



BOTANICA
PRU JAMPA



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ABOUT US

Welcome to Botanica Pru Jampa, where elegance meets affordability. Nestled near Phuket International Airport, our development offers tranquility and convenience for travelers and investors alike.

Discover your dream home in a serene setting. Designed for a comfortable breeze, our villas enhance natural ventilation and embrace perfect simplicity with a glamorous mid-century modern style. Located in the vibrant community of Pru Jampa, known for its lush greenery and peaceful atmosphere.

Botanica Pru Jampa is the ideal place for those seeking both comfort and convenience. Explore the harmonious lifestyle that awaits you, where every detail is perfectly crafted. Our exquisite villas epitomize luxury living with expansive, light-filled spaces, sleek mid-century modern aesthetics, beautifully landscaped gardens, private pools, spacious patios, and a clubhouse, allowing you to bask in both serenity and luxury.

Botanica Pru Jampa



Mid-Century Modern Design

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BOTANICA
PRU JAMPA

LOCATION

BOTANICA PRU JAMPA

A Nai Yang Beach	14 min
B Naithon Beach	15 min
C Layan Beach	15 min
D Bangtao Beach	17 min
E Tonsai Waterfall	15 min
F Blue Tree Lagoon	20 min
G Laguna Golf	17 min
H Blue Canyon Golf	18 min
I Porto De Phuket	14 min
J Robinson Lifestyle	20 min
K Lotus's	20 min
L Central Phuket	35 min
M Thalang Hospital	10 min
N Bangkok Hospital	40 min
O Phuket International Airport	17 min
P Heroines Monument Phuket	20 min



“PRU JAMPA”

“Pru Jampa” is more than a place; it's an enchanting subdistrict celebrated for its tranquil ambiance and rich cultural diversity. Nestled in a peaceful area near the airport, this serene location is close to stunning beaches such as Surin Beach, offering a peaceful escape from the bustling southern region of Phuket.

In addition, it is a new prime location area. “Pru Jampa” is a sanctuary of calm, enveloped by nature and a tight-knit community, making it an ideal setting for residential life. The seamless blend of local wisdom and community collaboration enhances the luxurious lifestyle available here.

As “Pru Jampa” continues to develop, it offers a plethora of activities for those seeking a luxurious lifestyle. Enjoy culinary adventures at the vibrant local night market. In addition to being close to the airport, Pru Jampa is also near international schools, the Blue Canyon Golf Course, and in the future will host Bumrungrad Hospital.

Conveniently located just 10-15 minutes from the airport, “Pru Jampa” ensures smooth travel arrangements. Experience the charm of “Pru Jampa,” where a thriving community and modern luxury come together.

BOTANICA
Four Seasons



BOTANICA Zen





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CONCEPT

Design for a comfortable breeze

Strategically position windows, vents, and fans for gentle, continuous airflow, and use light, breathable materials to enhance airiness and comfort. Incorporate natural elements to further improve the ambiance.

Perfect simplicity

Perfect simplicity in a luxury villa combines clean lines and high-quality materials for a tranquil, elegant environment and smart home technology enhances refinement and modern convenience.

Glamorous with a mid-century modern style

Mid-century modern style blends sleek lines, bold geometric shapes, and luxurious materials, featuring statement furniture and sophisticated décor for a chic, timeless look.



KEEP IN TOUCH

Combining indoor and outdoor spaces in a Mid-century Modern style emphasizes simplicity and harmony with nature. The design allocates space to be open and airy, enhancing visual comfort by allowing abundant natural light and using simple lines that blend with nature. Natural wall decoration materials, such as wood or stone, are used alongside white walls to brighten the room.



MASTER PLAN

Total Project Area : 52,244 sq.m.



Total Units
89 Villas



The land size starts
from 360 - 638 sq.m.



Built-up size starts
from 280 sq.m.



Common Area

Driving Area : 6,728 sq.m.
 Driving Area & Footpath : 1,911 sq.m.
 Garden Area : 3,509 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 P-A

Mid-Century Modern Design

Plot : 360 sq.m.

 : 3 Bedrooms

 : 3 Bathrooms

 : 3.50 x 9.00 m.

Usable Area

Covered : 205 sq.m.
External : 75 sq.m.
Total : 280 sq.m.



Ground Floor Plan

Demonstration floor plan only

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PRE-LAUNCH PRICE LIST

Pru Jamba 1-15

No.	Type	Number Bedroom	Plot size (Sq.M)	Total Built up (Sq.M)	Covered Area (Sq.M)	External Area (Sq.M)	Pool Size (Sq.M)	Selling Price (THB)
P-1	A	3 Beds 3 Baths	418	280	205	75	3.50 x 9.00	SHOW UNIT
P-2	A	3 Beds 3 Baths	408	280	205	75	3.50 x 9.00	20,808,000
P-3	A	3 Beds 3 Baths	445	280	205	75	3.50 x 9.00	21,400,000
P-4	A	3 Beds 3 Baths	408	280	205	75	3.50 x 9.00	20,808,000
P-5	A	3 Beds 3 Baths	371	280	205	75	3.50 x 9.00	19,845,000
P-6	A	3 Beds 3 Baths	374	280	205	75	3.50 x 9.00	19,890,000
P-7	A	3 Beds 3 Baths	435	280	205	75	3.50 x 9.00	20,805,000
P-8	A	3 Beds 3 Baths	373	280	205	75	3.50 x 9.00	19,875,000
P-9	A	3 Beds 3 Baths	374	280	205	75	3.50 x 9.00	19,890,000
P-10	A	3 Beds 3 Baths	439	280	205	75	3.50 x 9.00	20,865,000
P-11	A	3 Beds 3 Baths	436	280	205	75	3.50 x 9.00	20,820,000
P-12	A	3 Beds 3 Baths	421	280	205	75	3.50 x 9.00	20,595,000
P-13	A	3 Beds 3 Baths	366	280	205	75	3.50 x 9.00	19,770,000
P-14	A	3 Beds 3 Baths	402	280	205	75	3.50 x 9.00	20,310,000
P-15	A	3 Beds 3 Baths	425	280	205	75	3.50 x 9.00	20,655,000

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PRE-LAUNCH PRICE LIST

Pru Jamba 16-30

No.	Type	Number Bedroom	Plot size (Sq.M)	Total Built up (Sq.M)	Covered Area (Sq.M)	External Area (Sq.M)	Pool Size (Sq.M)	Selling Price (THB)
P-16	A	3 Beds 3 Baths	428	280	205	75	3.50 x 9.00	20,700,000
P-17	A	3 Beds 3 Baths	369	280	205	75	3.50 x 9.00	19,815,000
P-18	A	3 Beds 3 Baths	379	280	205	75	3.50 x 9.00	19,965,000
P-19	A	3 Beds 3 Baths	361	280	205	75	3.50 x 9.00	19,695,000
P-20	A	3 Beds 3 Baths	373	280	205	75	3.50 x 9.00	19,875,000
P-21	A	3 Beds 3 Baths	488	280	205	75	3.50 x 9.00	21,600,000
P-22	A	3 Beds 3 Baths	365	280	205	75	3.50 x 9.00	19,755,000
P-23	A	3 Beds 3 Baths	368	280	205	75	3.50 x 9.00	19,800,000
P-24	A	3 Beds 3 Baths	373	280	205	75	3.50 x 9.00	19,875,000
P-25	A	3 Beds 3 Baths	367	280	205	75	3.50 x 9.00	19,785,000
P-26	A	3 Beds 3 Baths	394	280	205	75	3.50 x 9.00	20,190,000
P-27	A	3 Beds 3 Baths	431	280	205	75	3.50 x 9.00	20,745,000
P-28	A	3 Beds 3 Baths	360	280	205	75	3.50 x 9.00	19,680,000
P-29	A	3 Beds 3 Baths	369	280	205	75	3.50 x 9.00	19,815,000
P-30	A	3 Beds 3 Baths	360	280	205	75	3.50 x 9.00	19,680,000

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PRE-LAUNCH PRICE LIST

Pru Jamba 31-45

No.	Type	Number Bedroom	Plot size (Sq.M)	Total Built up (Sq.M)	Covered Area (Sq.M)	External Area (Sq.M)	Pool Size (Sq.M)	Selling Price (THB)
P-31	A	3 Beds 3 Baths	518	280	205	75	3.50 x 9.00	22,050,000
P-32	A	3 Beds 3 Baths	370	280	205	75	3.50 x 9.00	19,830,000
P-33	A	3 Beds 3 Baths	377	280	205	75	3.50 x 9.00	19,935,000
P-34	A	3 Beds 3 Baths	383	280	205	75	3.50 x 9.00	20,025,000
P-35	A	3 Beds 3 Baths	389	280	205	75	3.50 x 9.00	20,115,000
P-36	A	3 Beds 3 Baths	393	280	205	75	3.50 x 9.00	20,175,000
P-37	A	3 Beds 3 Baths	384	280	205	75	3.50 x 9.00	20,040,000
P-38	A	3 Beds 3 Baths	370	280	205	75	3.50 x 9.00	19,830,000
P-39	A	3 Beds 3 Baths	362	280	205	75	3.50 x 9.00	19,710,000
P-40	A	3 Beds 3 Baths	427	280	205	75	3.50 x 9.00	20,685,000
P-41	A	3 Beds 3 Baths	460	280	205	75	3.50 x 9.00	RESERVED
P-42	A	3 Beds 3 Baths	375	280	205	75	3.50 x 9.00	19,905,000
P-43	A	3 Beds 3 Baths	361	280	205	75	3.50 x 9.00	19,695,000
P-44	A	3 Beds 3 Baths	364	280	205	75	3.50 x 9.00	19,740,000
P-45	A	3 Beds 3 Baths	450	280	205	75	3.50 x 9.00	21,030,000

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PRE-LAUNCH PRICE LIST


Pru Jamba 46-60

No.	Type	Number Bedroom	Plot size (Sq.M)	Total Built up (Sq.M)	Covered Area (Sq.M)	External Area (Sq.M)	Pool Size (Sq.M)	Selling Price (THB)
P-46	A	3 Beds 3 Baths	364	280	205	75	3.50 x 9.00	19,740,000
P-47	A	3 Beds 3 Baths	407	280	205	75	3.50 x 9.00	20,385,000
P-48	A	3 Beds 3 Baths	430	280	205	75	3.50 x 9.00	21,160,000
P-49	A	3 Beds 3 Baths	412	280	205	75	3.50 x 9.00	20,460,000
P-50	A	3 Beds 3 Baths	367	280	205	75	3.50 x 9.00	19,785,000
P-51	A	3 Beds 3 Baths	559	280	205	75	3.50 x 9.00	22,665,000
P-52	A	3 Beds 3 Baths	402	280	205	75	3.50 x 9.00	20,310,000
P-53	A	3 Beds 3 Baths	360	280	205	75	3.50 x 9.00	19,680,000
P-54	A	3 Beds 3 Baths	360	280	205	75	3.50 x 9.00	19,680,000
P-55	A	3 Beds 3 Baths	360	280	205	75	3.50 x 9.00	19,680,000
P-56	A	3 Beds 3 Baths	360	280	205	75	3.50 x 9.00	19,680,000
P-57	A	3 Beds 3 Baths	360	280	205	75	3.50 x 9.00	19,680,000
P-58	A	3 Beds 3 Baths	360	280	205	75	3.50 x 9.00	20,040,000
P-59	A	3 Beds 3 Baths	360	280	205	75	3.50 x 9.00	20,040,000
P-60	A	3 Beds 3 Baths	360	280	205	75	3.50 x 9.00	20,040,000

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PRE-LAUNCH PRICE LIST


Pru Jamba 62-75

No.	Type	Number Bedroom	Plot size (Sq.M)	Total Built up (Sq.M)	Covered Area (Sq.M)	External Area (Sq.M)	Pool Size (Sq.M)	Selling Price (THB)
P-61	A	3 Beds 3 Baths	468	280	205	75	3.50 x 9.00	21,300,000
P-62	A	3 Beds 3 Baths	360	280	205	75	3.50 x 9.00	19,680,000
P-63	A	3 Beds 3 Baths	360	280	205	75	3.50 x 9.00	19,680,000
P-64	A	3 Beds 3 Baths	360	280	205	75	3.50 x 9.00	19,680,000
P-65	A	3 Beds 3 Baths	360	280	205	75	3.50 x 9.00	19,680,000
P-66	A	3 Beds 3 Baths	360	280	205	75	3.50 x 9.00	19,680,000
P-67	A	3 Beds 3 Baths	360	280	205	75	3.50 x 9.00	16,900,000 
P-68	A	3 Beds 3 Baths	360	280	205	75	3.50 x 9.00	16,900,000 
P-69	A	3 Beds 3 Baths	360	280	205	75	3.50 x 9.00	SOLD
P-70	A	3 Beds 3 Baths	360	280	205	75	3.50 x 9.00	SOLD
P-71	A	3 Beds 3 Baths	360	280	205	75	3.50 x 9.00	SOLD
P-72	A	3 Beds 3 Baths	436	280	205	75	3.50 x 9.00	SOLD
P-73	A	3 Beds 3 Baths	609	280	205	75	3.50 x 9.00	23,415,000
P-74	A	3 Beds 3 Baths	360	280	205	75	3.50 x 9.00	SOLD 

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PRE-LAUNCH PRICE LIST

Pru Jamba 76-90

No.	Type	Number Bedroom	Plot size (Sq.M)	Total Built up (Sq.M)	Covered Area (Sq.M)	External Area (Sq.M)	Pool Size (Sq.M)	Selling Price (THB)
P-75	A	3 Beds 3 Baths	360	280	205	75	3.50 x 9.00	16,900,000 
P-76	A	3 Beds 3 Baths	360	280	205	75	3.50 x 9.00	16,900,000 
P-77	A	3 Beds 3 Baths	360	280	205	75	3.50 x 9.00	16,900,000 
P-78	A	3 Beds 3 Baths	360	280	205	75	3.50 x 9.00	16,900,000 
P-79	A	3 Beds 3 Baths	360	280	205	75	3.50 x 9.00	19,680,000
P-80	A	3 Beds 3 Baths	360	280	205	75	3.50 x 9.00	19,680,000
P-81	A	3 Beds 3 Baths	360	280	205	75	3.50 x 9.00	19,680,000
P-82	A	3 Beds 3 Baths	360	280	205	75	3.50 x 9.00	19,680,000
P-83	A	3 Beds 3 Baths	360	280	205	75	3.50 x 9.00	19,680,000
P-84	A	3 Beds 3 Baths	637	280	205	75	3.50 x 9.00	SOLD
P-85	A	3 Beds 3 Baths	632	280	205	75	3.50 x 9.00	23,760,000
P-86	A	3 Beds 3 Baths	461	280	205	75	3.50 x 9.00	SOLD
P-87	A	3 Beds 3 Baths	360	280	205	75	3.50 x 9.00	19,680,000
P-88	A	3 Beds 3 Baths	460	280	205	75	3.50 x 9.00	21,180,000
P-89	A	3 Beds 3 Baths	409	280	205	75	3.50 x 9.00	20,415,000

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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 Payment	2%
2nd	Contract signing payment within 30 days after reservation	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, Ownership Transfer, and 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.

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