



BOTANICA  
LOUVRE



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LOUVRE

# About Us

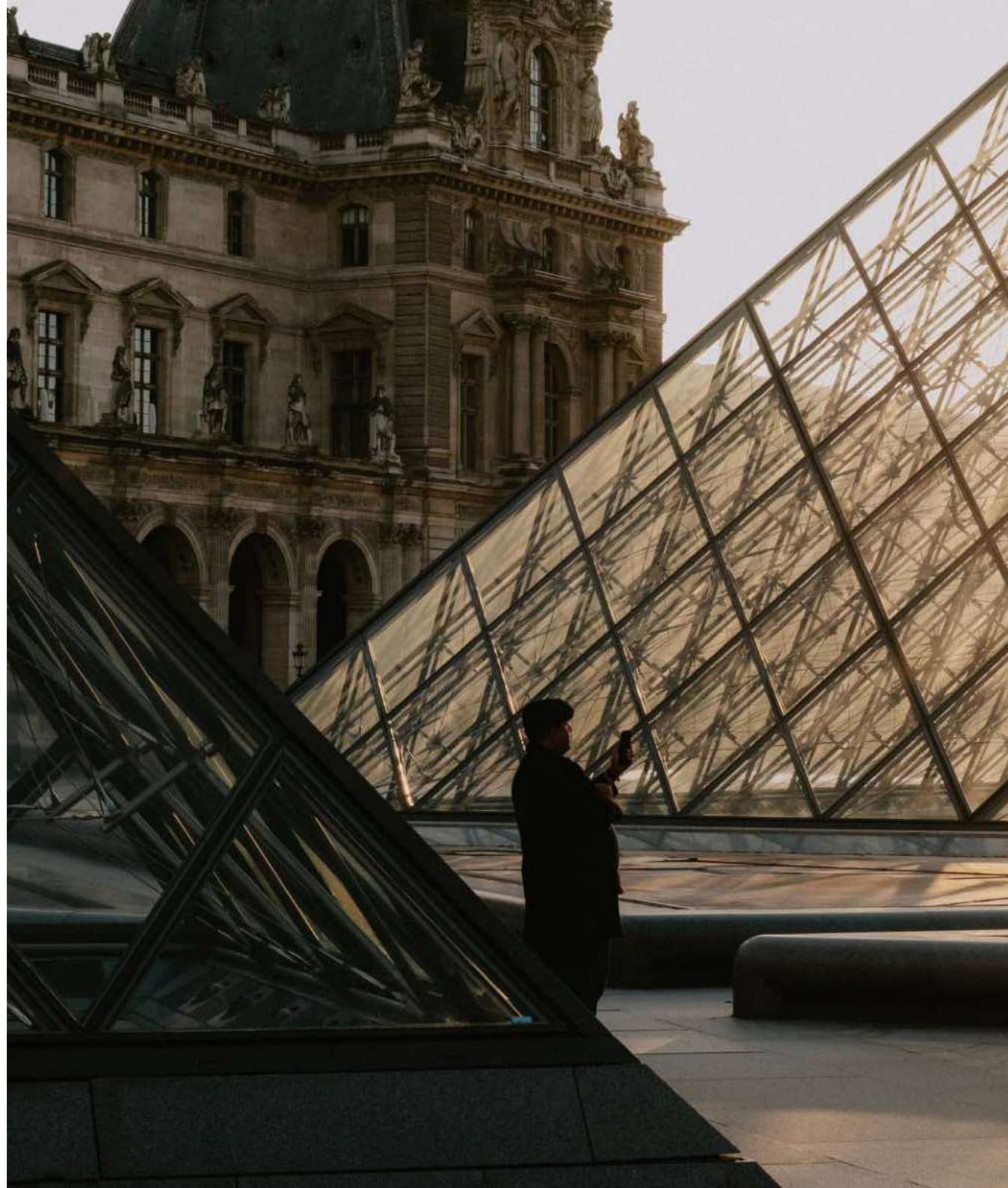
Nestled amidst the serene landscapes of Bangtao Beach, along the tranquil Pasak Soi 8 in Chergtalay, Phuket, Thailand, Botanica Luxury Villa stands as a testament to contemporary elegance and refined living.

Drawing inspiration from the iconic silhouette of the Louvre Museum in Paris, Botanica Luxury Villa proudly unveils its latest 2024 collection - 'Botanica Louvre.'

This architectural marvel boasts a unique triangular layout, offering a modern interior design that seamlessly integrates with the lush surroundings, creating a harmonious blend of luxury and nature.

Experience a lifestyle of unparalleled privacy and exclusivity, where each detail is meticulously crafted to offer a sustainable and immersive living experience.

Indulge in the epitome of luxury living at Botanica Luxury Villa, where every moment is a testament to refined elegance and inspired design.





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BOTANICA Louvre

Modern Louvre Design

# MASTER PLAN



Modern luxury design  
8 Villas



The land size starts  
from 435 - 560 sqm.



Built-up size starts  
from 336 sqm.





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# Villa A1

## DESIGN

Land Plot : 452 sq.m.



3 Bedrooms



3 Bathrooms



Swimming Pool  
8.50 x 3.50 m.

## Usable Area

|                 |           |
|-----------------|-----------|
| Internal Area : | 169 sq.m. |
| External Area : | 169 sq.m. |
| All Area :      | 338 sq.m. |



Ground Floor Plan

DISCLAIMER: WHILST EVERY CARE HAS BEEN TAKEN IN PREPARING THE SALES INFORMATION AND ARTISTS' DIGITAL AND ARTISTIC IMPRESSIONS IN THIS BROCHURE, THE DEVELOPER DOES NOT GUARANTEE THEIR ACCURACY NOR INTENDS THEM TO FORM ANY PART OF AN OFFER OR CONTRACT. THE DEVELOPER ALSO RESERVES THE RIGHT TO MAKE CHANGES TO THE RESIDENCE DESIGNS PRESENTED HEREIN AT ANY TIME, AT ITS OWN DISCRETION AND WITHOUT PRIOR NOTICE TO PROSPECTIVE BUYERS.

# Villa A2

## DESIGN

Land Plot : 435 sq.m.



3 Bedrooms



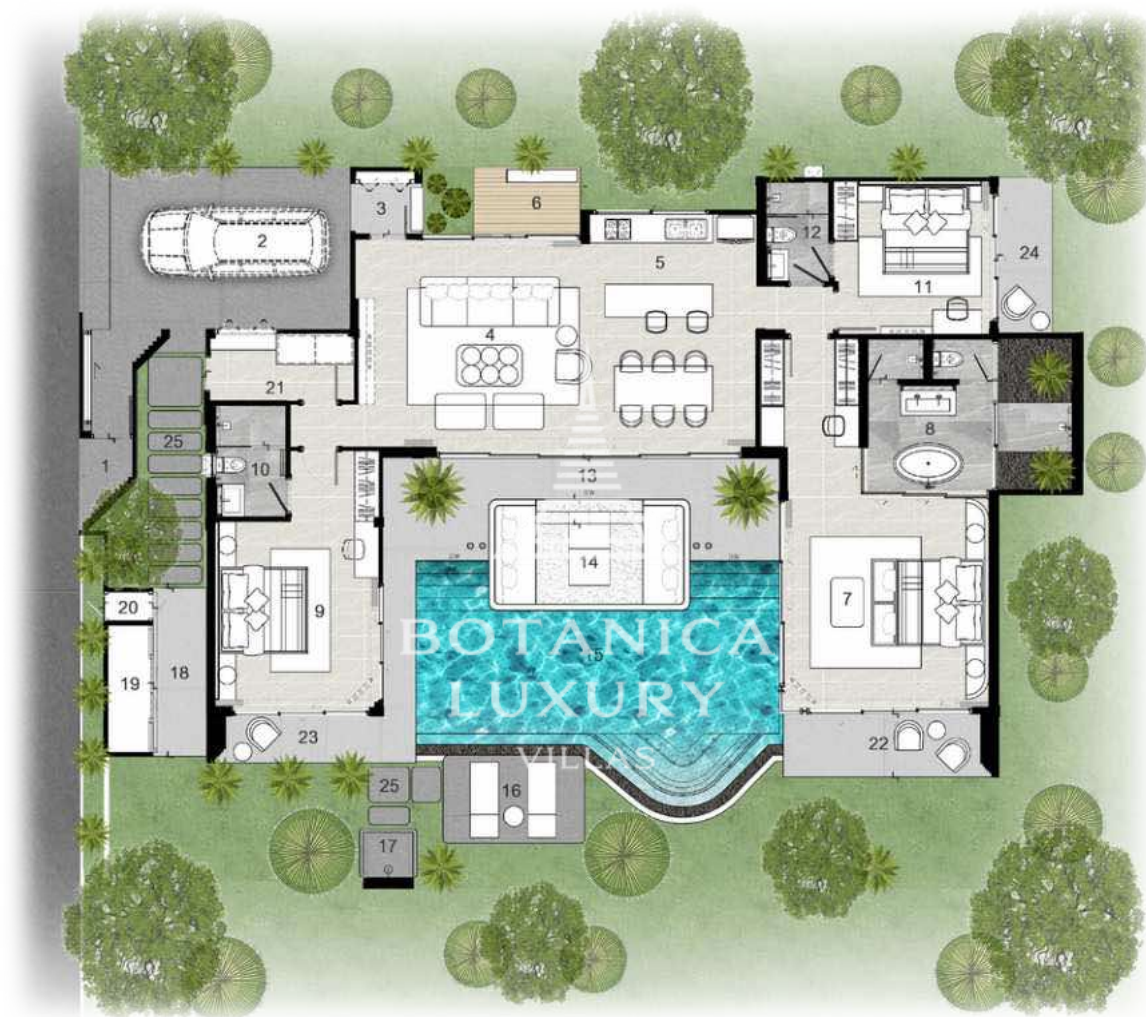
3 Bathrooms



Swimming Pool  
8.50 x 3.50 m.

## Usable Area

Internal Area : 169 sq.m.  
External Area : 167 sq.m.  
All Area : 336 sq.m.



Ground Floor Plan

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# Villa A3

## DESIGN

Land Plot : 436 sq.m.



3 Bedrooms



3 Bathrooms



Swimming Pool  
8.50 x 3.50 m.

## Usable Area

Internal Area : 169 sq.m.  
External Area : 167 sq.m.  
All Area : 336 sq.m.



Ground Floor Plan

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# Villa A4

## DESIGN

Land Plot : 560 sq.m.



3 Bedrooms



3 Bathrooms



Swimming Pool  
8.50 x 3.50 m.

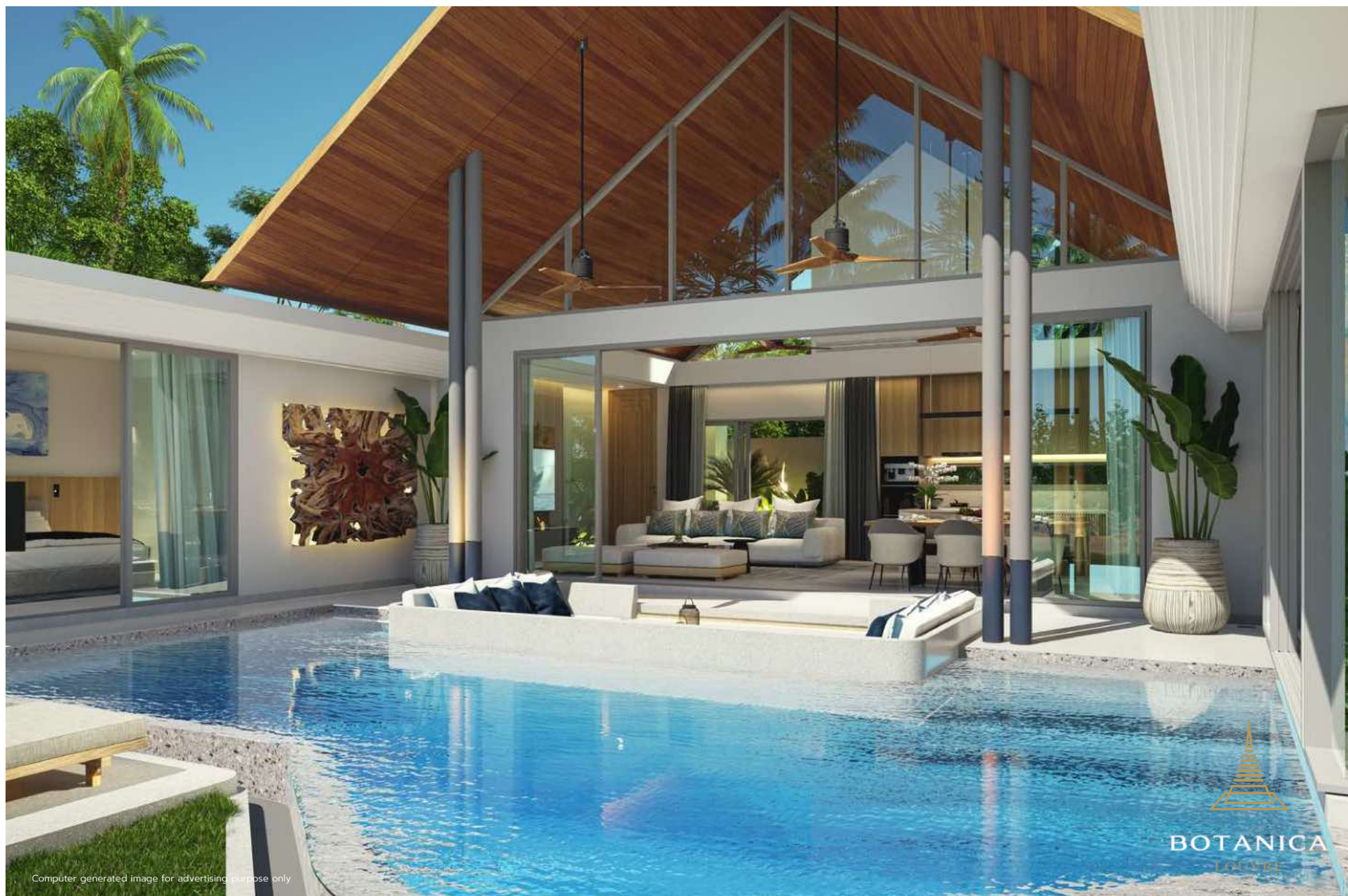
## Usable Area

|                 |           |
|-----------------|-----------|
| Internal Area : | 169 sq.m. |
| External Area : | 195 sq.m. |
| All Area :      | 364 sq.m. |



Ground Floor Plan

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# Villa A5

## DESIGN

Land Plot : 518 sq.m.



3 Bedrooms



3 Bathrooms



Swimming Pool  
8.50 x 3.50 m.

## Usable Area

|                 |           |
|-----------------|-----------|
| Internal Area : | 169 sq.m. |
| External Area : | 166 sq.m. |
| All Area :      | 335 sq.m. |



Ground Floor Plan

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# Villa A6

## DESIGN

Land Plot : 534 sq.m.



3 Bedrooms



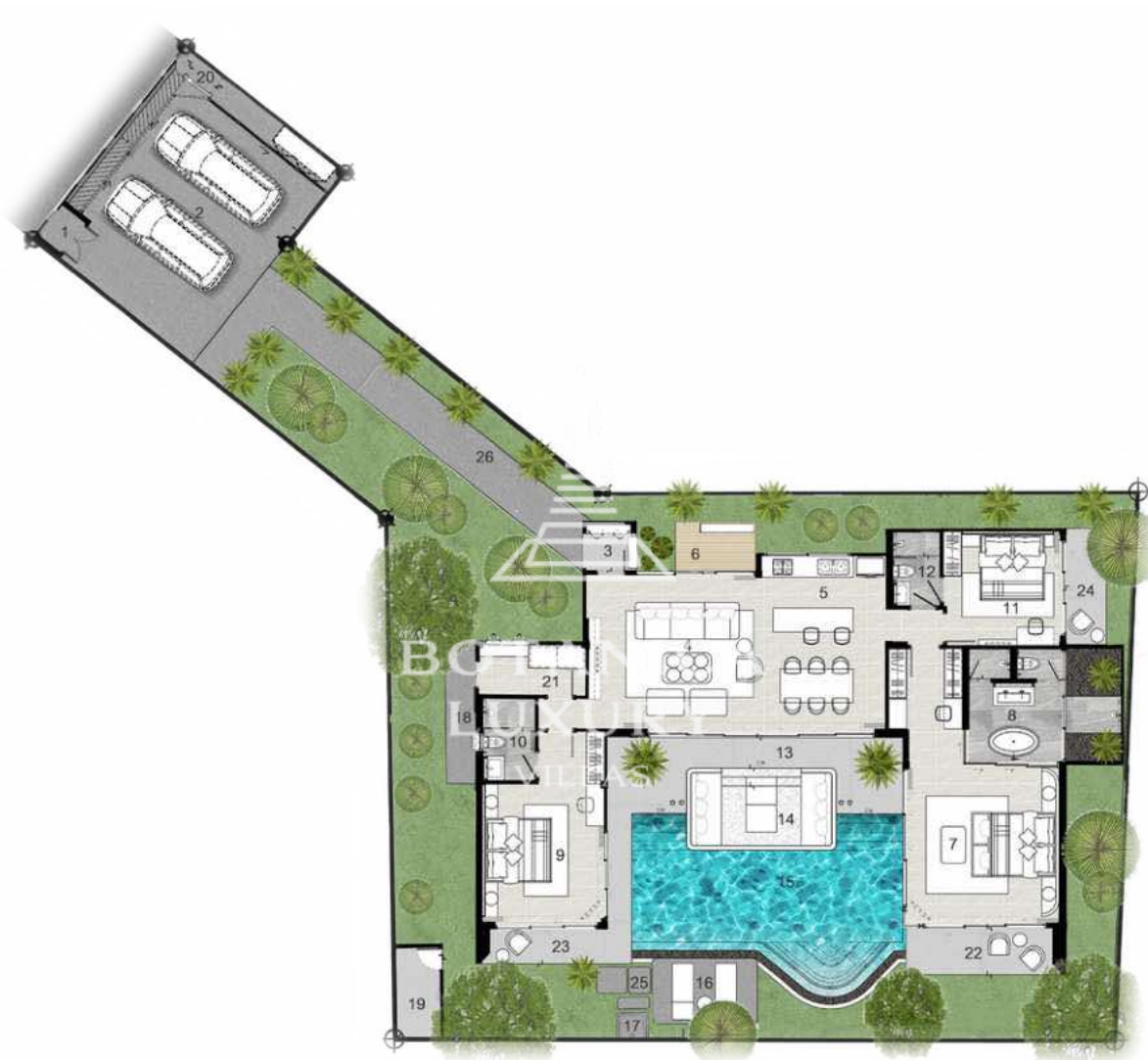
3 Bathrooms



Swimming Pool  
8.50 x 3.50 m.

## Usable Area

|                 |           |
|-----------------|-----------|
| Internal Area : | 169 sq.m. |
| External Area : | 208 sq.m. |
| All Area :      | 377 sq.m. |



Ground Floor Plan

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# Villa A7

## DESIGN

Land Plot : 540 sq.m.



3 Bedrooms



3 Bathrooms



Swimming Pool  
8.50 x 3.50 m.

## Usable Area

|                 |           |
|-----------------|-----------|
| Internal Area : | 169 sq.m. |
| External Area : | 202 sq.m. |
| All Area :      | 371 sq.m. |



Ground Floor Plan

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# Villa A8

## DESIGN

Land Plot : 489 sq.m.



3 Bedrooms



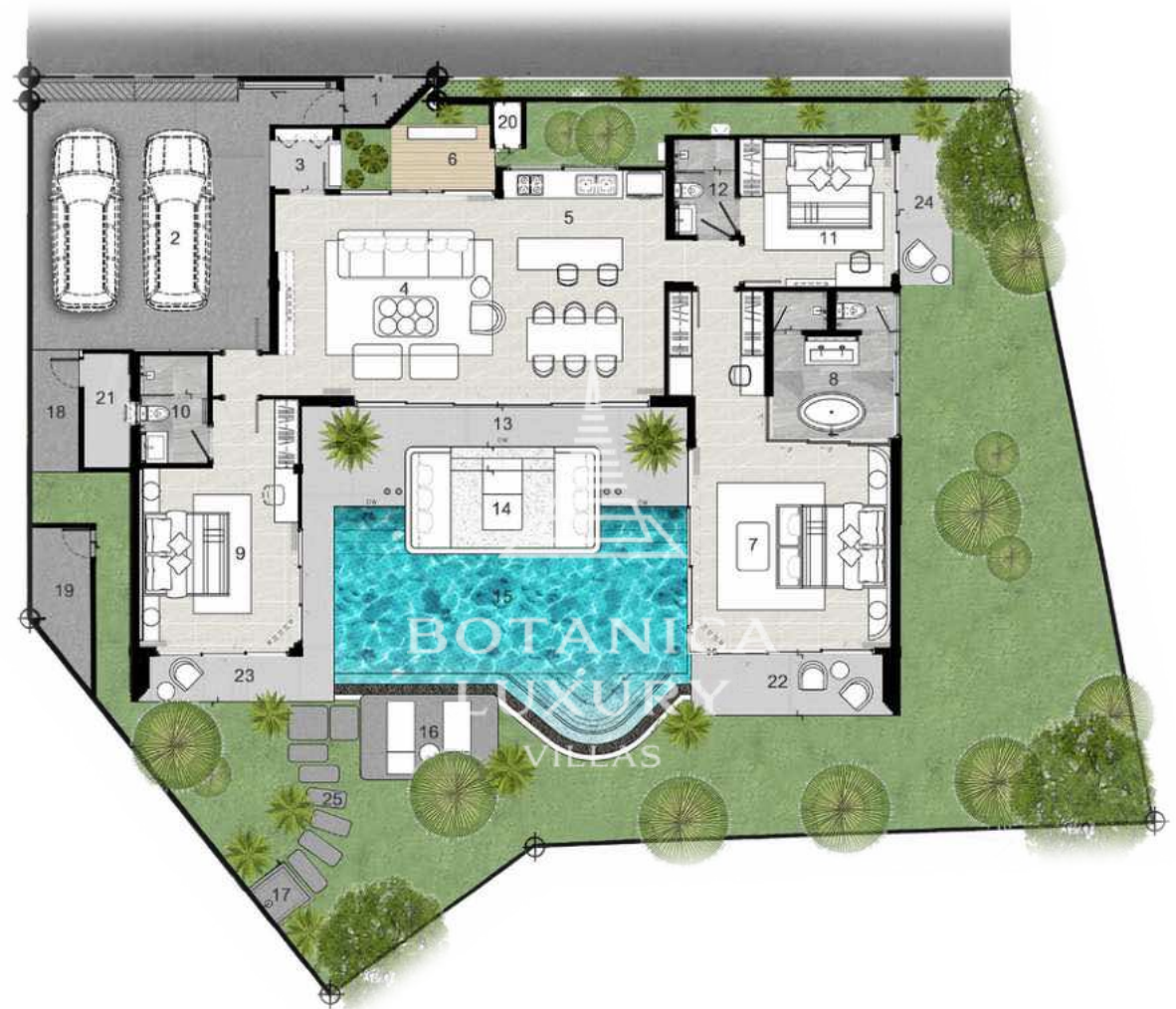
3 Bathrooms



Swimming Pool  
8.50 x 3.50 m.

## Usable Area

|                 |           |
|-----------------|-----------|
| Internal Area : | 162 sq.m. |
| External Area : | 174 sq.m. |
| All Area :      | 336 sq.m. |



Ground Floor Plan

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BOTANICA Louvre



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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 deposit                                                                | 2%  |
| 2nd Sales & purchase agreement signature<br>Within 30 days after reservation           | 28% |
| 3rd Finished foundation post                                                           | 20% |
| 4th Finished concrete structure                                                        | 15% |
| 5th Finished wall and roof structure                                                   | 15% |
| 6th Completed floor finishing, built-in furniture and paint,<br>window and door frames | 10% |
| 7th Transfer land registration                                                         | 10% |

### Payment Terms (Finished Villa).

|                                                                              |     |
|------------------------------------------------------------------------------|-----|
| 1st Reservation deposit                                                      | 2%  |
| 2nd Sales & purchase agreement signature<br>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.

# LOCATION

## BOTANICA LOUVRE

|                                         |        |
|-----------------------------------------|--------|
| <b>A</b> Layan Beach                    | 15 min |
| <b>B</b> Bangtao Beach                  | 15 min |
| <b>C</b> Surin Beach                    | 20 min |
| <b>D</b> Nai Thon Beach                 | 22 min |
|                                         |        |
| <b>E</b> Blue Tree Lagoon               | 7 min  |
| <b>F</b> Phuket Nature Elephant Reserve | 7 min  |
| <b>G</b> Green Elephant Sanctuary Park  | 15 min |
| <b>H</b> Laguna Golf                    | 17 min |
|                                         |        |
| <b>I</b> Porto De Phuket                | 10 min |
| <b>J</b> Villa Market - Boat Avenue     | 10 min |
| <b>K</b> Robinson Lifestyle             | 10 min |
| <b>L</b> Central Phuket                 | 25 min |
|                                         |        |
| <b>M</b> Thalang Hospital               | 8 min  |
| <b>N</b> Bangkok Hospital               | 25 min |
| <b>O</b> Phuket International Airport   | 20 min |



# ABOUT DEVELOPER



Botanica Luxury Phuket Company Limited

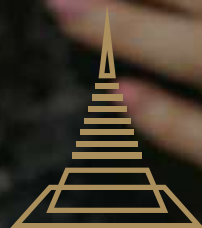
20 Years Experience

In Luxury Pool Villas In Phuket

Attasit Intarachooti

CEO & Founder

Botanica Luxury Phuket Company Limited



**BOTANICA  
LUXURY**  
VILLAS



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