



BOTANICA SKYPORT



BOTANICA
LUXURY
VILLAS

www.botanicaluxuryvilla.com

BOTANICA SKYPORT





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EXPERIENCE **BALINESE LUXURY**
NEAR PHUKET AIRPORT
MAIKHAO BEACH



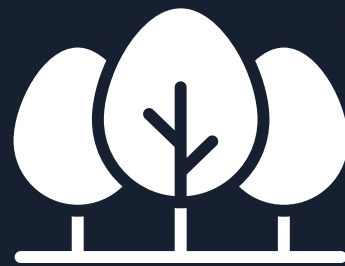
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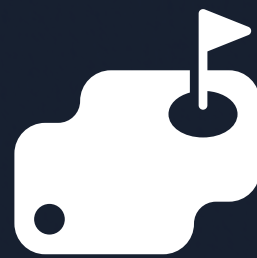
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INTEGRATE VISUALS OF THE NATURAL LANDSCAPES



NATURE

Sirinat
National Park



GOLF.

Blue Canyon
Country Club



LEISURE

SPORT WAKE PARK
Water Sports Facility

INSPIRED BY THE SERENE AESTHETICS OF BALINESE DESIGN



ABOUT US

At Botanica Skyport, we specialize in creating exclusive, high-end properties that combine luxury, comfort, and the beauty of nature. Our latest project, a collection of only 5 meticulously designed Bali-inspired pool villas, offers a rare opportunity to own a piece of paradise near the iconic Phuket Airport and the prestigious Blue Canyon Golf Club.

Each villa is crafted with an unwavering commitment to quality, elegance, and functionality, offering spacious living areas, private pools, and expansive land plots. With designs inspired by the serene aesthetics of Bali, these villas provide the perfect retreat for families, couples, or those looking to invest in a prime location.



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EXCLUSIVELY DESIGNED POOL VILLAS FOR THE DISCERNING FEW.

ONLY 5 UNITS AVAILABLE.

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TROPICAL BALINESE DESIGN



3,018

SQ.M.

Total project area



5

VILLAS
Total Unit



479

SQ.M.

The Land Size Starts



340

SQ.M.

Built-up Size Starts

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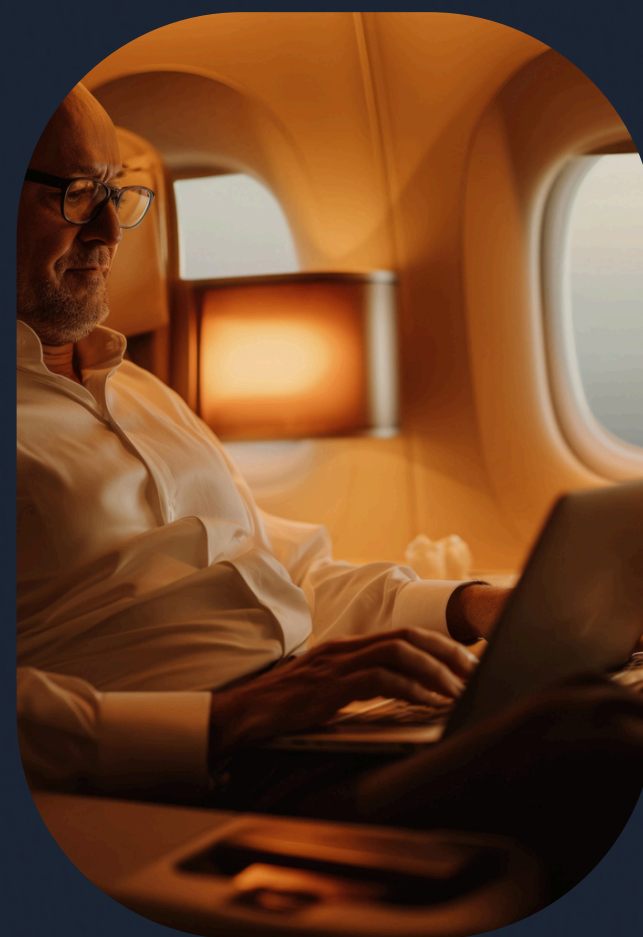


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BOTANICA SKYPORT

ONLY 5 VILLAS. INFINITE EXCLUSIVITY.



Ground floor plan

SK-01 TYPE A



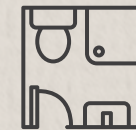
479.20 SQ.M.

Land plot



3

Bedrooms



4

Bathrooms



7.65x3.00

Meter

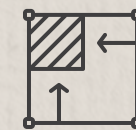


USABLE
AREA



180.07 SQ.M.

Covered Area



159.93 SQ.M.

External Area



340.00 SQ.M.

Total Built Up

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Ground floor plan

SK-02 TYPE A



506.80 SQ.M.

Land plot



3

Bedrooms



4

Bathrooms



7.80x3.00

Meter

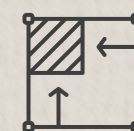


**USABLE
AREA**



180.15 SQ.M.

Covered Area



164.85 SQ.M.

External Area



345.00 SQ.M.

Total Built Up

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Ground floor plan

SK-03 TYPE B



537.60 SQ.M.

Land plot



3

Bedrooms



4

Bathrooms



9.85x3.00

Meter

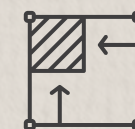


**USABLE
AREA**



180.15 SQ.M.

Covered Area



174.85 SQ.M.

External Area



355.00 SQ.M.

Total Built Up

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Ground floor plan

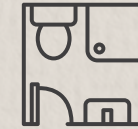
SK-04 TYPE B



564.40 SQ.M.
Land plot



3
Bedrooms



4
Bathrooms



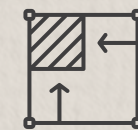
9.85x3.00
Meter



USABLE AREA



180.20 SQ.M.
Covered Area



179.80 SQ.M.
External Area



360.00 SQ.M.
Total Built Up

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Ground floor plan

SK-05 TYPE B



618.40 SQ.M.

Land plot



**USABLE
AREA**



3

Bedrooms



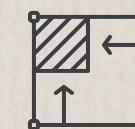
180.59 SQ.M.

Covered Area



4

Bathrooms



180.41 SQ.M.

External Area



9.85x3.00

Meter



361.00 SQ.M.

Total Built

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LOCATION

A	Phuket International Airport	5min
B	Nai Yang Beach	7min
C	Blue Canyon Golf	7min
D	Bumrungrad International Hospital Phuket	8min
E	Sport Wake Park	12 min

F	UWC International School Phuket	14 min
G	Thanyapura Phuket Sports&Health Resort	14 min
H	Thalang Hospital	15 min
I	Phuket Yacht Haven	15 min
J	Lotus's Supercenter	16 min

K	Mai Khao Beach	16 min
L	Naithon Beach	18 min
M	Sarasin Bridge Layan	24 min
N	Beach Ao Po Grand	26 min
O	Marina	26 min

P	Porto De Phuket	27 min
Q	Boat Avenue	28 min
R	Laguna Golf Phuket	31 min
S	Bangtao Beach	32 min
T	Surin Beach	37 min

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Property Ownership Villas

Terms and Conditions

OWNERSHIP TYPES

A. Freeholdownership: Thefreeholdtitle 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

Upon the transfer of ownership, all taxes and transfer feesincurredshall 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).

1 st	ReservationPayment	2%
2 nd	Contract signing payment within 30 days after reservation	28%
3 rd	Finished Foundation Posts	20%
4 th	Finished Concrete Structure and Roof Structure	15%
5 th	Finished Wall	15%
6 th	Finished Floor Finishing, Paint, Windows, and Door Frames	10%
7 th	Built-in Furniture, Kitchen, Ownership Transfer, and Land Registration	10%

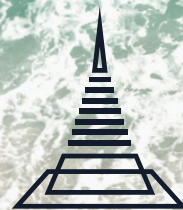
PAYMENT TERMS (FINISHED VILLA).

1 st	Reservation deposit	2%
2 nd	Sales & purchase agreement signature within 30 days after reservation	48%
3 rd	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..

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BOTANICA
LUXURY
VILLAS

21 Years Experience
LUXURY POOL VILLAS IN PHUKET





BOTANICA LUXURY PHUKET

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