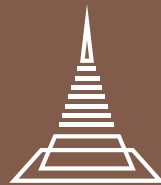




BOTANICA  
CHALONG BAY



BOTANICA  
CHALONG BAY



# ABOUT US

Botanica Luxury Villas exemplifies luxury and excellence within Phuket's real estate market, backed by nearly two decades of unmatched expertise. With a portfolio comprising over 27 prestigious projects, both in Phuket and internationally, we continuously redefine the benchmarks of high-end living. Our distinctive and innovative architectural designs reflect an unwavering commitment to quality, establishing us as the foremost choice for discerning buyers and astute investors.



# CHALONG BAY

Chalong Bay is a scenic coastal area in the southern part of Phuket, Thailand, known for its vibrant marina and laid-back atmosphere. It serves as a popular gateway for island-hopping tours, with boats departing to nearby destinations like Coral Island and Racha Island. Chalong Pier, the area's main jetty, is bustling with activity, especially in the mornings and evenings, as tourists embark on diving or snorkeling trips.

The bay is also home to the Chalong Bay Rum Distillery, which produces artisanal rum from local sugarcane. Visitors can tour the distillery, enjoy tastings, and dine at their open-air restaurant. Additionally, Chalong is close to major landmarks, such as Wat Chalong, one of Phuket's most revered temples, and the iconic Big Buddha statue, which offers panoramic views of the island.

Chalong Bay offers a mix of experiences, from relaxing seafood restaurants along the water to cultural attractions and adventure tours, making it a versatile destination for travelers





# LOCATION

## BOTANICA CHALONG BAY

|                                                  |        |
|--------------------------------------------------|--------|
| <b>A</b> : JW Marriott Chalong Bay               | 5 min  |
| <b>B</b> : Ruamrudee International School        | 9 min  |
| <b>C</b> : Robinson Lifestyle Chalong            | 14 min |
| <b>D</b> : Soi Ta-iad                            | 15 min |
| <b>E</b> : Berda Claude International School     | 18 min |
| <b>F</b> : Villa Market Chalong                  | 23 min |
| <b>G</b> : Chalong Pier                          | 25 min |
| <b>H</b> : Kinderville Nova International School | 25 min |
| <b>I</b> : Phuket Deep Sea Port                  | 13 min |
| <b>J</b> : Lotus's Chalong                       | 20 min |
| <b>K</b> : Makro Chalong                         | 30 min |
| <b>L</b> : Big Buddha Phuket                     | 30 min |
| <b>M</b> : Central Phuket Shopping Mall          | 40 min |
| <b>N</b> : Bangkok Hospital                      | 40 min |
| <b>O</b> : Old Town Phuket                       | 45 min |
| <b>P</b> : Phuket International Airport          | 55 min |





# MASTER PLAN



Modern Luxury Design  
Phase 1 : 13 Villas  
Phase 2 : 15 Villas  
Total : 28 Villas



The land size starts  
from 468 – 1,266 sq.m.



Usable Area starts  
from 431 – 690 sq.m.



## Common Area

Total Project Area : 24,038 sq.m.  
Driving Area : 2,932 sq.m.  
Driving Area & Footpath : 4,164 sq.m.  
Garden Area : 790 sq.m.

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Botanica Chalong Bay

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**BOTANICA**  
CHALONG BAY



# TYPE A

Plot : 540 sq.m.

**Modern Luxury**

## Usable Area

Covered area : 275 sq.m.  
External area : 105 sq.m.  
Total : 380 sq.m.



## Ground Floor Plan

- |                    |                       |                     |
|--------------------|-----------------------|---------------------|
| 1 : Main Entrance  | 9 : Master Bathroom   | 16 : Sala           |
| 2 : Garage         | 10 : Bathroom 2       | 17 : Sun Deck       |
| 3 : Store ,M.&E.   | 11 : Guest's Bathroom | 18 : Outdoor Shower |
| 4 : Kitchen        | 12 : Laundry room     | 19 : Pump room      |
| 5 : Living ,Dining | 13 : Washing Area     |                     |
| 6 : Master Bedroom | 14 : Main Terrace     |                     |
| 7 : Bedroom 2      | 15 : Swimming Pool    |                     |
| 8 : Bedroom 3      | 9.50 x 3.50 m.        |                     |

# TYPE B

Plot : 699 sq.m.

**Modern Luxury**

## Usable Area

Covered area : 313 sq.m.  
External area : 112 sq.m.  
Total : 425 sq.m.



## Ground Floor Plan

- |                    |                       |                     |
|--------------------|-----------------------|---------------------|
| 1 : Main Entrance  | 9 : Bedroom 4         | 17 : Main Terrace   |
| 2 : Garage         | 10 : Master Bathroom  | 18 : Swimming Pool  |
| 3 : Store ,M.&E.   | 11 : Bathroom 2       | 10.00 x 3.50 m.     |
| 4 : Kitchen        | 12 : Bathroom 3       | 19 : Sala           |
| 5 : Living ,Dining | 13 : Guest's Bathroom | 20 : Sun Deck       |
| 6 : Master Bedroom | 14 : Laundry room     | 21 : Outdoor Shower |
| 7 : Bedroom 2      | 15 : Washing Area     | 22 : Pump room      |
| 8 : Bedroom 3      | 16 : Sunken Lounge    |                     |

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# TYPE C

Plot : 1028 sq.m.

**Modern Luxury**

## Usable Area

Covered area : 432 sq.m.  
External area : 183 sq.m.  
Total : 615 sq.m.



## Ground Floor Plan

- |                    |                      |                      |
|--------------------|----------------------|----------------------|
| 1 : Main Entrance  | 10 : Bedroom 4       | 19 : Main Terrace    |
| 2 : Garage         | 11 : Master Bathroom | 20: Swimming Pool    |
| 3 : Store ,M.&E.   | 12 : Bathroom 2      | 13.00 x 4.00 m.      |
| 4 : Kitchen        | 13 : Bathroom 3      | 21 : Sala            |
| 5 : Living ,Dining | 14 : Bathroom 4      | 22: Toilet 6         |
| 6 : Thai Kitchen   | 15 : Guest's Toilet  | 23: Sun Deck         |
| 7 : Master Bedroom | 16 : Laundry room    | 24: Outdoor Shower 1 |
| 8 : Bedroom 2      | 17 : Washing Area    | 25: Outdoor Shower 2 |
| 9 : Bedroom 3      | 18 : Sunken Lounge   | 26: Pump room        |

# TYPE D

Plot : 1065 sq.m.

**Modern Luxury**

## Usable Area

Covered area : - sq.m.  
External area : - sq.m.  
Total : 690 sq.m.



## Ground Floor Plan

- |                    |                      |                    |
|--------------------|----------------------|--------------------|
| 1 : Main Entrance  | 10 : Bedroom 3       | 19 : Sunken Lounge |
| 2 : Garage         | 11 : Maidroom        | 20: Main Terrace   |
| 3 : Store ,M.&E.   | 12 : Master Bathroom | 21 : Swimming Pool |
| 4 : Kitchen        | 13 : Bathroom 1      | 13.00 x 4.00 m.    |
| 5 : Living ,Dining | 14 : Bathroom 2      | 22: Sala           |
| 6 : Thai Kitchen   | 15 : Bathroom 3      | 23: Toilet 6       |
| 7 : Master Bedroom | 16 : Family room     | 24: Sun Deck       |
| 8 : Bedroom 1      | 17 : Laundry room    | 25: Outdoor Shower |
| 9 : Bedroom 2      | 18 : Washing Area    | 26: Pump room      |

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Botanica Chalong Bay



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# TYPE E

Plot : 468 sq.m.

**Modern Luxury**

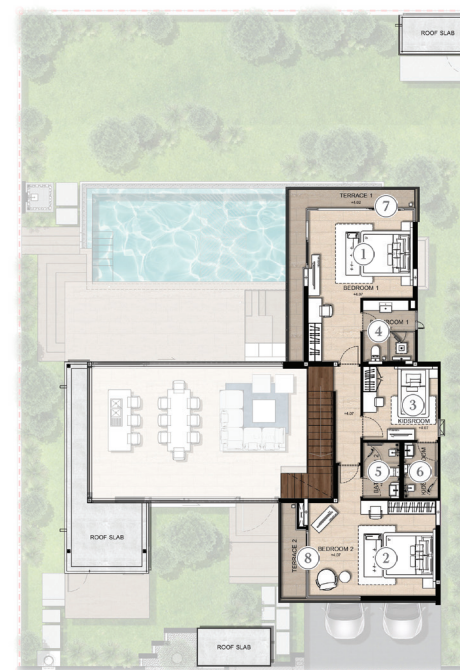
## Usable Area

Covered area : 234 sq.m.  
External area : 197 sq.m.  
Total : 431 sq.m.



## Ground Floor Plan

- |                    |                     |                     |
|--------------------|---------------------|---------------------|
| 1 : Main Entrance  | 7 : Walk-in Closet  | 13 : Main Terrace   |
| 2 : Garage         | 8 : Master Bathroom | 14 : Swimming Pool  |
| 3 : Store ,M.&E.   | 9 : Toilet          | 9.50 x 3.50 m.      |
| 4 : Kitchen        | 10 : Laundry room   | 15 : Outdoor Shower |
| 5 : Living ,Dining | 11 : Washing Area   | 16 : Sala           |
| 6 : Master Bedroom | 12 : Sunken Lounge  |                     |



## 2nd Floor Plan

- |                |                   |
|----------------|-------------------|
| 1 : Bedroom 1  | 5 : Bathroom 2    |
| 2 : Bedroom 2  | 6 : Kids Bathroom |
| 3 : Kidsroom   | 7 : Terrace 1     |
| 4 : Bathroom 1 | 8 : Terrace 2     |

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Botanica Chalong Bay



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# PRE-LAUNCH PRICE LIST

| No.   | Type | Number Bedroom | Land (Sq.M) | Land (Sq.W) | Liveable Area (Sq.M) | Selling Price (THB)  |
|-------|------|----------------|-------------|-------------|----------------------|----------------------|
| CB-01 | E    | 4 Beds 5 Baths | 517.66      | 33,802.62   | 430.90               | <b>43,881,000.00</b> |
| CB-02 | E    | 4 Beds 5 Baths | 468.00      | 25,038.98   | 430.90               | <b>37,639,000.00</b> |
| CB-03 | E    | 4 Beds 5 Baths | 468.00      | 25,038.98   | 430.90               | <b>37,639,000.00</b> |
| CB-04 | E    | 4 Beds 5 Baths | 516.00      | 33,802.62   | 430.90               | <b>43,821,000.00</b> |
| CB-05 | E    | 4 Beds 5 Baths | 541.21      | 33,802.62   | 430.90               | <b>44,741,000.00</b> |
| CB-06 | E    | 4 Beds 5 Baths | 557.37      | 33,802.62   | 430.90               | <b>45,331,000.00</b> |
| CB-07 | B    | 4 Beds 5 Baths | 856.32      | 36,306.51   | 425.00               | <b>58,282,000.00</b> |
| CB-08 | A    | 4 Beds 5 Baths | 540.00      | 36,306.51   | 380.00               | <b>43,206,000.00</b> |
| CB-09 | A    | 4 Beds 5 Baths | 540.00      | 36,306.51   | 380.00               | <b>43,206,000.00</b> |
| CB-10 | A    | 4 Beds 5 Baths | 580.50      | 36,306.51   | 380.00               | <b>44,794,000.00</b> |
| CB-11 | B    | 4 Beds 5 Baths | 839.85      | 36,306.51   | 425.00               | <b>57,636,000.00</b> |
| CB-12 | A    | 4 Beds 5 Baths | 627.32      | 35,054.57   | 380.00               | <b>45,782,000.00</b> |
| CB-13 | A    | 4 Beds 5 Baths | 663.93      | 33,802.62   | 380.00               | <b>46,270,000.00</b> |
| CB-14 | A    | 4 Beds 5 Baths | 672.71      | 33,802.62   | 380.00               | <b>46,591,000.00</b> |

"Kindly be informed that prices are subject to change without prior notice once the pre-launch pricing period has concluded."



# PRE-LAUNCH PRICE LIST

| No.   | Type | Number Bedroom | Land (Sq.M) | Land (Sq.W) | Liveable Area (Sq.M) | Selling Price (THB)  |
|-------|------|----------------|-------------|-------------|----------------------|----------------------|
| CB-15 | B    | 4 Beds 5 Baths | 698.65      | 35,054.57   | 425.00               | <b>51,155,000.00</b> |
| CB-16 | D    | 4 Beds 5 Baths | 1,065.72    | 37,558.46   | 690.00               | <b>82,919,000.00</b> |
| CB-17 | D    | 4 Beds 5 Baths | 1,266.70    | 37,558.46   | 690.00               | <b>91,071,000.00</b> |
| CB-18 | C    | 4 Beds 5 Baths | 1,028.27    | 37,558.46   | 615.00               | <b>76,621,000.00</b> |
| CB-19 | C    | 4 Beds 5 Baths | 1,118.52    | 37,558.46   | 615.00               | <b>80,282,000.00</b> |
| CB-20 | A    | 4 Beds 5 Baths | 629.15      | 35,054.57   | 380.00               | <b>45,851,000.00</b> |
| CB-21 | A    | 4 Beds 5 Baths | 551.97      | 38,810.41   | 380.00               | <b>45,168,000.00</b> |
| CB-22 | A    | 4 Beds 5 Baths | 530.65      | 36,306.51   | 380.00               | <b>42,839,000.00</b> |
| CB-23 | A    | 4 Beds 5 Baths | 597.85      | 36,306.51   | 380.00               | <b>45,474,000.00</b> |
| CB-24 | A    | 4 Beds 5 Baths | 520.00      | 32,550.67   | 380.00               | <b>40,312,000.00</b> |
| CB-25 | A    | 4 Beds 5 Baths | 705.03      | 36,306.51   | 380.00               | <b>49,677,000.00</b> |
| CB-26 | A    | 4 Beds 5 Baths | 687.39      | 36,306.51   | 380.00               | <b>48,985,000.00</b> |
| CB-27 | A    | 4 Beds 5 Baths | 592.43      | 36,306.51   | 380.00               | <b>45,262,000.00</b> |
| CB-28 | A    | 4 Beds 5 Baths | 691.56      | 36,306.51   | 380.00               | <b>49,149,000.00</b> |

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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





# BOTANICA LUXURY

VILLAS



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