



BOTANICA  
GRAND AVENUE

" Unravelling the Epitome of Luxury Living "  
BOTANICA Grand Avenue



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# About Us

Presenting the Exquisite World of Botanica Luxury Villas - Unraveling the Epitome of Luxury Living: BOTANICA Grand Avenue

Welcome to the epitome of opulence and grandeur, where a decade-long legacy of crafting luxury pool villas in the mesmerizing realm of Phuket comes alive in every glorious detail. Behold the unparalleled allure of Botanica Luxury Villas, standing tall with over 15 awe-inspiring projects that have captivated discerning connoisseurs worldwide.

Nestled majestically within the renowned Laguna area, BOTANICA Grand Avenue reigns as the crowning jewel upon a vast 178 rai canvas of elegance. A vision of architectural brilliance, this phenomenon offers five resplendent designs, each adorned with world-class materials, meticulously curated to elevate your senses and redefine the very essence of indulgence.

Experience the height of sophistication and convenience with a host of extraordinary amenities that await within this lavish enclave. Immerse yourself in the idyllic ambiance surrounding the Grand Lake, indulge in holistic rejuvenation at the spa, savor delectable culinary creations at the finest restaurants, and embrace a well-rounded lifestyle with a fully equipped gym, jogging track, and versatile multi-purpose corners



BOTANICA Grand Avenue introduces a limited collection of exclusive residences, where the pricing spectrum ranges from 48 to 202 million baht - an investment worthy of the grandeur that awaits. This mega project, the latest addition to Botanica Luxury Villas' illustrious empire, stands testament to our unwavering commitment to delivering unrivaled excellence and sophistication.

Prepare to be enchanted by a life beyond ordinary boundaries, a life where luxury meets legacy, and every moment exudes a sense of wonder. Embrace the extraordinary, as you step into the world of BOTANICA Grand Avenue.

Unlock the Unimaginable, Embrace the Phenomenal - Your Luxury Lifestyle Awaits!

# PRIME LOCATION “CHERNGTALAY”

Cherngtalay is a charming subdistrict of Thalang, located in the central-west part of Phuket. This serene area is adorned with breathtaking beaches such as Layan Beach, Bang Tao Beach, and Surin Beach. These stunning beaches are quieter compared to the bustling southern region of Phuket.

As the area continues to flourish, Cherngtalay boasts an array of enticing activities that cater to a luxurious lifestyle. Immerse yourself in a culinary journey at the finest restaurants, indulge in a shopping spree at premier shopping centres, tee off at world-standard golf courses, or experience the vibrant atmosphere of the local night market. Conveniently located, Cherngtalay is a mere 20–25 minutes away from the airport, allowing for seamless travel arrangements. Discover the allure of Cherngtalay, where beautiful beaches, tranquilly, and an ever growing range of luxury lifestyle options converge.





Grand Modern Luxury



Grand Forest



Grand Signature



Modern Elegance

# MASTER PLAN

Total Project Area : 178 Rais



## Common Area

Total Project Area :	285,017 sq.m.
Driving Area :	10,421 sq.m.
Driving Area & Footpath :	14,368 sq.m.
Garden Area :	5,938 sq.m.

# Zone A1-B



Zone A-B  
56 Villas



The land size starts  
from 412 - 2151 sqm.



Built-up size starts  
from 430 sqm.



GRAND FOREST  
ZONE A1



## Common Area

Total Project Area :	92,095 sq.m.
Driving Area :	12,655 sq.m.
Driving Area & Footpath :	18,450 sq.m.
Garden Area :	11,000 sq.m.



# TYPE GF

## Grand Forest Design

Land Plot : 720 sq.m.



4 Bedrooms



5 Bathrooms



Swimming Pool  
3.50 x 10.80 m.

## Usable Area

Internal Area : 220 sq.m.  
External Area : 210 sq.m.  
All Area : 430 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 GFA

## Grand Forest Design

Land Plot : 990 sq.m.



4 Bedrooms



6 Bathrooms



Swimming Pool  
4.20 x 13.00 m.

## Usable Area

Internal Area : 287 sq.m.  
External Area : 301 sq.m.  
All Area : 588 sq.m.



Ground Floor Plan

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# TYPE GFB

## Grand Forest Design

Land Plot : 1,270 sq.m.



4 Bedrooms  
+1 Maid's



7 Bathrooms



1 Family room



Swimming Pool  
4.70 x 15.00 m.

## Usable Area

Internal Area : 416 sq.m.  
External Area : 361 sq.m.  
All Area : 777 sq.m.



Ground Floor Plan

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# TYPE GFC

Grand Modern Luxury Design

Land Plot : 1,452 sq.m.



4 Bedrooms



6 Bathrooms



Swimming Pool  
5.50 x 18.10 m.

## Usable Area

Internal Area : 605 sq.m.  
External Area : 495 sq.m.  
All Area : 1,100 sq.m.



Ground Floor Plan

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# TYPE GFC

Grand Modern Luxury Design

Land Plot : 1,452 sq.m.



4 Bedrooms



6 Bathrooms



Swimming Pool  
5.50 x 18.10 m.

## Usable Area

Internal Area : 605 sq.m.

External Area : 495 sq.m.

All Area : 1,100 sq.m.



Upper Level Plan

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# TYPE GFD

Grand Modern Luxury Design

Land Plot : 1,800 sq.m.



5 Bedrooms  
+1 Maid's



7 Bathrooms



1 Home Theater



Swimming Pool  
5.50 x 17.50 m.

## Usable Area

Internal Area : 817 sq.m.  
External Area : 883 sq.m.  
All Area : 1,700 sq.m.



Ground Floor Plan

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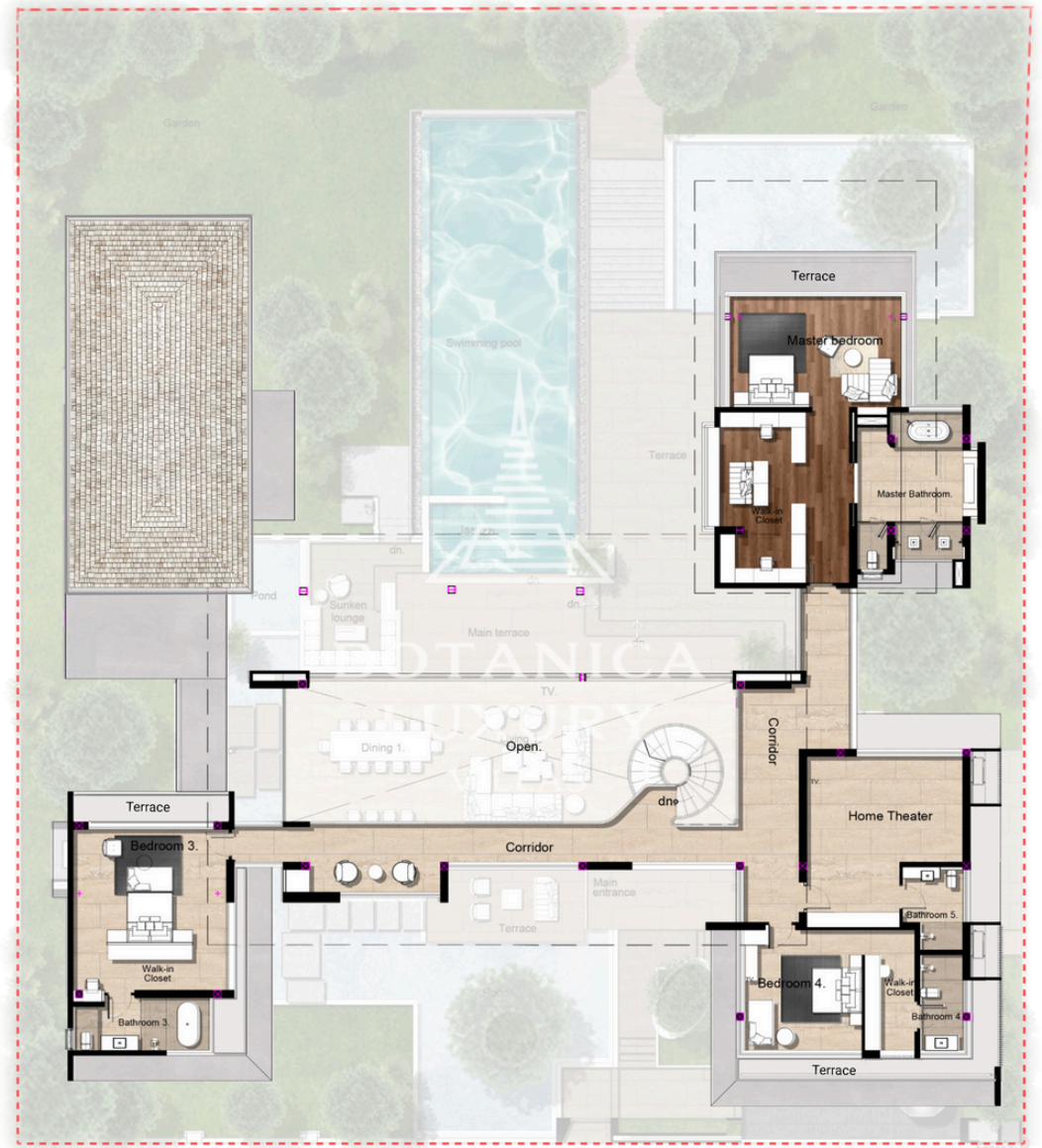
# TYPE GFD

Grand Modern Luxury Design

Land Plot : 1,800 sq.m.

## Usable Area

Internal Area :	817 sq.m.
External Area :	883 sq.m.
All Area :	1,700 sq.m.



Upper Level Plan

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# PRICE LIST Zone : A1

Modern Luxury 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)
A01	GFB	4 Beds,+1 Maids, 7 Bath, 1 Family	1888	840	416	423	4.70 x 15.00	SHOW UNIT
A03	GFB	4 Beds,+1 Maids, 7 Bath, 1 Family	1474	801	420	381	4.70 x 15.00	108,748,000
★ A04	GFB	4 Beds,+1 Maids, 7 Bath, 1 Family	1533	822	420	402	4.70 x 15.00	112,138,500
★ A05	GFB	4 Beds,+1 Maids, 7 Bath, 1 Family	1426	815	420	395	4.70 x 15.00	108,694,000
A06	GFB	4 Beds,+1 Maids, 7 Bath, 1 Family	1321	806	420	386	4.70 x 15.00	105,128,500
A07	GFB	4 Beds,+1 Maids, 7 Bath, 1 Family	1270	797	419	378	4.70 x 15.00	102,994,000
A08	GFB	4 Beds,+1 Maids, 7 Bath, 1 Family	1598	792	410	381	4.70 x 15.00	111,251,000
A09	GF	4 Beds 5 Baths	896	431	220	210	3.50 x 10.80	62,534,000
A10	GF	4 Beds 5 Baths	750	434	220	214	3.50 x 10.80	58,935,000
A11	GF	4 Beds 5 Baths	750	434	220	214	3.50 x 10.80	58,935,000
A12	GF	4 Beds 5 Baths	750	434	220	214	3.50 x 10.80	SHOW UNIT
A13	GFA	4 Beds 6 Baths	1281	624	283	340	4.20 x 13.00	SHOW UNIT
A14	GFD	5 Beds, +1 Maid, 7 Bath, 1 Home Theatre	2038	1870	867	1003	5.50 x 17.50	SHOW UNIT
A15	GFD	5 Beds, +1 Maid, 7 Bath, 1 Home Theatre	2080	1848	839	1008	5.50 x 17.50	255,864,000
★ A19	GFA	4 Beds 6 Baths	1220	607	293	314	4.20 x 13.00	86,960,000
★ A20	GFA	4 Beds 6 Baths	1274	607	293	314	4.20 x 13.00	88,391,000

\*The area and the prices are subjected to be changed without prior notice.



# PRICE LIST Zone : A1

Modern Luxury 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)
★ <b>A26</b>	GF	4 Beds 5 Baths	720	434	220	214	3.50 x 10.80	<b>58,140,000</b>
★ <b>A28</b>	GF	4 Beds 5 Baths	720	434	220	214	3.50 x 10.80	<b>58,140,000</b>
A29	GF	4 Beds 5 Baths	1253	590	283	306	3.50 x 10.80	<b>86,304,500</b>
A30	GF	4 Beds 5 Baths	939	560	279	280	3.50 x 10.80	<b>75,283,500</b>
A31	GF	4 Beds 5 Baths	750	434	220	214	3.50 x 10.80	<b>58,935,000</b>
★ <b>A34</b>	GFD	5 Beds, +1 Maid, 7 Bath, 1 Home Theatre	1800	1776	839	937	5.50 x 17.50	<b>N/A</b>
A35	GFD	5 Beds, +1 Maid, 7 Bath, 1 Home Theatre	1795	1776	839	937	5.50 x 17.50	<b>N/A</b>
A38	GFA	4 Beds 6 Baths	1342	588	286	301	4.20 x 13.00	<b>Redesign</b>
A39	GFC	5 Beds 6 Baths	1442	1143	620	522	5.50 x 18.10	<b>164,242,000</b>
A40	GFC	5 Beds 6 Baths	1452	1143	620	522	5.50 x 18.10	<b>164,517,000</b>
A41	GFC	5 Beds 6 Baths	1452	1143	620	522	5.50 x 18.10	<b>164,517,000</b>
A42	GFC	5 Beds 6 Baths	1669	1143	620	522	5.50 x 18.10	<b>170,484,500</b>
A43	GFC	5 Beds 6 Baths	1452	1143	620	522	5.50 x 18.10	<b>164,517,000</b>
★ <b>A44</b>	GFC	5 Beds 6 Baths	1445	1143	620	522	5.50 x 18.10	<b>164,324,500</b>

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# Grand Signature

Botanica Grand Avenue



# TYPE SA

## SIGNATURE Tropical Balinese

Land Plot : 863 sq.m.



4 Bedrooms



5 Bathrooms



Swimming Pool  
3.50 x 10.80 m.

## Usable Area

Internal Area : 259 sq.m.  
External Area : 257 sq.m.  
All Area : 516 sq.m.



Ground Floor Plan

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# TYPE SB

## SIGNATURE Tropical Balinese

Land Plot : 965 sq.m.



4 Bedrooms



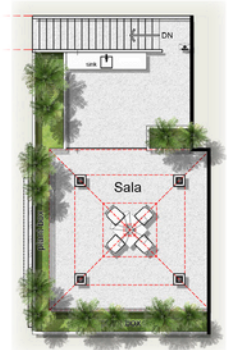
6 Bathrooms



Swimming Pool  
4.80 x 15.00 m.

## Usable Area

Internal Area : 277 sq.m.  
External Area : 363 sq.m.  
All Area : 640 sq.m.



Ground Floor Plan

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# TYPE SC

## SIGNATURE Tropical Balinese

Land Plot : 1,537 sq.m.



5 Bedrooms  
+1 Maid's



8 Bathrooms



1 Family room



Swimming Pool  
4.80 x 18.00 m.

## Usable Area

Internal Area : 384 sq.m.  
External Area : 495 sq.m.  
All Area : 880 sq.m.



Ground Floor Plan

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# PRICE LIST Zone : B

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)
★ <b>B01</b>	SB	4 Beds 6 Baths	1457	706	265	441	4.80 x 15.00	<b>SHOW UNIT</b>
★ <b>B04</b>	SB	4 Beds 6 Baths	950	642	276	366	4.80 x 15.00	<b>81,029,000</b>
★ <b>B06</b>	SC	5 Beds +1 Maids 8 Baths 1 Family Room	1537	880	380	500	4.80 x 18.00	<b>117,290,500</b>
★ <b>B10</b>	SA	4 Beds 5 Baths	803	511	254	257	4.00 x 13.20	<b>67,269,500</b>
★ <b>B12</b>	SA	4 Beds 5 Baths	904	524	254	270	4.00 x 13.20	<b>71,116,000</b>

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# The Best Facilities

Botanica Grand Avenue



Computer generated image for advertising purpose only.



# 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 30 THB / sqm. including 24-hour security, garbage collection common electricity, common area landscaping.



# LOCATION

## BOTANICA GRAND AVENUE

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