



BOTANICA
PRU JAMPA



BOTANICA
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ABOUT US

Welcome to Botanica Pru Jampa – Where Elegance Meets Affordability

Just minutes from Phuket International Airport, Botanica Pru Jampa combines stylish design with exceptional value in a peaceful, green neighborhood. These mid-century modern-inspired villas feature open-plan living, natural ventilation, private pools, and beautifully landscaped gardens - crafted for effortless comfort.

Residents enjoy privileged access to a private beachfront area and an exclusive beach club community, offering a seamless connection to the sea. Whether it's morning walks on the beach or relaxing at the clubhouse, every day feels like a getaway.

With spacious patios, light-filled interiors, and a tranquil setting, Botanica Pru Jampa is the perfect choice for those seeking a refined yet accessible lifestyle in Phuket—ideal for both permanent living and smart investment.



Botanica Pru Jampa



Mid-Century Modern Design

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LOCATION

BOTANICA Pru Jampa

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



“PRU JAMPA”

The Hidden Gem of Northern Phuket

The Hidden Gem of Northern Phuket

Pru Jampa is more than just a location—it's an emerging lifestyle destination known for its tranquil charm, cultural richness, and growing appeal among discerning residents and investors. Nestled in a peaceful enclave near Phuket International Airport, this serene subdistrict is just minutes away from breathtaking beaches like Naithon Beach and Surin Beach, offering an ideal escape from the more crowded southern coastlines.

Set to become a premier residential hub, Pru Jampa combines natural beauty with modern convenience. Surrounded by lush greenery and a close-knit community, it's a sanctuary that embraces sustainable growth and local character. The integration of local wisdom with refined living creates a lifestyle that feels authentic, connected, and sophisticated.

A key highlight of Pru Jampa's appeal is its access to an exclusive beachfront area and a vibrant beach club community, where residents can enjoy coastal leisure, private gatherings, and seaside relaxation in style. From morning walks on the beach to evenings at the club, life here flows effortlessly between nature and indulgence.

As the area continues to evolve, so too does its offering—culinary gems at the local night market, cultural experiences, and growing wellness and recreational opportunities. Conveniently located just 10–15 minutes from Phuket International Airport, Pru Jampa is also near top international schools, the prestigious Blue Canyon Golf Course, and the future site of Bumrungrad International Hospital.



BOTANICA
Four Seasons



BOTANICA Zen

Botanica Pru Jampa



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CONCEPT

Design for a Comfortable Breeze

Strategically positioned windows, vents, and ceiling fans allow for gentle, continuous airflow throughout the space. Light, breathable materials are used to enhance the sense of openness and comfort, while natural elements further enrich the ambiance with a calming touch.

Perfect Simplicity

Perfect simplicity in a luxury villa is defined by clean architectural lines, a refined material palette, and a serene spatial layout. Smart home technology adds modern convenience while preserving a sense of elegance and tranquility.

Glamorous Mid-Century Modern Style

The mid-century modern aesthetic brings a timeless sense of glamour through sleek lines, bold geometric forms, and premium finishes. Statement furniture and curated décor combine to create a sophisticated, yet inviting atmosphere.



KEEP IN TOUCH

Blending Indoor and Outdoor Living In true Mid-century Modern fashion, this design seamlessly merges indoor and outdoor spaces to celebrate simplicity and a deep connection with nature. Open, airy layouts enhance visual comfort through generous natural light and clean architectural lines that harmonize with the surrounding landscape. Natural materials such as wood and stone are paired with crisp white walls to create a bright, inviting atmosphere that feels both modern and timeless.



MASTER PLAN



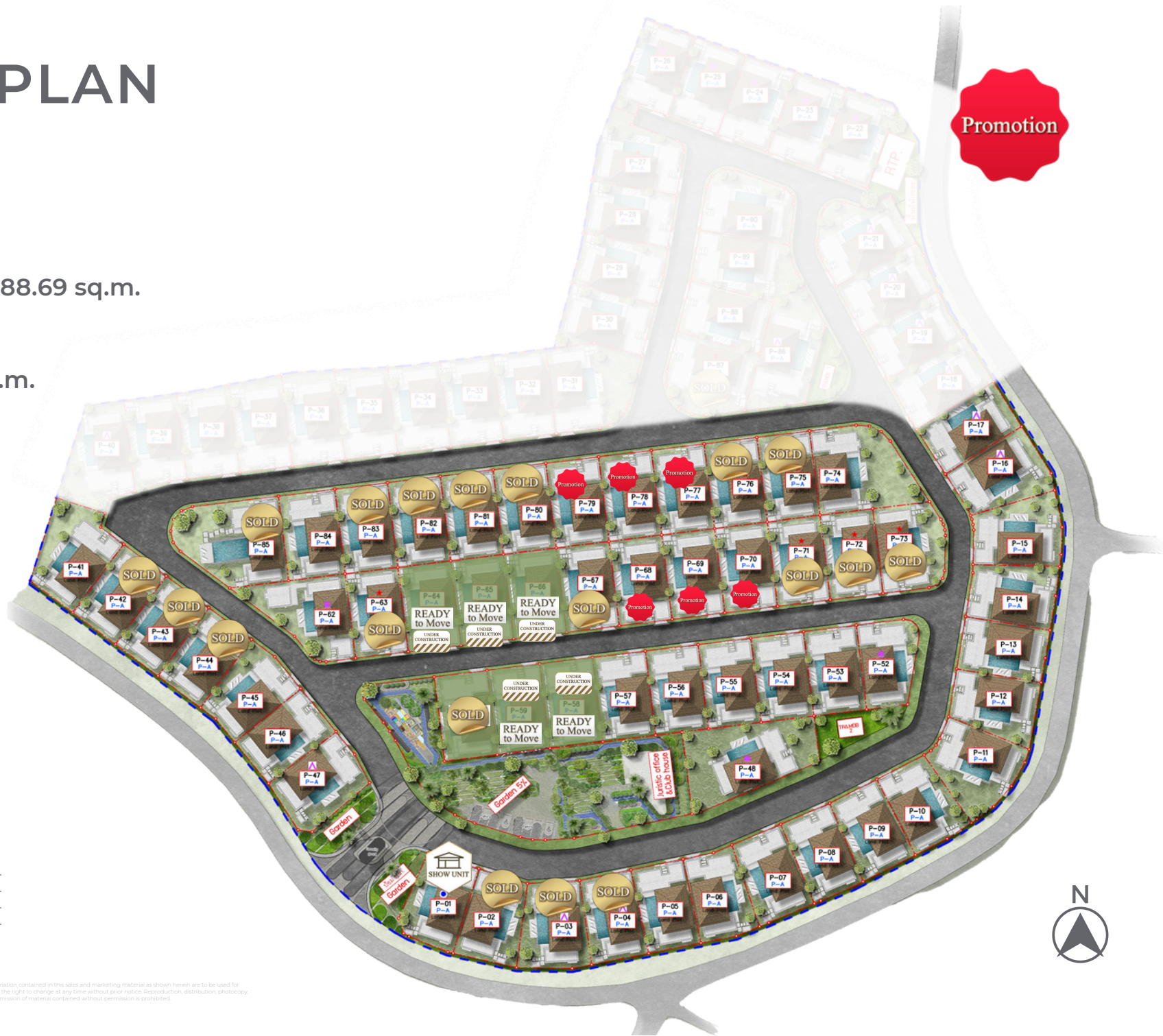
Units Total
86 Villas



The land size starts
from 360.00 - 688.69 sq.m.



Built-up size starts
from 280.00 sq.m.



Common Area

Total Project Area :	46,791.94 sq.m.
Driving Area :	6,898.51 sq.m.
Driving Area & Footpath :	2,310.76 sq.m.
Garden Area :	1,590.36 sq.m.

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TYPE P-A

Mid-Century Modern Design

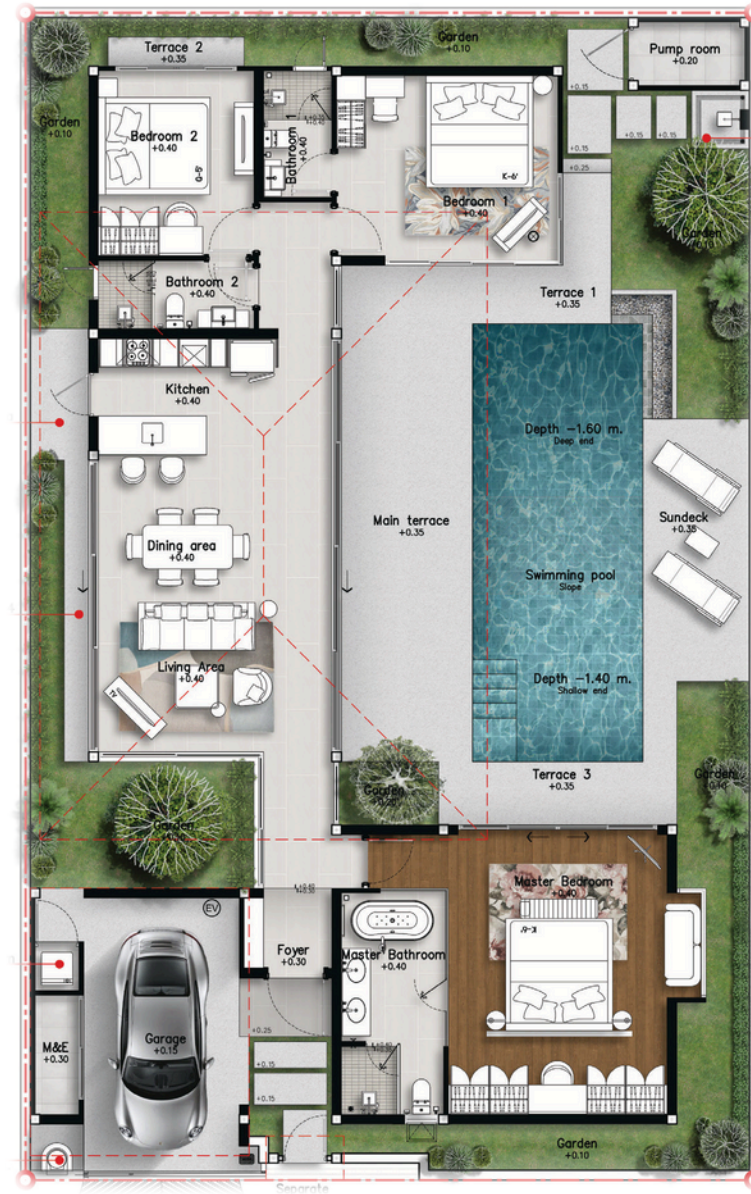
Land Plot : 280.00 sq.m.

Ground Floor Plan

Foyer	3.13 sq.m.
Walkway	9.42 sq.m.
Living ,Dining ,Kitchen	46.28 sq.m.
Master Bedroom	32.59 sq.m.
Master Bathroom	11.64 sq.m.
Bedroom 1	19.47 sq.m.
Bathroom 1	4.20 sq.m.
Bedroom 2	13.65 sq.m.
Bathroom 2	5.25 sq.m.
M&E	3.03 sq.m.
Pump room	3.75 sq.m.
Laundry room	1.10 sq.m.
Main Entrance	2.66 sq.m.
Main terrace	27.53 sq.m.
Terrace	17.93 sq.m.
Garage	20.98 sq.m.
Sun Deck	11.89 sq.m.
Outdoor Shower	1.44 sq.m.
Swimming Pool	33.81 sq.m.
9.00 x 3.50 m.	
Washing area	3.24 sq.m.
Walking panel	7.01 sq.m.

Usable Area

Covered Area :	153.51 sq.m.
External Area :	126.49 sq.m.
Total :	280.00 sq.m.



Ground Floor Plan

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Botanica Pru Jampa



Clubhouse

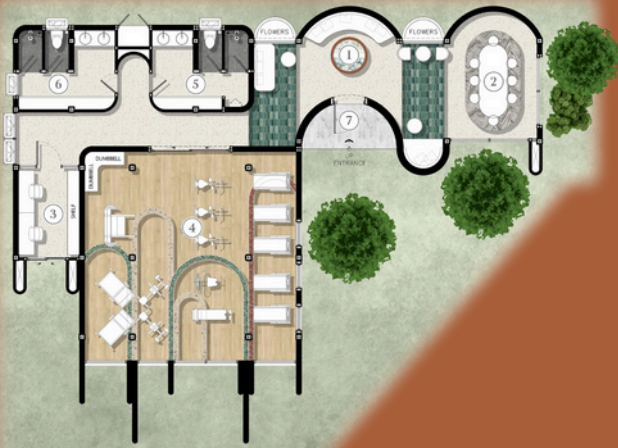
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CLUBHOUSE

The clubhouse embraces the essence of Mid-Century Modern architecture, blending pure geometric forms, nature-inspired tones, and bold primary colors to create a distinct identity we call "Highlights of Mid-Century Modern." Surrounded by vibrant seasonal flowers, the building's soft, curving silhouette evokes a perfect harmony between retro character and contemporary elegance. The interior is thoughtfully designed with classic Mid-Century Modern furnishings—featuring clean lines, warm wood accents, sculptural shapes, and understated sophistication. Every space, from the Lounge and Working Area to the Office, Fitness Room, and gender-specific bathrooms, is crafted to offer both comfort and style while maintaining a seamless connection with the surrounding natural landscape.



Clubhouse

1. Lounge
2. Working Space
3. Juristic Office
4. Fitness
5. Men's Bathroom
6. Women's Bathroom
7. Terrace



PRE-LAUNCH PRICE LIST

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)
P-1	A	3 Beds 3 Baths	397	280	153.51	126.49	9.00 x 3.50	SHOW UNIT
P-5	A	3 Beds 3 Baths	363	280	153.51	126.49	9.00 x 3.50	19,906,500
P-6	A	3 Beds 3 Baths	384	280	153.51	126.49	9.00 x 3.50	19,848,000
P-7	A	3 Beds 3 Baths	385	280	153.51	126.49	9.00 x 3.50	19,862,500
P-8	A	3 Beds 3 Baths	366	280	153.51	126.49	9.00 x 3.50	19,587,000
P-9	A	3 Beds 3 Baths	377	280	153.51	126.49	9.00 x 3.50	19,746,500
P-10	A	3 Beds 3 Baths	396	280	153.51	126.49	9.00 x 3.50	20,022,000
P-11	A	3 Beds 3 Baths	482	280	153.51	126.49	9.00 x 3.50	21,269,000
P-12	A	3 Beds 3 Baths	394	280	153.51	126.49	9.00 x 3.50	19,993,000
P-13	A	3 Beds 3 Baths	361	280	153.51	126.49	9.00 x 3.50	19,514,500
P-14	A	3 Beds 3 Baths	399	280	153.51	126.49	9.00 x 3.50	20,065,500
P-15	A	3 Beds 3 Baths	437	280	153.51	126.49	9.00 x 3.50	20,616,500
P-16	A	3 Beds 3 Baths	432	280	153.51	126.49	9.00 x 3.50	20,544,000
P-17	A	3 Beds 3 Baths	381	280	153.51	126.49	9.00 x 3.50	19,804,500

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PRE-LAUNCH PRICE LIST

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)
P-41	A	3 Beds 3 Baths	482	280	153.51	126.49	9.00 x 3.50	21,269,000
P-45	A	3 Beds 3 Baths	404	280	153.51	126.49	9.00 x 3.50	20,138,000
P-46	A	3 Beds 3 Baths	368	280	153.51	126.49	9.00 x 3.50	19,616,000
P-47	A	3 Beds 3 Baths	433	280	153.51	126.49	9.00 x 3.50	20,991,500
P-48	A	3 Beds 3 Baths	688	280	153.51	126.49	9.00 x 3.50	24,256,000
P-52	A	3 Beds 3 Baths	357	280	153.51	126.49	9.00 x 3.50	19,456,500
P-53	A	3 Beds 3 Baths	360	280	153.51	126.49	9.00 x 3.50	19,500,000
P-54	A	3 Beds 3 Baths	360	280	153.51	126.49	9.00 x 3.50	19,500,000
P-55	A	3 Beds 3 Baths	360	280	153.51	126.49	9.00 x 3.50	19,500,000
P-56	A	3 Beds 3 Baths	360	280	153.51	126.49	9.00 x 3.50	19,500,000
P-57	A	3 Beds 3 Baths	360	280	153.51	126.49	9.00 x 3.50	19,500,000
P-58	A	3 Beds 3 Baths	360	280	153.51	126.49	9.00 x 3.50	19,500,000 
P-59	A	3 Beds 3 Baths	360	280	153.51	126.49	9.00 x 3.50	19,500,000 

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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)
P-62	A	3 Beds 3 Baths	498	297	174	123	9.00 x 3.50	22,368,000
P-64	A	3 Beds 3 Baths	360	280	153.51	126.49	9.00 x 3.50	19,500,000 <small>UNDER CONSTRUCTION</small>
P-65	A	3 Beds 3 Baths	360	280	153.51	126.49	9.00 x 3.50	19,500,000 <small>UNDER CONSTRUCTION</small>
P-66	A	3 Beds 3 Baths	360	280	153.51	126.49	9.00 x 3.50	19,500,000 <small>UNDER CONSTRUCTION</small>
P-68	A	3 Beds 3 Baths	360	280	153.51	126.49	9.00 x 3.50	19,500,000 17,800,000 <small>Promotion</small>
P-69	A	3 Beds 3 Baths	360	280	153.51	126.49	9.00 x 3.50	19,500,000 17,800,000 <small>Promotion</small>
P-70	A	3 Beds 3 Baths	360	280	153.51	126.49	9.00 x 3.50	19,500,000 17,800,000 <small>Promotion</small>
P-74	A	3 Beds 3 Baths	599	280	153.51	126.49	9.00 x 3.50	22,965,500 <small>Promotion</small>
P-77	A	3 Beds 3 Baths	360	280	153.51	126.49	9.00 x 3.50	19,500,000 17,800,000 <small>Promotion</small>
P-78	A	3 Beds 3 Baths	360	280	153.51	126.49	9.00 x 3.50	19,500,000 17,800,000 <small>Promotion</small>
P-79	A	3 Beds 3 Baths	360	280	153.51	126.49	9.00 x 3.50	19,500,000 17,800,000 <small>Promotion</small>
P-84	A	3 Beds 3 Baths	385	280	153.51	126.49	9.00 x 3.50	19,862,500

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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

21 Years Experience

In Luxury Pool Villas In Phuket

Attasit Intarachoti

CEO & Founder

Botanica Luxury Phuket Company Limited





**BOTANICA
LUXURY**
VILLAS



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