

BOTANICA
CHALONG BAY



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ABOUT US

Situated in the vibrant and rapidly growing Chalong area, BOTANICA Chalong Bay offers an exclusive collection of 28 luxurious villas designed in a refined Modern Luxury style that perfectly balances contemporary aesthetics with functional living. Every detail is thoughtfully crafted to ensure a lifestyle of comfort, openness, and ease—creating a tranquil sanctuary where natural light, space, and design come together in harmony. Surrounded by some of Phuket's most reputable international schools, such as Ruamrudee International School (9 minutes), Berda Claude International School (18 minutes), and Kinderville Nova International School (25 minutes), as well as key destinations like Phuket Deep Sea Port and Chalong Pier, BOTANICA Chalong Bay stands as an ideal choice for families, professionals, and investors seeking a well-connected and elegantly appointed home in one of the island's most desirable residential zones.

“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

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



MASTER PLAN



Units Total
28 Villas



The land size starts
from 424.80 - 1,320.66 sq.m.



Built-up size starts
from 306.70 sq.m.



Common Area

Total Project Area :	24,296.37 sq.m.
Driving Area :	2,708.58 sq.m.
Driving Area & Footpath :	1,292.52 sq.m.
Garden Area :	963.68 sq.m.

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Modern Luxury Design : TYPE A

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TYPE A

Modern Luxury Design

Land Plot : 592.46 sq.m.

Price : 39,126,000 - 41,803,000 THB*

Ground Floor Plan

Living ,Dining ,Kitchen	73.90 sq.m.
Thai kitchen	7.00 sq.m.
Laundry	3.55 sq.m.
Master Bathroom	12.55 sq.m.
Bathroom 1	5.40 sq.m.
Bathroom 2	5.65 sq.m.
Master Bedroom	37.05 sq.m.
Bedroom 1	17.85 sq.m.
Bedroom 2	23.05 sq.m.
Storage,M.&E.	5.30 sq.m.
Pump room	4.50 sq.m.

Main Entrance	4.20 sq.m.
Garage	35.40 sq.m.
Washing area	2.70 sq.m.
Main Terrace,Sunken	23.70 sq.m.
Terrace	3.30 sq.m.
Sala	27.40 sq.m.
Swimming pool	50.50 sq.m.
3.50 x 9.50 m.	
Outdoor Shower	1.70 sq.m.
Plant Box	11.40 sq.m.
Walkway	23.90 sq.m.

Usable Area

Internal Area :	195.80 sq.m.
External Area :	184.20 sq.m.
Total :	380.00 sq.m.



Ground Floor Plan

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TYPE B

Modern Luxury Design

Land Plot : 777 sq.m.

Price : 44,276,000 - 51,246,000 THB*

Ground Floor Plan

Living, Dining, Kitchen	75.40 sq.m.
Thai kitchen	7.10 sq.m.
Laundry	3.20 sq.m.
Master Bathroom	12.60 sq.m.
Bathroom 1	4.50 sq.m.
Bathroom 2	5.00 sq.m.
Bathroom 3	5.15 sq.m.
Master Bedroom	38.00 sq.m.
Bedroom 1	18.40 sq.m.
Bedroom 2	21.75 sq.m.
Bedroom 3	17.80 sq.m.
Storage	3.50 sq.m.
Pump room	4.50 sq.m.
Main Entrance	4.60 sq.m.
Garage	49.80 sq.m.
Washing area	3.60 sq.m.
Main Terrace, Sunken	31.70 sq.m.
Terrace 1	4.05 sq.m.
Sala	36.85 sq.m.
Swimming pool	52.65 sq.m.
3.50 x 10.00 m.	
Outdoor Shower	1.70 sq.m.
Plant box	24.00 sq.m.
Walkway	32.15 sq.m.

Usable Area

Internal Area :	216.90 sq.m.
External Area :	241.10 sq.m.
Total :	458.00 sq.m.



Ground Floor Plan

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TYPE C

Modern Luxury Design

Land Plot : 1,234.28 sq.m.

Price : 70,801,000 - 72,683,000 THB*

Ground Floor Plan

Living , Dining ,Kitchen	88.35 sq.m.
Thai kitchen	8.60 sq.m.
Laundry	6.10 sq.m.
Foyer	10.70 sq.m.
Master Bathroom	19.80 sq.m.
Bathroom 1	5.20 sq.m.
Bathroom 2	7.00 sq.m.
Bathroom 3	5.90 sq.m.
Powder room 5	3.55 sq.m.
Powder room 6	4.80 sq.m.
Master Bedroom	58.50 sq.m.
Bedroom 1	20.20 sq.m.
Bedroom 2	26.75 sq.m.
Bedroom 3	19.50 sq.m.
Storage	6.00 sq.m.
Fence's garbage	1.85 sq.m.
Pump room	4.60 sq.m.
Main Entrance	4.60 sq.m.
Entry	2.25 sq.m.
Garage	42.10 sq.m.
Washing area	5.30 sq.m.
Main Terrace	30.70 sq.m.
Sunken	16.15 sq.m.
Terrace	21.50 sq.m.
Sala	33.30 sq.m.
Sun deck	8.40 sq.m.
Swimming pool	79.45 sq.m.
4.20 x 13.00 m.	
Outdoor Shower	5.20 sq.m.
Plant box	25.85 sq.m.
Walkway	42.80 sq.m.

Usable Area

Internal Area :	297.40 sq.m.
External Area :	317.60 sq.m.
Total :	615.00 sq.m.



Ground Floor Plan

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TYPE D

Modern Luxury Design

Land Plot : 1,159.43 sq.m.

Price : 76,897,000 - 80,259,000 THB*

Ground Floor Plan

Living ,Dining ,Kitchen	88.60 sq.m.	Main Entrance	4.20 sq.m.
Thai kitchen	13.50 sq.m.	Entry	4.20 sq.m.
Laundry	7.50 sq.m.	Garage	41.55 sq.m.
Foyer	21.90 sq.m.	Washing area	9.50 sq.m.
Master Bathroom	19.80 sq.m.	Main Terrace	33.75 sq.m.
Bathroom 1	7.50 sq.m.	Sunken	20.10 sq.m.
Bathroom 2	5.40 sq.m.	Terrace	26.20 sq.m.
Bathroom 3	6.10 sq.m.	Sala	37.50 sq.m.
Powder room 5	4.90 sq.m.	Sun deck	4.80 sq.m.
Powder room 6	4.80 sq.m.	Swimming pool	88.40 sq.m.
Toilet 7	3.75 sq.m.	4.20 x 15.00 m.	
Master Bedroom	58.50 sq.m.	Outdoor Shower	5.15 sq.m.
Bedroom 1	25.20 sq.m.	Plant box	26.95 sq.m.
Bedroom 2	17.45 sq.m.	Walkway	33.40 sq.m.
Bedroom 3	21.05 sq.m.		
Family room	26.00 sq.m.		
Maid room	10.00 sq.m.		
Storage	5.75 sq.m.		
Fence's garbage	2.00 sq.m.		
Pump room	4.60 sq.m.		

Usable Area

Covered Area :	354.30 sq.m.
External Area :	335.70 sq.m.
Total :	690.00 sq.m.



Ground Floor Plan

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Modern Luxury Design



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TYPE E

Mid-Century Modern Design

Land Plot : 424.80 sq.m.

Price : 29,716,000 - 33,606,000 THB*

Ground Floor Plan

Foyer	3.13 sq.m.
Walkway	14.94 sq.m.
Living ,Dining ,Kitchen	46.28 sq.m.
Master Bedroom	28.83 sq.m.
Master bathroom	14.14 sq.m.
Bedroom 1	19.47 sq.m.
Bathroom 1	4.19 sq.m.
Bedroom 2	13.65 sq.m.
Bathroom 2	5.25 sq.m.
M&E	3.02 sq.m.
Pump room	3.75 sq.m.
Laundry room	1.10 sq.m.
Main Entrance	2.52 sq.m.
Main Terrace	30.59 sq.m.
Garage	35.21 sq.m.
Sun Deck	17.28 sq.m.
Outdoor Shower	1.44 sq.m.
Swimming Pool	34.02 sq.m.
9.00 x 3.50 m.	
Washing area	3.24 sq.m.
Living terrace	3.10 sq.m.
Bedroom 1 Terrace	5.26 sq.m.
Bedroom 2 Terrace	1.68 sq.m.
Master Bedroom Terrace	7.53 sq.m.
Outdoor walk way	4.03 sq.m.
Entrance walk way	3.05 sq.m.

Usable Area

Covered Area :	157.75 sq.m.
External Area :	148.95 sq.m.
Total :	306.70 sq.m



Ground Floor Plan

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Mid-Century Modern Design : TYPE E

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TYPE F

SIGNATURE Tropical Balinese

Land Plot : 646.88 sq.m.

Price : 38,262,000 - 44,171,000 THB*

Ground Floor Plan

-  : 3 Bedrooms
-  : 3 Bathrooms
-  Swimming Pool : 4.00 x 10.00 m.

Usable Area

Covered Area : 178.53 sq.m.
External Area : 191.47 sq.m.
Total : 370.00 sq.m.



Ground Floor Plan

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SIGNATURE Tropical Balinese

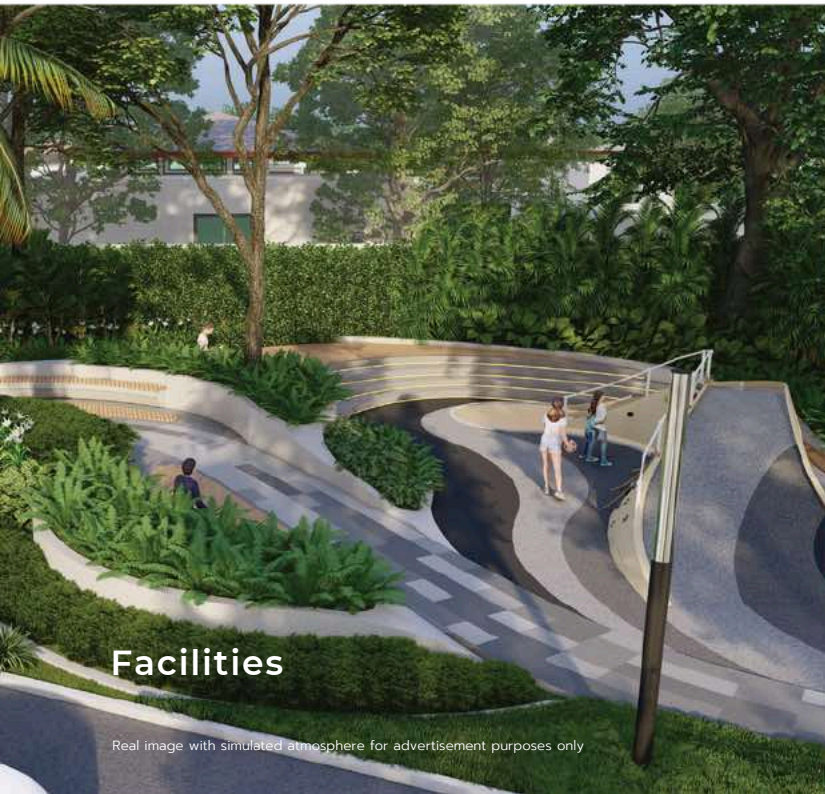
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Facilities

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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

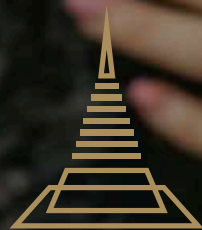
21 Years Experience

In Luxury Pool Villas In Phuket

Attasit Intarachooti

CEO & Founder

Botanica Luxury Phuket Company Limited



**BOTANICA
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VILLAS



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