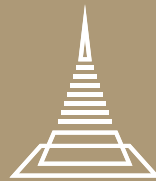


A wooden boat with a blue canopy and solar panels is beached on a tropical shore. The background features a steep limestone cliff covered in lush green vegetation. The water is clear and turquoise. The sky is blue with some clouds. The boat has a wooden prow with colorful tassels.

BOTANICA  
LUXURY KRABI



BOTANICA  
LUXURY  
KRABI

# About Us

"Botanica Luxury Krabi" is a luxurious villa project in Krabi, designed to offer serenity and natural beauty amidst the pristine seas and islands of the region. It adopts the impressive Balinese villa style, originally from "Botanica Luxury Villas Phuket," providing guests with high-quality accommodation amid Krabi's stunning natural beauty. Guests can relax and enjoy the peaceful surroundings while indulging in the convenience and spa amenities offered by Botanica Luxury Krabi, catering to those seeking a luxurious stay experience.





# MASTER PLAN



Modern Loft Design  
25 Villas



The land size starts  
455-774 sqm.



Built-up size  
starts 310 sqm.



## Common Area

Total Project Area : 17,616 sqm.



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BOTANICA  
LUXURY  
KRABI

Botanica

Modern Loft Design



Botanica

Modern Loft Design

# TYPE A

## Modern Loft Design

Plot : 455.40 sq.m.



: 3



: 3



: 10.00 x 4.00 m.

## Usable Area

Internal : 153.62 sq.m.

External : 156.38 sq.m.

Total : 310.00 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

## Modern Loft Design

Plot : 506.00 sq.m.



: 3



: 4



: 10.00 x 4.00 m.

## Usable Area

Internal : 172.92 sq.m.

External : 177.08 sq.m.

Total : 350.00 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.





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Modern Loft Design

# TYPE C

## Modern Loft Design

Plot : 614.76 sq.m.



: 4



: 4



: 10.00 x 4.00 m.

## Usable Area

Internal : 189.75 sq.m.

External : 190.25 sq.m.

Total : 380.00 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 C.1

Modern Loft Design

Plot : 611.13 sq.m.



: 4



: 4



: 10.00 x 4.00 m.

## Usable Area

Internal : 191.96 sq.m.

External : 188.04 sq.m.

Total : 380.00 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.



**BOTANICA  
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KRABI

# PRICE LIST

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)
A01	C.1	4 Beds 4 Baths	653	380	189	190	10.00 x 4.00	<b>25,966,407</b>
A02	B	3 Beds 4 Baths	506	350	165	184	10.00 x 4.00	<b>21,999,780</b>
A03	B	3 Beds 4 Baths	506	350	165	184	10.00 x 4.00	<b>21,999,780</b>
A04	B	3 Beds 4 Baths	506	350	165	184	10.00 x 4.00	<b>21,999,780</b>
A05	B	3 Beds 4 Baths	506	350	165	184	10.00 x 4.00	<b>21,999,780</b>
A06	B	3 Beds 4 Baths	506	350	165	184	10.00 x 4.00	<b>21,999,780</b>
A07	B	3 Beds 4 Baths	506	350	165	184	10.00 x 4.00	<b>21,999,780</b>
A08	C.1	4 Beds 4 Baths	631	380	189	190	10.00 x 4.00	<b>25,666,410</b>
A09	C.1	4 Beds 4 Baths	537	380	189	190	10.00 x 4.00	<b>24,444,200</b>
A10	C.1	4 Beds 4 Baths	607	380	189	190	10.00 x 4.00	<b>25,355,302</b>
A11	B	3 Beds 4 Baths	497	350	165	184	10.00 x 4.00	<b>21,888,670</b>
A12	B	3 Beds 4 Baths	500	350	165	184	10.00 x 4.00	<b>21,944,225</b>
A13	B	3 Beds 4 Baths	502	350	165	184	10.00 x 4.00	<b>21,944,225</b>
A14	B	3 Beds 4 Baths	502	350	165	184	10.00 x 4.00	<b>21,944,225</b>
A15	A	3 Beds 3 Baths	455	310	153	156	10.00 x 4.00	<b>20,277,758</b>
A16	A	3 Beds 3 Baths	470	310	153	156	10.00 x 4.00	<b>20,499,980</b>

# PRICE LIST

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)
A17	C.1	4 Beds 4 Baths	705	380	189	190	10.00 x 4.00	<b>26,666,400</b>
A18	B	3 Beds 4 Baths	552	350	165	184	10.00 x 4.00	<b>22,610,885</b>
A19	C.1	4 Beds 4 Baths	611	380	189	190	10.00 x 4.00	<b>25,444,190</b>
A20	B	3 Beds 4 Baths	501	350	165	184	10.00 x 4.00	<b>21,944,225</b>
A21	B	3 Beds 4 Baths	774	350	165	184	10.00 x 4.00	<b>25,610,855</b>
A22	B	3 Beds 4 Baths	668	350	165	184	10.00 x 4.00	<b>24,166,425</b>
A23	B	3 Beds 4 Baths	530	350	165	184	10.00 x 4.00	<b>22,333,110</b>
A24	A	3 Beds 3 Baths	465	310	153	156	10.00 x 4.00	<b>20,399,796</b>
A25	C	4 Beds 4 Baths	614	380	189	190	10.00 x 4.00	<b>25,444,190</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 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	

### Payment Terms (Finished Villa).

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

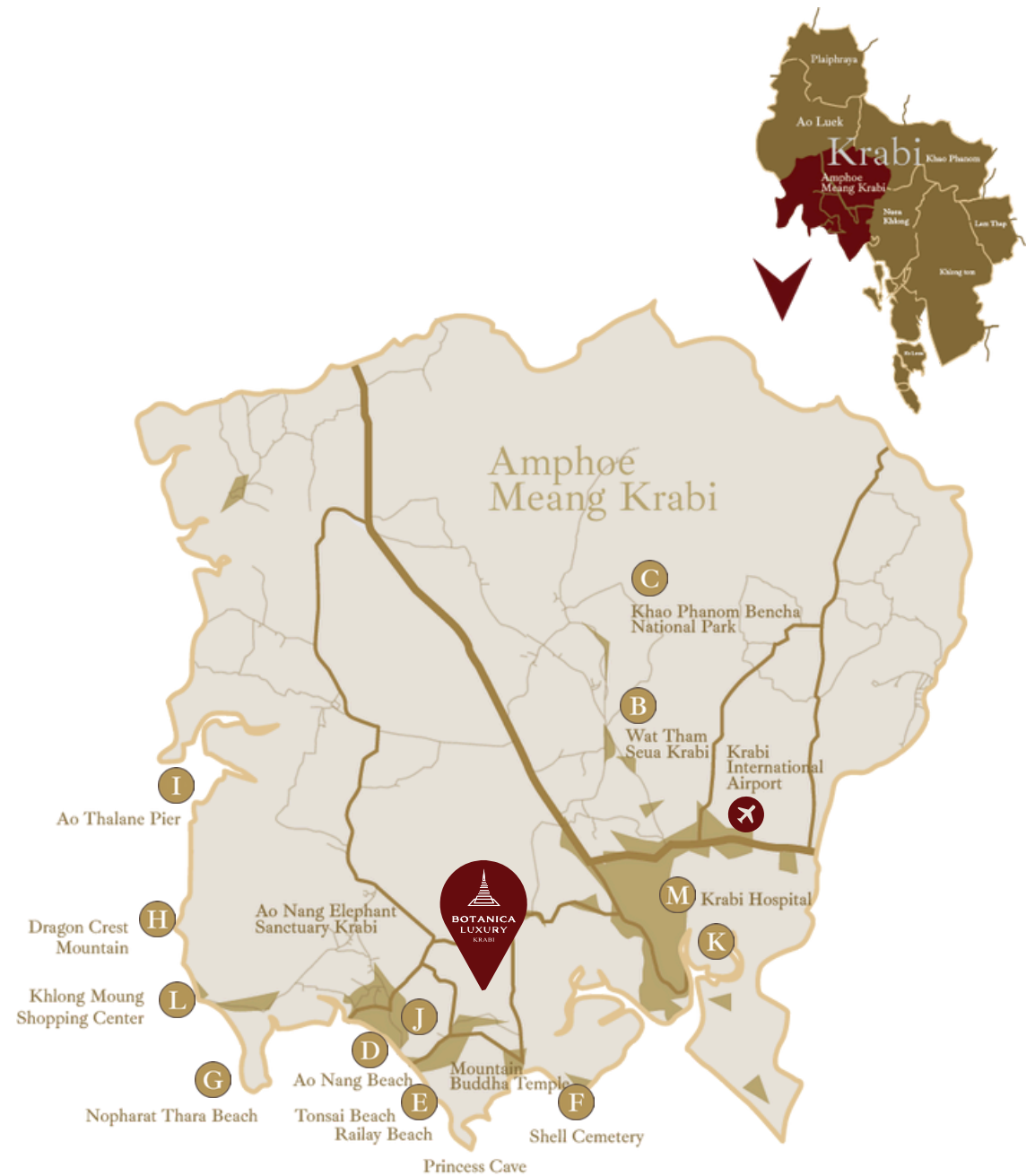
### Notes

- 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 Luxury Krabi

<b>X</b>	Krabi International Airport	30 min
<b>B</b>	Wat Tham Seua Krabi	25 min
<b>C</b>	Khao Phanom Bencha National Park	38 min
<b>D</b>	Ao Nang Beach	10 min
<b>E</b>	Tonsai Beach	12 min
<b>F</b>	Shell Cemetery	10 min
<b>G</b>	Nopharat Thara Beach	12 min
<b>H</b>	Dragon Crest Mountain	28 min
<b>I</b>	Ao Thalane Pier	35 min
<b>J</b>	Makro Food Service	6 min
<b>K</b>	Vogue Department Store	19 min
<b>L</b>	Khlong Moug Shopping Center	19 min
<b>M</b>	Krabi Hospital	18 min







# ABOUT DEVELOPER

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Botanica Luxury Phuket Company Limited

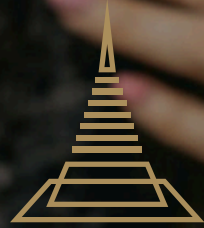
20 Years Experience

In Luxury Pool Villas In Phuket

Attasit Intarachooti

CEO & Founder

Botanica Luxury Phuket Company Limited



**BOTANICA  
LUXURY**

VILLAS

