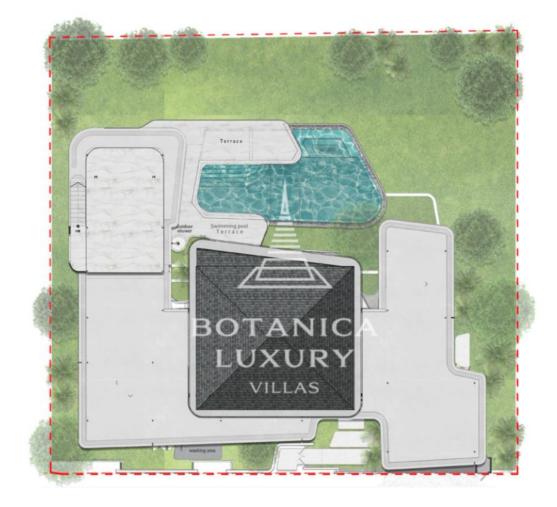
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TYPE B

Ultra Luxury Design

Usable Area

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



Upper Level Plan

DISCLAMER WHEST EVENT CARE HAS BEEN TAKEN IN PREVAMING THE SALES INFORMATION AND ARTISTS' DIGTAL. IND ARTISTS' INFRESSORS IN THE BROCKIET, THE DEVELOPER DIGENOT GUARANEET THEM ACCURACY NOR INFORCE THEM TO KNIM ANY PART OF AN OPER OR CONTINUES. THE DEVELOPER MADE INFORMATION AND ARTISTS' DIGTAL HID ARTISTS' INFRESSORS IN THE BROCKIET, THE DEVELOPER TO THE RESERVE DEVELOPER THEM ANY THEM TO KNIME. AND ANY PART OF AN OPER OR CONTINUES THE REVELOPER MEDITION AND THE SALES THE ARTISTS' DIGTAL HID ARTISTS' DIGTAL HID ARTISTS' INFRESSORS IN THE BROCKIET, THE DEVELOPER TO THE RESERVE DEVELOPER THE ANY THEM ANY THE AT IS ONN OPERITION AND THE DIFFORM THE REVELOPER MEDITION FROM HIDDS.



BOTANICA Sky Valley

Ultra Luxury Design

TYPE C

Ultra Luxury Design

: 5

: 8

: 6.98 x 16.30 m.

Usable Area

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



Ground Floor Plan

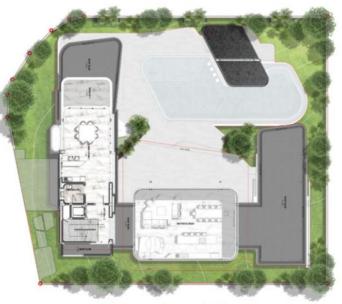
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TYPE C

Ultra Luxury Design

Usable Area

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



Upper Level Plan



Basement Level Plan

DISCAMPE WHAT EVERY CARE HAS BEEN TAKEN IN PRENAMING THE SALES INFORMATION AND ARTISTS DISEAL AND ARTISTS CHREESONE IN THIS BIOCHARE, THE OLVILOPER DOES NOT DARAMEET THEN ACCURACY NON INTERDIS THEIR TO FORM ANY PART OF AN OPPEN OF CONTINCE. THE DAVILOPER HAS DISENTISTS THE INDIT TO MAKE CHARGES TO THE RESIDENCE DISCING PREVENTEMENT AT ANY THEIR ATT SOME DISCING AND VERYOUT MORE INCOME. THE DARAGEST BARRIES



BOTANICA Sky Valley

Ultra Luxury Design

PRICE LIST Sky Valley

No.	Туре	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	В	4 Bed 4 Bath	1580	625	295	330	4.35 x12.48	SHOW UNIT
SV08	В	4 Bed 4 Bath	1494	625	295	330	4.35 x12.48	96,040,600
SV15	В	4 Bed 4 Bath	2476	675	295	380	4.35 x12.48	130,535,000
SV16	А	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	А	4 Bed 4 Bath	782	561	260	301	4.35 x12.42	67,201,000
SV19	с	5 Bed 8 Bath	1070	1104	670	433	6.98 x16.30	109,210,000
SV20	А	4 Bed 4 Bath	719	547	260	287	4.35 x12.42	64,002,000
SV21	В	4 Bed 4 Bath	1042	625	295	330	4.35 x12.48	77,095,000
SV22	А	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	А	4 Bed 4 Bath	895	547	260	287	4.35 x12.42	67,477,000
SV25	А	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	А	4 Bed 4 Bath	1045	547	260	287	4.35 x12.42	72,277,000
SV28	А	4 Bed 4 Bath	1270	547	260	287	4.35 x12.42	79,477,000
SV29	в	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	
2nd Sales & purchase agreement signature	
Within 30 days after reservation	
3rd Finished foundation post	
4th Finished concrete structure	
5th Finished wall and roof structure	
6th Completed floor finishing, built-in furniture and paint,	
window and door frames	
7th Transfer land registration	

Payment Terms (Finished Villa).

1st Reservation deposit	2%
2nd Sales & purchase agreement signature	48%
within 30 days after reservation	
3rd Transfer of ownership	50%

Notes

2% 28%

20% 15% 15% 10%

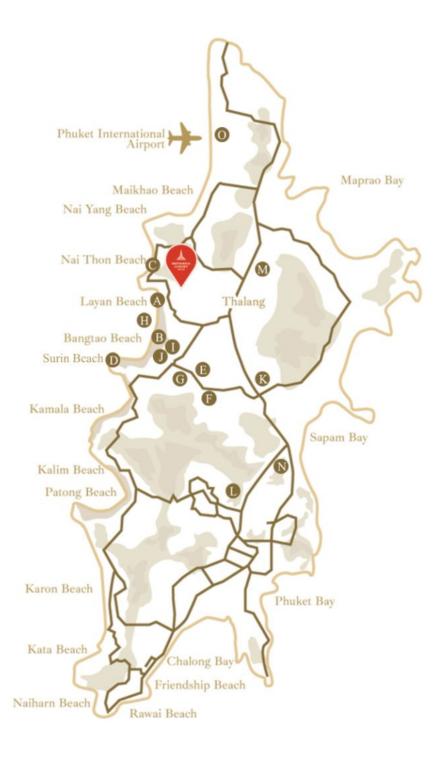
10%

	-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		min
В	Bangtao Beach	13	min
\sim	Nai Thon Beach	15	min
	Surin Beach	25	min
		20	min
Е	Blue Tree Lagoon		
F	Phuket Nature Elephant Reserve		min
G	Green Elephant Sanctuary Park		min
	Laguna Golf	10	min
1	Porto De Phuket	12	min
ŏ	Villa Market - Boat Avenue	10	min
	Robinson Lifestyle	20	min
	Central Phuket	35	min
	Central Phaket		
M	Thalang Hospital	15	min
N	Bangkok Hospital	40	min
ŏ	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