



# BOTANICA SKY VALLEY

The infinite luxury living at the skyline.



BOTANICA  
SKY VALLEY

# 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 Design  
18 Villas



The Land Size Starts  
from 719 - 1,755 sq.m.



Built-up Size Starts  
from 547 sq.m.



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 Sky Valley

Ultra Luxury Design





GROUND FLOOR



UPPER FLOOR

## TYPE A



4 Bedroom



4 Bathroom



4.35 x 12.42 meters

INTERNAL AREA : 260.07 SQM.

EXTERNAL AREA : 287.23 SQM.

**TOTAL USABLE AREA : 547.30 SQM.**

**LAND AREA : 931.00 SQM.**

## TYPE SELECTION

A

B

C



GROUND FLOOR



UPPER FLOOR

## TYPE B



4 Bedroom



4 Bathroom



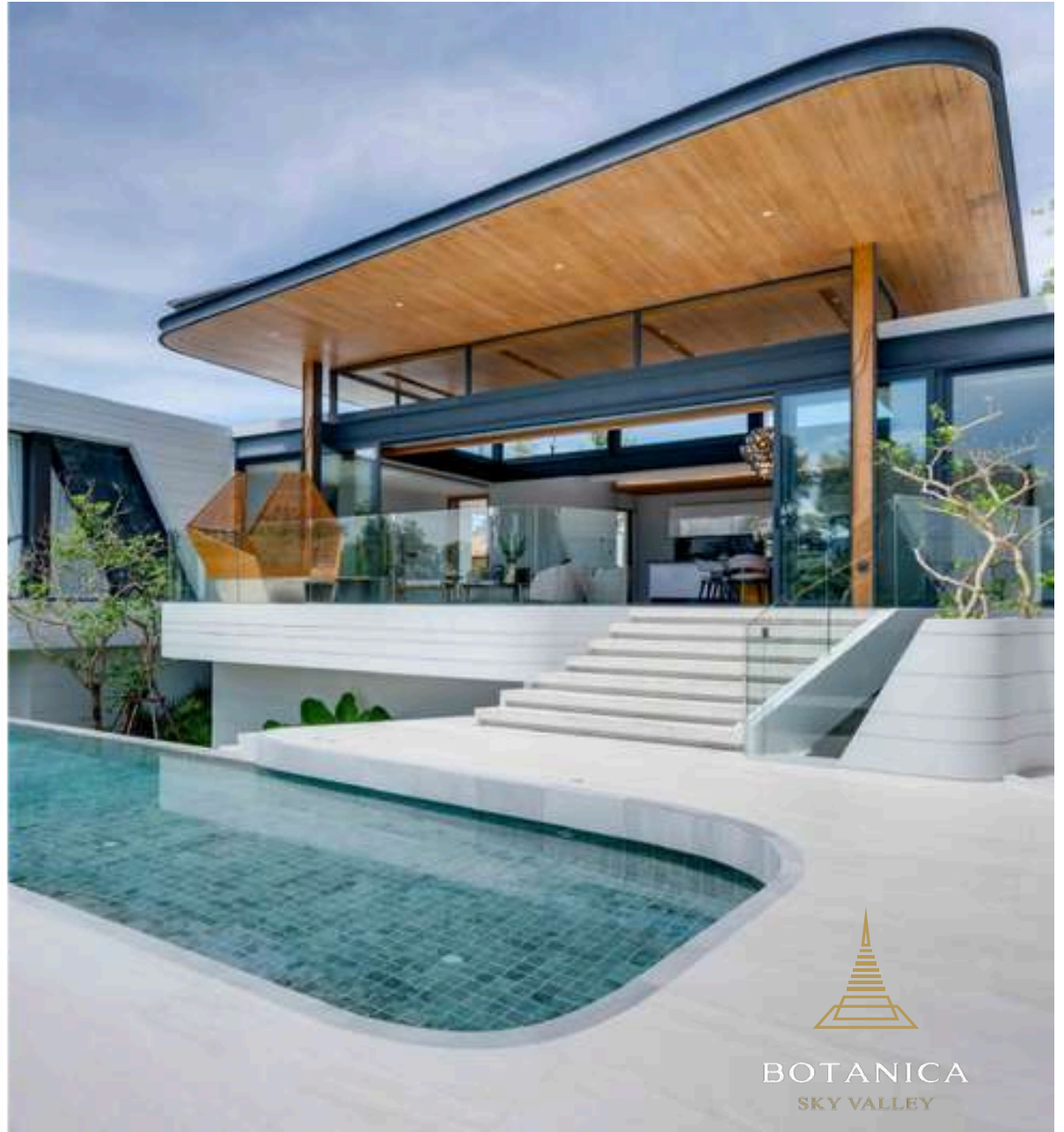
4.35 x 12.42 meters

INTERNAL AREA : 295.00 SQM.  
EXTERNAL AREA : 330.00 SQM.  
**TOTAL USABLE AREA : 625.00 SQM.**  
**LAND AREA : 1,243.00 SQM.**

## TYPE SELECTION

A B C





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# PRICE LIST    Sky Valley

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)
SV08	B	4 Bed 4 Bath	1494	625	295	330	4.35 x12.48	<b>100,415,600</b>
SV18	A	4 Bed 4 Bath	904	535	241	294	4.20X12.40	<b>71,765,000</b>
SV19	B	4 Bed 4 Bath	1224	617	280	337	4.20X12.40	<b>90,349,000</b>
SV20	A	4 Bed 4 Bath	719	547	260	287	4.35 x12.42	<b>70,566,000</b>
SV21	B	4 Bed 4 Bath	1042	625	295	330	4.35 x12.48	<b>84,595,000</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	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.

# LOCATION

## BOTANICA SKY VALLEY

<b>A</b> Layan Beach	7 min
<b>B</b> Bangtao Beach	13 min
<b>C</b> Nai Thon Beach	15 min
<b>D</b> Surin Beach	25 min
<b>E</b> Blue Tree Lagoon	20 min
<b>F</b> Phuket Nature Elephant Reserve	20 min
<b>G</b> Green Elephant Sanctuary Park	20 min
<b>H</b> Laguna Golf	10 min
<b>I</b> Porto De Phuket	12 min
<b>J</b> Villa Market - Boat Avenue	10 min
<b>K</b> Robinson Lifestyle	20 min
<b>L</b> Central Phuket	35 min
<b>M</b> Thalang Hospital	15 min
<b>N</b> Bangkok Hospital	40 min
<b>O</b> 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