



BOTANICA
GREEN BOULEVARD

Where Timeless Elegance Harmonizes with Nature's Beauty



BOTANICA
GREEN BOULEVARD

ABOUT US

BOTANICA Green Boulevard: Modern Luxury Living in Harmony with Nature

Experience the perfect blend of modern luxury and natural beauty at BOTANICA Green Boulevard. This exceptional development is defined by its signature modern design, a tree-lined main boulevard that exudes tranquility, and a spacious central park offering a lush green space for relaxation. At the entrance, a vibrant Community Mall awaits, featuring diverse dining options, a state-of-the-art gym, and cozy coffee shops to enhance your lifestyle.

Immerse yourself in the serene atmosphere of Pru Jampa, surrounded by towering trees and vibrant greenery that refresh your senses and uplift your well-being. This sanctuary is perfect for families or individuals seeking to escape the hustle and bustle and reconnect with nature.

The project also boasts a range of premium amenities, including a luxurious clubhouse, tennis court, mini golf course, playground, and activity spaces, all thoughtfully designed to support a complete and fulfilling lifestyle.

Let BOTANICA Green Boulevard be your retreat, offering a harmonious blend of comfort, luxury, and nature to create the perfect home for you and your family.



“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.



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LOCATION

BOTANICA Green Boulevard

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



MASTER PLAN



Units Total

Phase 1 : 29 Villas
Phase 2 : 60 Villas
Total : 89 Villas



The land size starts
from 520 - 688.66 sq.m.



Built-up size starts
from 380 - 425 sq.m.



Common Area

Total Project Area :	143,428.70 sq.m.
Driving Area :	20,069.68 sq.m.
Driving Area & Footpath :	7,700.57 sq.m.
Garden Area :	8,619.92 sq.m.
Clubhouse :	1,000.00 sq.m.

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Botanica Green Boulevard



Modern Luxury Design : TYPE A

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TYPE A

Modern Luxury Design

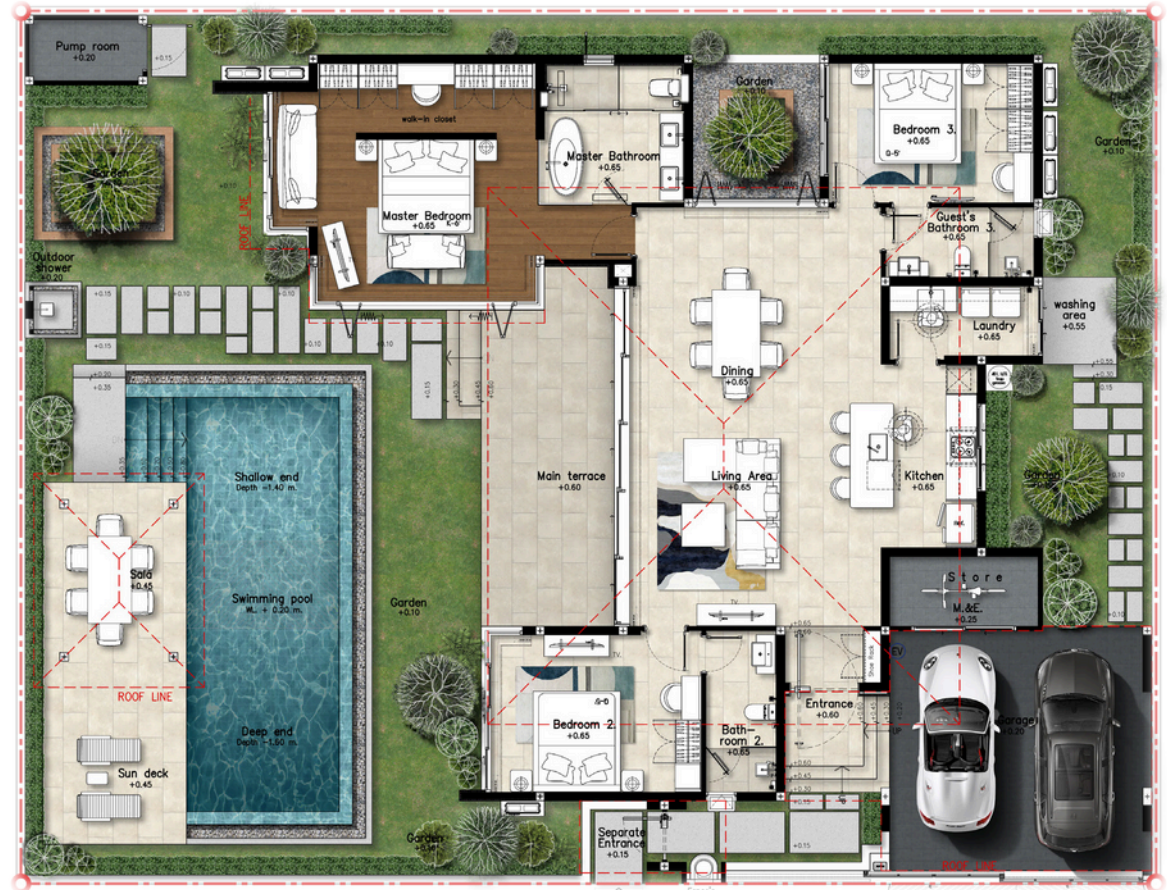
Land Plot : 520 sq.m.

Ground Floor Plan

Foyer	3.84 sq.m.
Living, Dining, Kitchen	69.46 sq.m.
Master Bedroom	37.83 sq.m.
Master Bathroom	12.56 sq.m.
Bedroom 2	20.72 sq.m.
Bathroom 2	7.20 sq.m.
Bedroom 3	17.85 sq.m.
Guest's Bathroom 3	6.66 sq.m.
Store, M&E	6.21 sq.m.
Laundry Room	6.66 sq.m.
Pump Room	4.48 sq.m.
Main Entrance	5.28 sq.m.
Garage	36.59 sq.m.
Main Terrace	23.63 sq.m.
Terrace	3.24 sq.m.
Sun Deck	11.55 sq.m.
Sala	15.84 sq.m.
Swimming Pool	50.53 sq.m.
9.50 x 3.50 m.	
Outdoor Shower	1.69 sq.m.
Washing Area	3.40 sq.m.
Plant Box	8.32 sq.m.
Walking Panel	26.46 sq.m.

Usable Area

Internal Area :	193.47 sq.m.
External Area :	186.53 sq.m.
Total :	380.00 sq.m.



Ground Floor Plan

Botanica Green Boulevard

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TYPE B

Modern Luxury Design

Land Plot : 588 sq.m.

Ground Floor Plan

Foyer	3.04 sq.m.
Living, Dining, Kitchen	72.13 sq.m.
Master Bedroom	39.10 sq.m.
Master Bathroom	12.60 sq.m.
Bedroom 2	22.70 sq.m.
Bathroom 2	5.22 sq.m.
Bedroom 3	17.06 sq.m.
Bathroom 3	5.44 sq.m.
Bedroom 4	18.30 sq.m.
Guest's Toilet 4	4.93 sq.m.
Store, M&E	3.52 sq.m.
Laundry Room	9.20 sq.m.
Pump Room	4.48 sq.m.
Main Entrance	5.56 sq.m.
Garage	37.58 sq.m.
Main Terrace	22.42 sq.m.
Terrace	4.05 sq.m.
Sunken Lounge	9.30 sq.m.
Sun Deck	8.46 sq.m.
Sala	28.39 sq.m.
Swimming Pool	52.65 sq.m.
13.00 x 4.00 m.	
Outdoor Shower 1	1.69 sq.m.
Washing Area	3.60 sq.m.
Plant Box	10.64 sq.m.
Walking Panel	22.94 sq.m.

Usable Area

Internal Area :	217.72 sq.m.
External Area :	207.28 sq.m.
Total :	425.00 sq.m.



Ground Floor Plan

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Botanica Green Boulevard

Modern Luxury Design : TYPE C

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Botanica Green Boulevard



Modern Luxury Design : TYPE D

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Modern Luxury Design : TYPE D

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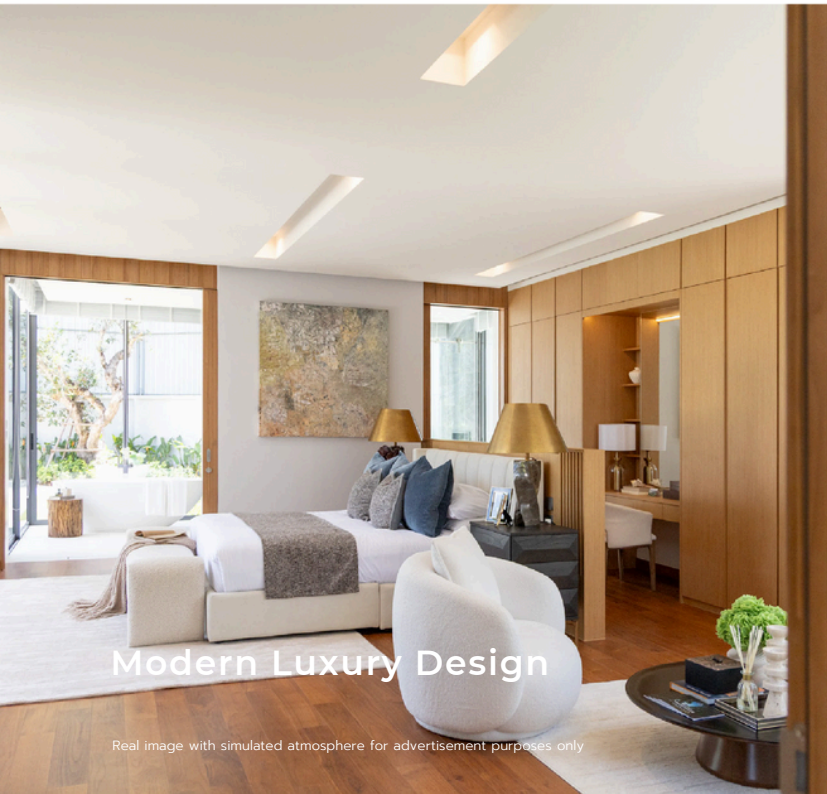
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ClubHouse

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THE GROVE : Community Mall

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The GROVE

The Grove is a newly opened community mall located at the entrance of Botanica Green Boulevard, just before reaching Phuket International Airport. Designed as a serene retreat, it offers a relaxing atmosphere with a variety of dining options, a café, and a wellness spa. The architectural design draws inspiration from natural cave formations, thoughtfully surrounded by lush, mature trees—creating a tranquil, nature-immersed environment for both residents and visitors alike.









Layout

- 1: Cafe
- 2: Restaurant
- 3: Wine Shop
- 4: Restroom for Café
- 5: Supermarket
- 6: Retail Shop
- 7: Restroom for Retail
- 8: Service System
- 9: Office
- 10: Plaza
- 11: Parking Area
- 12: Parking Bicycle



PRE-LAUNCH PRICE LIST

Phase 1

No.	Type	Number Bedroom	Plot size (Sq.M)	Total Built up (Sq.M)	Internal Area (Sq.M)	External Area (Sq.M)	Pool Size (M.)	Selling Price (THB)
GB 01	GB-A	3 Beds 3 Baths	520	380	273.02	106.98	9.50 x 3.50	29,400,000 26,900,000 
GB 02	GB-A	3 Beds 3 Baths	520	380	273.02	106.98	9.50 x 3.50	29,400,000 26,900,000 
GB 03	GB-A	3 Beds 3 Baths	657	380	273.02	106.98	9.50 x 3.50	SOLD
GB 04	GB-A	3 Beds 3 Baths	660	380	273.02	106.98	9.50 x 3.50	32,200,000
GB 05	GB-A	3 Beds 3 Baths	520	380	273.02	106.98	9.50 x 3.50	29,400,000 26,900,000 
GB 06	GB-A	3 Beds 3 Baths	520	380	273.02	106.98	9.50 x 3.50	SOLD
GB 07	GB-A	3 Beds 3 Baths	520	380	273.02	106.98	9.50 x 3.50	SOLD
GB 08	GB-A	3 Beds 3 Baths	520	380	273.02	106.98	9.50 x 3.50	29,400,000 26,900,000 
GB 09	GB-A	3 Beds 3 Baths	679.09	380	273.02	106.98	9.50 x 3.50	32,581,800
GB 10	GB-A	3 Beds 3 Baths	633.2	380	273.02	106.98	9.50 x 3.50	31,664,000
GB 11	GB-A	3 Beds 3 Baths	520	380	273.02	106.98	9.50 x 3.50	29,400,000 26,900,000 
GB 12	GB-A	3 Beds 3 Baths	520	380	273.02	106.98	9.50 x 3.50	29,400,000 26,900,000 

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

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PRE-LAUNCH PRICE LIST

Phase 1

No.	Type	Number Bedroom	Plot size (Sq.M)	Total Built up (Sq.M)	Internal Area (Sq.M)	External Area (Sq.M)	Pool Size (M.)	Selling Price (THB)
GB 111	GB-B	4 Beds 4 Baths	588	425	312.3	112.7	10.00 x 3.50	34,710,000
GB 112	GB-B	4 Beds 4 Baths	588	425	312.3	112.7	10.00 x 3.50	34,710,000
GB 113	GB-B	4 Beds 4 Baths	588	425	312.3	112.7	10.00 x 3.50	34,710,000
GB 114	GB-B	4 Beds 4 Baths	588	425	312.3	112.7	10.00 x 3.50	34,710,000
GB 115	GB-B	4 Beds 4 Baths	688.66	425	312.3	112.7	10.00 x 3.50	36,723,200
GB 116	GB-A	3 Beds 3 Baths	623.93	380	273.02	106.98	9.50 x 3.50	31,478,600
GB 117	GB-A	3 Beds 3 Baths	598	380	273.02	106.98	9.50 x 3.50	30,960,000
GB 118	GB-A	3 Beds 3 Baths	598	380	273.02	106.98	9.50 x 3.50	30,960,000
GB 119	GB-A	3 Beds 3 Baths	598	380	273.02	106.98	9.50 x 3.50	30,960,000
GB 120	GB-A	3 Beds 3 Baths	598	380	273.02	106.98	9.50 x 3.50	30,960,000
GB 129	GB-A	3 Beds 3 Baths	658	380	273.02	106.98	9.50 x 3.50	32,160,000

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Property 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

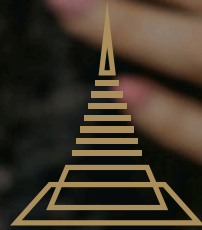
20 Years Experience

In Luxury Pool Villas In Phuket

Attasit Intarachooti

CEO & Founder

Botanica Luxury Phuket Company Limited



BOTANICA LUXURY

VILLAS



 199/9 Moo.4 Thepkasattri, Thalang, Phuket, Thailand 83110  +66 (0)9 8394 7097 (Sales Office)
 info@botanicalluxuryvilla.com  www.botanicalluxuryvilla.com