

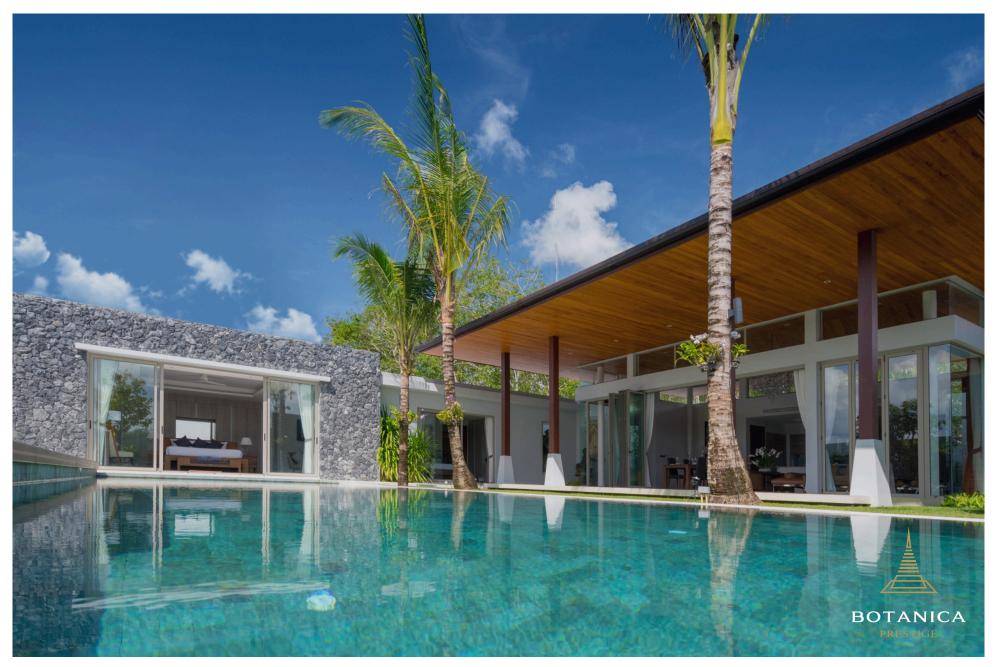
# BOTANICA **DRESTIGE** (Botanica Grand Avenue Zone D)

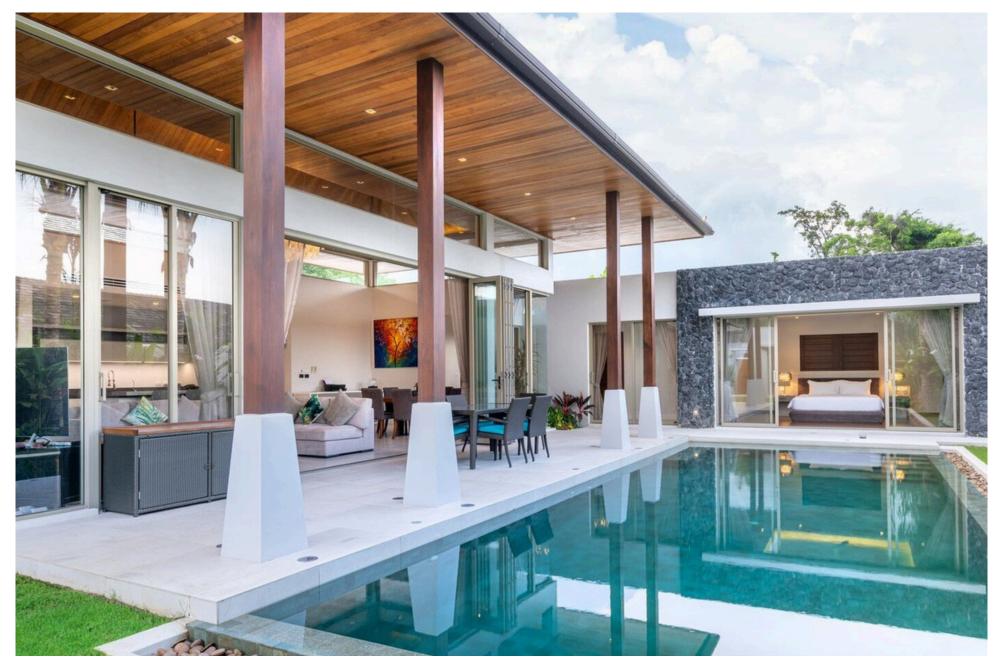


## Botanica Prestige Master plan (Grand Avenue Zone D)









# TYPE C

# SIGNATURE Tropical Balinese







### Usable Area

Internal .	Area :
External	Area :
All Area	

235 sq.m 184 sq.m 420 sq.m



Ground Floor Plan

# **PRICE LIST** Zone : D

### Tropical Balinese Design

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)
D02	С	4 Beds 5 Baths	602	420	235	184	3.50 x 11.50	SHOW UNIT
D03	С	4 Beds 5 Baths	601	420	235	184	3.50 x 11.50	45,200,000
D04	С	4 Beds 5 Baths	694	420	235	184	3.50 x 11.50	48,101,000
D05	С	4 Beds 5 Baths	830	420	235	184	3.50 x 11.50	51,855,000
D07	С	4 Beds 5 Baths	683	420	235	184	3.50 x 11.50	SHOW UNIT





# 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 PRESTIGE

A	Layan Beach	5	min
	Bangtao Beach	10	min
Ĉ)	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
Ľ	Central Phuket	35	min
M	Thalang Hospital	13	min
N	Robinson Lifestyle	15	min
0	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