

KAMALA
OCEAN VALLEY

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A Timeless Sanctuary by the Sea

KAMALA OCEAN VALLEY is an exclusive luxury villa collection thoughtfully created for those who value privacy, refined design, and a balanced way of living. Defined by understated elegance and meticulous craftsmanship, each residence is designed to offer a calm and timeless living experience where architecture, nature, and comfort exist in perfect harmony. With a limited number of private villas and flexible ownership options, the project reflects a commitment to long-term value, elevated quality, and a lifestyle shaped by intention rather than excess.



PROJECT INFORMATION

PROJECT NAME :	KAMALA OCEAN VALLEY
PROJECT TYPE :	LUXURY PRIVATE POOL VILLAS KAMALA
LOCATION : CONCEPT	BEACH, PHUKET, THAILAND ULTRA
DESIGN : PROJECT	LUXURY DESIGN
AREA :	15,886.64 SQ.M.
TOTAL UNITS :	12 EXCLUSIVE PRIVATE VILLAS
LAND AREA :	913.58 – 1,077.13 SQ.M.
USABLE AREA :	725.00 – 770.00 SQ.M.

VILLA FEATURES KEY FEATURES & SPECIFICATIONS

- Luxury 4-bedroom, 5-bathroom private pool villas
- Private swimming pool starting from approximately 55.70 sq.m.
- Expansive living and dining areas with a fully equipped modern kitchen
- Approximate 4-meter ceiling height in the main living area
- Master bedroom with direct pool access and large ensuite bathroom
- Generous interior spaces designed for comfort and privacy
- Private parking accommodating 2 cars
- Kamala Beach sea views
- Retaining wall surrounding the project for soil stability and enhanced security



KAMALA BEACH

A Refined Coastal Address in Phuket

Kamala Beach is one of Phuket's most distinguished coastal locations, valued for its natural beauty, calm atmosphere, and enduring appeal. Set along a gently curved bay and framed by lush hills, the area offers a sense of privacy and serenity rarely found in more active resort destinations, making it ideal for refined coastal living.

While preserving its tranquil character, Kamala Beach offers convenient access to a complete range of lifestyle amenities, including fine dining, beachfront venues, wellness facilities, international schools, and medical services. This balance of accessibility and calm makes Kamala an exceptional setting for long-term living, thoughtful investment, and an elevated seaside retreat.

KAMALA — 
OCEAN VALLEY

LOCATION



Surin Beach	5 min
Patong Beach	15 min
Bangtao Beach	15 min
Layan Beach	20 min
Naithon Beach	30 min
Kata Beach	45 min

Phuket International Airport	35 min
Phuket Town	40 min
Bangkok Hospital Phuket	40 min
British International School, Phuket	35 min
Kajonkiet International School	35 min
Central Festival Phuket Shopping Mall	35 min

Red Mountain Golf Course	30 min
Laguna Golf Course	15 min
Boat Avenue Retail Precinct	15 min
Blue Tree and Central Malls	15 min



KAMALA
OCEAN VALLEY

MASTER PLAN

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MASTER PLAN

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EXCLUSIVE PRIVATE VILLAS

PROJECT AREA : 15,886.64 SQ.M.

UNIT SIZE

TYPE	PLOT	LAND AREA	USABLE AREA
A	KL - 01	925.25 sq.m.	725.00 sq.m.
A	KL - 02	925.28 sq.m.	725.00 sq.m.
A	KL - 03	1071.05 sq.m.	725.00 sq.m.
A	KL - 04	936.73 sq.m.	725.00 sq.m.
A	KL - 05	962.25 sq.m.	725.00 sq.m.
A	KL - 06	1146.21 sq.m.	725.00 sq.m.
A	KL - 07	1067.57 sq.m.	725.00 sq.m.
B	KL - 08	925.90 sq.m.	780.00 sq.m.
B	KL - 09	938.63 sq.m.	780.00 sq.m.





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VILLA : TYPE A



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VILLA : TYPE A

ULTRA LUXURY DESIGN

Land Plot : 942.54 sq.m.

KEY FEATURES

-  : 3 Parking
-  : 4 Bedrooms
-  : Thai Kitchen
-  : Pavilion
-  : Laundry room
-  : Living room
-  : 5 Bathrooms
-  : Swimming Pool : 3.60 x 12.00 m.
-  : Maid room
-  : Lounge

USABLE AREA

Covered Area : 330.25 sq.m.
 External Area : 389.75 sq.m.
 Total : 720.00 sq.m.



GROUND FLOOR PLAN



BASEMENT LEVEL PLAN



UPPER LEVEL PLAN

USABLE AREA

Living / Dining / Kitchen	73.80 sq.m.
Thai Kitchen	15.30 sq.m.
Bar Room	39.05 sq.m.
Master Bedroom	36.30 sq.m.
Master Bathroom	16.25 sq.m.
Bedroom 1	28.50 sq.m.
Bathroom 1	10.60 sq.m.
Bedroom 2	22.05 sq.m.
Bathroom 2	7.30 sq.m.
Bedroom 3	22.85 sq.m.
Bathroom 3	6.90 sq.m.
Maid Bedroom	7.55 sq.m.
Maid Bathroom	4.55 sq.m.
Powder Room	4.15 sq.m.
Storage & M&E	4.80 sq.m.
Laundry	12.65 sq.m.
Pump Room	4.50 sq.m.
Surge Tank	6.45 sq.m.
Water Tank	6.70 sq.m.

Garage	61.25 sq.m.
Separate Entrance	9.60 sq.m.
Main Entrance	6.25 sq.m.
Main Terrace	24.05 sq.m.
Balcony 1	7.15 sq.m.
Balcony 2	7.15 sq.m.
Swimming Pool	55.70 sq.m.
Pool Terrace	42.40 sq.m.
Sunken Seat	13.30 sq.m.
Outdoor Shower	1.80 sq.m.
Corridor 1	13.20 sq.m.
Corridor 2	16.75 sq.m.
Corridor 3	13.20 sq.m.
Corridor 4	8.00 sq.m.
Corridor 5	9.20 sq.m.
Washing Area	2.35 sq.m.
Walkway	34.90 sq.m.
Planter	16.70 sq.m.
Garbage Area	1.80 sq.m.
Sala	45.00 sq.m.



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VILLA : TYPE B



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VILLA : TYPE B

ULTRA LUXURY DESIGN

Land Plot : :1,302.30 sq.m.

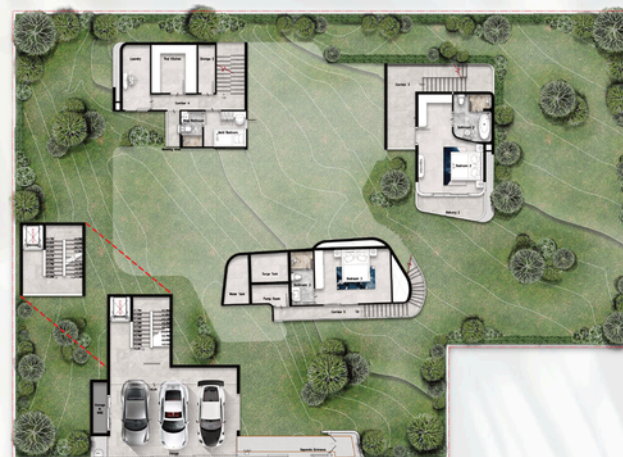
KEY FEATURES

-  : 3 Parking
-  : 4 Bedrooms
-  : Thai Kitchen
-  : Pavilion
-  : Laundry room
-  : Lounge
-  : Living room
-  : 5 Bathrooms
-  : Swimming Pool
: 3.60 x 12.00 m.
-  : Maid room
-  : Elevator

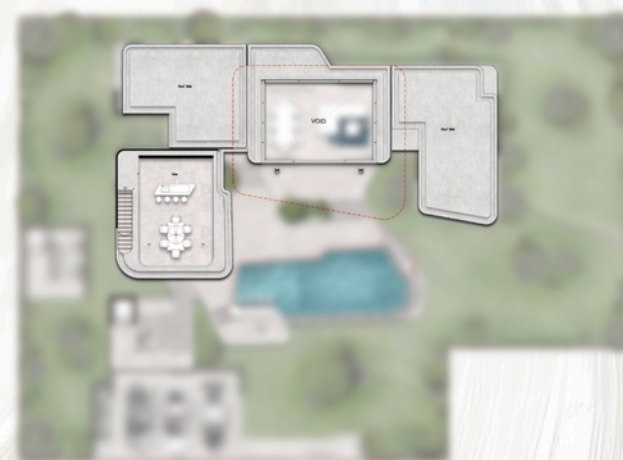
USABLE AREA

Covered Area : 329.10 sq.m.
External Area : 450.90 sq.m.
Total : 780.00 sq.m.





BASEMENT LEVEL PLAN



UPPER LEVEL PLAN

USABLE AREA

Living / Dining / Show Kitchen	73.80 sq.m.
Thai Kitchen	11.85 sq.m.
Lounge	39.05 sq.m.
Master Bedroom	36.30 sq.m.
Master Bathroom	16.25 sq.m.
Bedroom 1	22.05 sq.m.
Bathroom 1	7.30 sq.m.
Bedroom 2	28.50 sq.m.
Bathroom 2	10.60 sq.m.
Bedroom 3	22.85 sq.m.
Bathroom 3	6.90 sq.m.
Maid Bedroom	7.00 sq.m.
Maid Bathroom	4.30 sq.m.
Powder Room	4.15 sq.m.
Storage & M&E	4.80 sq.m.
Storage 2	4.80 sq.m.
Laundry	10.95 sq.m.
Pump Room	4.50 sq.m.
Surge Tank	6.45 sq.m.
Water Tank	6.70 sq.m.

Garage	60.30 sq.m.
Lift	3.55 sq.m.
Separate Entrance	9.60 sq.m.
Main Terrace	24.05 sq.m.
Balcony 1	7.15 sq.m.
Balcony 2	7.15 sq.m.
Swimming Pool	55.70 sq.m.
Pool Deck	53.70 sq.m.
Pool Bar	13.30 sq.m.
Outdoor Shower	2.15 sq.m.
Corridor 1	17.05 sq.m.
Corridor 2	18.80 sq.m.
Corridor 3	13.35 sq.m.
Corridor 4	8.00 sq.m.
Corridor 5	6.30 sq.m.
Washing Area	2.50 sq.m.
Walkway	98.45 sq.m.
Planter	3.00 sq.m.
Garbage Area	1.80 sq.m.
Sala	45.00 sq.m.



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LIVING AREA

The living area is meticulously designed to reflect the essence of Ultra Luxury living, guided by principles of openness, simplicity, and natural comfort. Contemporary architectural lines are harmoniously combined with warm natural materials, creating a calm and refined atmosphere. The open-plan living and dining spaces extend seamlessly to the terrace and private swimming pool, with generous openings allowing natural light and ventilation to flow freely, enhancing the connection between indoor and outdoor living.



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The master bedrooms are thoughtfully designed to offer privacy, comfort, and refined luxury, with selected suites enjoying direct connection to the private swimming pool. Positioned across different levels of the villa, each master suite provides its own distinct atmosphere while maintaining a cohesive design language. Generous proportions, walk-in closets, and elegantly appointed en-suite bathrooms create a calm and restorative environment, enhanced by natural tones, framed views, and seamless indoor-outdoor transitions. Flexible areas for relaxation or work further allow the space to adapt to individual lifestyles.

MASTER BEDROOM

PRE-LAUNCH PRICE LIST

Phase 1

Plot	Type	Status	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)
KL 01	B		4 Beds 5 Baths 1 maid+ Lift	1081.63	770	330.60	439.40	3.60 x 12.00	133,007,270
KL 02	B		4 Beds 5 Baths 1 maid+ Lift	1081.47	770	330.60	439.40	3.60 x 12.00	133,002,630
KL 03	B		4 Beds 5 Baths 1 maid+ Lift	1077.13	770	330.60	439.40	3.60 x 12.00	132,876,770
KL 04	A		4 Beds 5 Baths 1 maid	940.44	725	330.60	394.40	3.60 x 12.00	122,247,760
KL 05	A		4 Beds 5 Baths 1 maid	913.58	725	330.60	394.40	3.60 x 12.00	121,468,820
KL 06	A		4 Beds 5 Baths 1 maid	958	725	330.60	394.40	3.60 x 12.00	122,757,000
KL 07	A		4 Beds 5 Baths 1 maid	1180	725	330.60	394.40	3.60 x 12.00	129,195,000
KL 08	A		4 Beds 5 Baths 1 maid	905.52	725	330.60	394.40	3.60 x 12.00	121,235,080
KL 09	A		4 Beds 5 Baths 1 maid	1130	725	330.60	394.40	3.60 x 12.00	127,745,000
KL 10	A		4 Beds 5 Baths 1 maid	1165.84	725	330.60	394.40	3.60 x 12.00	128,784,360
KL 11	A		4 Beds 5 Baths 1 maid	1019.16	725	330.60	394.40	3.60 x 12.00	124,530,640
KL 12	A		4 Beds 5 Baths 1 maid	1290.32	725	330.60	394.40	3.60 x 12.00	132,394,280

PRE-LAUNCH PRICE LIST

Phase 1

Plot	Type	Status	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)
KL 04	A		4 Beds 5 Baths 1 maid+ Lift	936.73	725.00	330.25	389.75	3.60 x 12.00	126,278,440
KL 05	A		4 Beds 5 Baths 1 maid+ Lift	962.25	725.00	330.25	389.75	3.60 x 12.00	126,993,000
KL 06	A		4 Beds 5 Baths 1 maid+ Lift	1146.21	725.00	330.25	389.75	3.60 x 12.00	132,143,880
KL 07	A		4 Beds 5 Baths 1 maid	1067.42	725.00	330.25	389.75	3.60 x 12.00	129,937,760
KL 08	B		4 Beds 5 Baths 1 maid	925.7	780.00	329.10	450.90	3.60 x 12.00	136,045,300
KL 09	B		4 Beds 5 Baths 1 maid	938.42	780.00	329.10	450.90	3.60 x 12.00	136,414,180

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	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, and Land Transfer 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 service fee is THB 35 per square meter, divided as follows:

- Common Area Fee: THB 20 per square meter including 24-hour security, garbage collection common electricity, common area landscaping.
- Villa Maintenance Fee: THB 15 per square meter This includes garden maintenance (3 times per week) and swimming pool cleaning (2 times per week).

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 LUXURY

VILLAS



📍 199/9 Moo.4 Thepkasattri, Thalang, Phuket, Thailand 83110 ☎️ +66 (0)9 8394 7097 (Sales Office)
✉️ info@botanicaluxuryvilla.com 🌐 www.botanicaluxuryvilla.com