

BOTANICA
MONTAZURE



Embrace of the Mountain,
Whisper of the Sea

FOREWORD

Botanica MontAzure:

Embrace of the Mountain, Whisper of the Sea

At the heart of Kamala Beach in Phuket lies Botanica MontAzure more than just a collection of luxurious residences, it offers an unparalleled lifestyle just steps from the beach.

Nestled between lush forests, majestic mountains, and breathtaking ocean views, our 41 exclusive villas are designed to harmonize seamlessly with nature. With both leasehold and freehold options available, owning your slice of paradise has never been easier. Choose from four sophisticated, modern luxury designs and tailor your space to perfection.

Located within MontAzure, Asia's ultimate beachfront community, Botanica MontAzure offers residents a rare blend of leisure and convenience. Enjoy beachfront and roadside dining, unwind at vibrant bars, and take advantage of easy access to high-end retail outlets.

MontAzure delivers a truly five-star lifestyle, featuring renowned destinations such as Twinpalms MontAzure Phuket Resorts, InterContinental Phuket Resorts, 333 At The Beach, Café Del Mar, and a premium lifestyle mall all within arm's reach.

Amidst this vibrant setting, Botanica MontAzure remains a private sanctuary ideal as a family home, a secure investment, or a dream holiday retreat.

For more information, please visit:

www.botanicaluxuryvilla.com

www.montazure.com



Botanica MontAzure Kamala Beach

 **41 Villas**
Total Units

 **49,245.74** sq.m
Total project area

 **372.00 - 908.00** sq.m
Built-up size starts

 **624.53 - 2,277.46** sq.m
Plot size starts

 **590.02** sq.m
Green Area

 **884.55** sq.m
Shaded Area

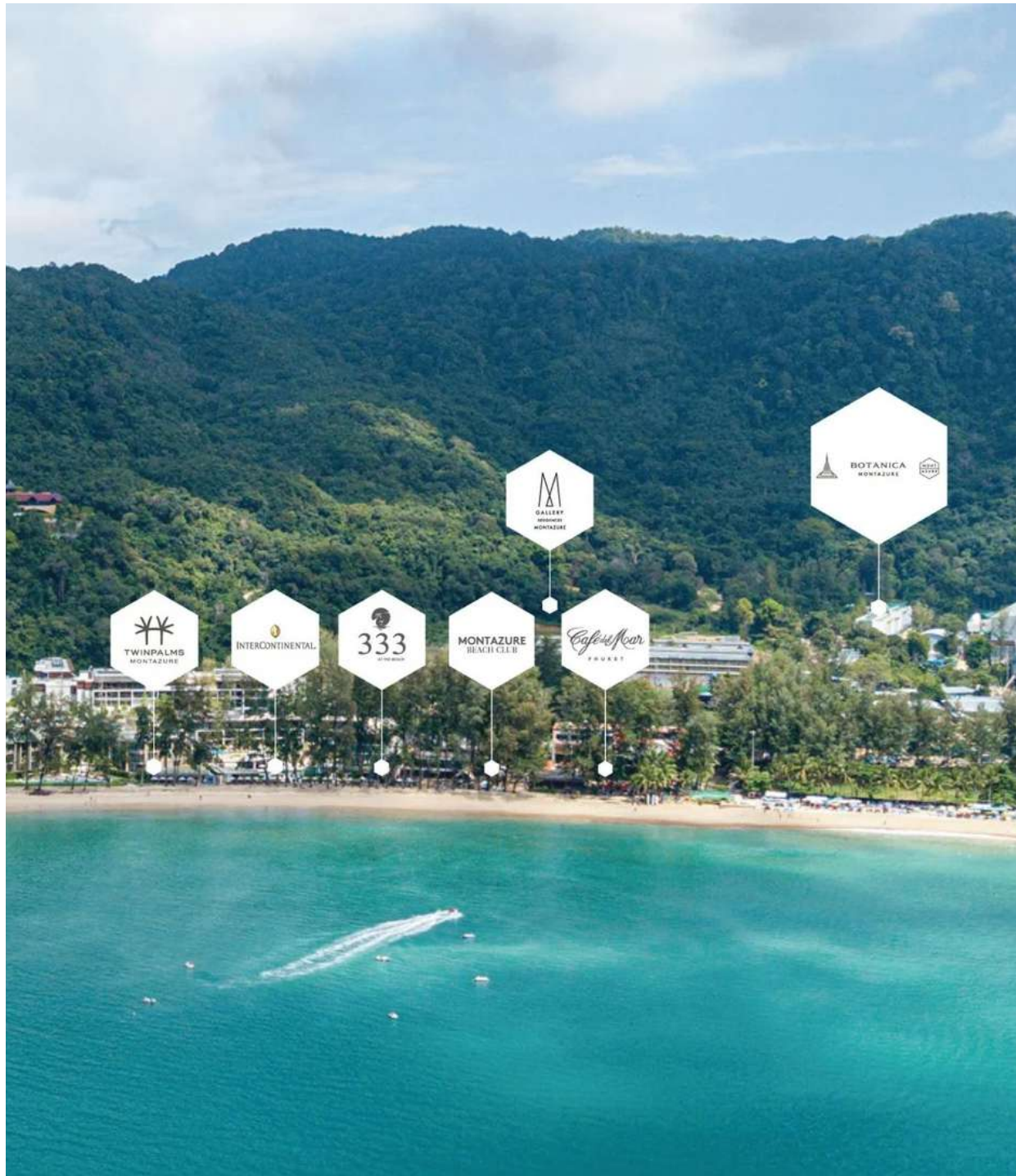


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- A** Phuket Fantasea | **B** Carnival Magic | **C** Café Del Mar Phuket | **D** 333 At The Beach | **E** Pine Beach Bar | **F** Shimmer
G Twinpalms MontAzure Phuket Resorts | **H** InterContinental Phuket Resort | **I** MGallery Residences MontAzure

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COMMUNITY

Boundless Beachfront Luxury in a World-Class Community on Millionaire's Mile

The mix of like-minded brands and operators fosters a unique experience for both residents and visitors. This variety extends to the broader Phuket population, as the MontAzure vibe contributes to the overall appeal of the Island. The developers and operators also support several local community initiatives within Kamala and beyond.





Art Passage Underground Tunnel A Perfect Blend of Community

Botanica Montazure customers will enjoy the convenience of experiencing the sea breeze along Kamala Beach, accessible through the **Art Passage Tunnel**. This tunnel offers an enchanting artistic experience with murals created by emerging artists, blending learning and captivating stories. In addition, you can indulge in vibrant light entertainment and a fully-equipped facility mix use, including luxurious dining options and community malls that are ready to provide you with a truly special experience.

LOCATION

Phuket

Phuket is Thailand's largest island and a premier tourist destination in Asia, boasting a well-developed infrastructure that caters to visitors from around the world. The island is easily accessible via direct daily flights from key regional hubs, with strong connections to major international markets. Phuket International Airport is conveniently located just a 35-minute drive from MontAzure.

Kamala Beach

MontAzure is situated on the northern end of Kamala Bay, representing the last large-scale beachfront development opportunity on Phuket's sought-after west coast. To the south, the prestigious headland known as "Millionaire's Mile" is home to luxury villas and high-end resorts. Residents and visitors enjoy easy access to a wide range of attractions and activities, including sports facilities, marinas, shopping malls, historic Phuket Town, and vibrant nightlife. In addition, world-class healthcare and international educational institutions are just a short drive from Kamala.

TRAVEL TIMES

	Min
Phuket International Airport	35
Phuket Town	40
Bangkok Hospital Phuket	40
British International School, Phuket	35
Kajonkiet International School	35
Central Festival Phuket Shopping Mall	35
Red Mountain Golf Course	30
Laguna Golf Course	15
Boat Avenue Retail Precinct	15
Blue Tree and Central Malls	15
Surin Beach	5
Patong Beach	15



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MASTER PLAN

Units Total
41 Villas

The land size starts
from 624.53 - 2,277.46 sq.m.

Built-up size starts
from 372.00 sq.m.



Common Area

Total Project Area :	49,245.74 sq.m.
Driving Area :	4,195.38 sq.m.
Driving Area & Footpath :	1,814.13 sq.m.
Garden Area :	884.55 sq.m.

Botanica MontAzure TYPE 3A

Modern Luxury Design

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TYPE 3A

Modern Luxury Design Land

Plot : 719.20 sq.m.

Ground Floor Plan

Foyer	3.84 sq.m.
Living, Dining & Kitchen	69.46 sq.m.
Master Bedroom	37.83 sq.m.
Master Bathroom	12.56 sq.m.
Bedroom 2	20.72 sq.m.
Bathroom 2	7.20 sq.m.
Bedroom 3	17.85 sq.m.
Guest's Bathroom 3	6.66 sq.m.
Storage & M\&E	6.50 sq.m.
Laundry Room	6.66 sq.m.
Pump Room	4.48 sq.m.
Garage	39.00 sq.m.
Main Terrace	23.63 sq.m.
Main Entrance	7.60 sq.m.
Terrace	3.24 sq.m.
Sala	15.84 sq.m.
Sun Deck	11.55 sq.m.
Swimming Pool	50.53 sq.m.
9.50 x 3.50 m	
Outdoor Shower	1.69 sq.m.
Washing Area	3.40 sq.m.
Walkway	21.76 sq.m.

Usable Area

Internal Area :	193.76 sq.m.
External Area :	178.24 sq.m.
Total :	372.00 sq.m.



Ground Floor Plan

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TYPE 4A

Modern Luxury Design

Land Plot : 679.53 sq.m.

Ground Floor Plan

Living ,Dining ,Kitchen	72.13 sq.m.
Foyer	3.04 sq.m.
Master Bedroom	39.10 sq.m.
Master Bathroom	12.60 sq.m.
Bedroom 2.	22.70 sq.m.
Bathroom 2.	5.22 sq.m.
Bedroom 3.	17.06 sq.m.
Bathroom 3.	5.44 sq.m.
Bedroom 4.	18.30 sq.m.
Guest's Bathroom 4.	4.93 sq.m.
Store ,M.&E.	3.52 sq.m.
Laundry room	9.20 sq.m.
Pump room	4.48 sq.m.

Terrace	11.60 sq.m.
Main Terrace	14.87 sq.m.
Garage	37.58 sq.m.
Sun deck	8.46 sq.m.
Sunken lounge	9.30 sq.m.
Main Entrance	5.56 sq.m.
Sala	28.39 sq.m.
Swimming Pool	52.65 sq.m.
10.00 x 3.50 m.	
Outdoor Shower	1.69 sq.m.
Washing area	3.60 sq.m.
Plant box	10.64 sq.m.
Walking Panel	22.94 sq.m.

Usable Area

Internal Area :	217.72 sq.m.
External Area :	207.28 sq.m.
Total :	425.00 sq.m.



Ground Floor Plan

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Botanica MontAzure : TYPE 4C



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TYPE 4C

Modern Luxury Design

Land Plot : 914.50 sq.m.

Ground Floor Plan

Living ,Dining ,Kitchen	97.50 sq.m.
Thai Kitchen	8.15 sq.m.
Guest toilet 1	3.00 sq.m.
Master Bedroom	55.50 sq.m.
Master Bathroom	20.00 sq.m.
Bedroom 1	25.00 sq.m.
Bathroom 1	6.00 sq.m.
Bedroom 2	21.50 sq.m.
Bathroom 2	5.50 sq.m.
Bedroom 3	21.00 sq.m.
Bathroom 3	5.00 sq.m.
Laundry	7.15 sq.m.
Storage	6.00 sq.m.
Pump room	4.50 sq.m.
Toilet 2	4.50 sq.m.
Gas room	0.70 sq.m.
Garbage room	2.00 sq.m.
Garage	44.00 sq.m.
Main entrance	5.00 sq.m.
Sunken & Main Terrace	55.50 sq.m.
Sala	28.00 sq.m.
Sun Deck	22.50 sq.m.
Outdoor Shower 1	3.00 sq.m.
Outdoor Shower 2	2.50 sq.m.
Swimming Pool	76.00 sq.m.
3.90 x 13.00 m.	
Washing area	3.15 sq.m.
Plantbox	2.05 sq.m.
Walkway	50.80 sq.m.

Usable Area

Internal Area :	293.00 sq.m.
External Area :	292.50 sq.m.
Total :	585.50 sq.m.



Ground Floor Plan

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Botanica MontAzure : TYPE 5C

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TYPE 5C

Modern Luxury Design

Land Plot : 1,100.30 sq.m.

Ground Floor Plan

Living, Dining, Kitchen	110.50 sq.m.	Garage	45.00 sq.m.
Thai Kitchen	9.15 sq.m.	Main Entrance	0.00 sq.m.
Guest Toilet 1	3.50 sq.m.	Sunken & Main Terrace	72.25 sq.m.
Master Bedroom	55.00 sq.m.	Terrace	20.25 sq.m.
Master Bathroom	20.00 sq.m.	Sala	28.00 sq.m.
Bedroom 1	23.00 sq.m.	Pool Deck	66.50 sq.m.
Bathroom 1	8.00 sq.m.	Outdoor Shower 1	3.00 sq.m.
Bedroom 2	25.00 sq.m.	Outdoor Shower 2	2.50 sq.m.
Bathroom 2	6.50 sq.m.	Swimming Pool	94.00 sq.m.
Bedroom 3	20.00 sq.m.	5.70 x 13.00 m.	
Bathroom 3	5.00 sq.m.	Washing Area	7.00 sq.m.
Bedroom 4	30.00 sq.m.	Plantbox	76.50 sq.m.
Bathroom 4	8.50 sq.m.	Walkway	92.00 sq.m.
Maid Bedroom	17.00 sq.m.		
Maid Bathroom	5.00 sq.m.		
Corridor	22.00 sq.m.		
Laundry	9.15 sq.m.		
Storage & M&E	12.00 sq.m.		
Pump Room	4.50 sq.m.		
Toilet 2	4.50 sq.m.		
Gas Room	0.70 sq.m.		
Garbage Room	2.00 sq.m.		

Usable Area

Internal Area :	401.00 sq.m.
External Area :	507.00 sq.m.
Total :	908.00 sq.m.



Basement Floor Plan



Ground Floor Plan

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Interior Design

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CLUBHOUSE



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CLUBHOUSE

A contemporary tropical-style Clubhouse nestled in the hillside of a luxury residential development, Botanica MontAzure. The architecture features two fluid, organically shaped pavilions with green roofs and floor-to-ceiling glass walls. A modern fitness center offers 270-degree panoramic views of Kamala Bay and surrounding forested hills. The outdoor lounge and co-working space blend into the landscape, shaded by large native trees and lush gardens. Stone walkways wind through the site, leading to a small open-air amphitheater overlooking the natural scenery. Minimalist interiors, natural materials, soft curves, and elevated terrain with layered greenery and water features complete the design.

Clubhouse

1. Outdoor Seating
2. Walk Way
3. Shuttle bus
4. Garden
5. Fitness
6. Co-Working Space



PRICE LIST BM01- BM17

No.	Type	Number Bedroom	Plot size (M ²)	Total Built up (M ²)	Internal Area (M ²)	External Area (M ²)	Pool Size (M.)	Selling Price (THB)
BM01	3A	3 Beds 3 Baths	721	372	193.76	178.24	9.50 x 3.50	41,902,000
BM02	3A	3 Beds 3 Baths	719	372	193.76	178.24	9.50 x 3.50	41,958,000 38,900,000
BM03	3A	3 Beds 3 Baths	719	372	193.76	178.24	9.50 x 3.50	41,958,000 38,900,000
BM04	3A	3 Beds 3 Baths	719	372	193.76	178.24	9.50 x 3.50	41,958,000 38,900,000
BM06	4A	4 Beds 6 Baths	719	425	217.72	207.28	3.50 x 10.80	45,784,900
BM07	4A	4 Beds 6 Baths	719	425	217.72	207.28	3.50 x 10.80	45,784,900
BM08	4A	4 Beds 6 Baths	719	425	217.72	207.28	3.50 x 10.80	45,784,900
BM11	4A	4 Beds 4 Baths	679	425	217.72	207.28	3.50 x 10.00	44,909,740
BM12	4A	4 Beds 4 Baths	679	425	217.72	207.28	3.50 x 10.00	44,919,200
BM13	4A	4 Beds 4 Baths	657	425	217.72	207.28	3.50 x 10.00	44,436,300
BM14	4A	4 Beds 4 Baths	624	425	217.72	207.28	3.50 x 10.00	43,702,160
BM15	4A	4 Beds 4 Baths	653	425	217.72	207.28	3.50 x 10.00	44,334,880
BM16	4A	4 Beds 4 Baths	649	425	217.72	207.28	3.50 x 10.00	44,248,860
BM17	4A	4 Beds 4 Baths	649	425	217.72	207.28	3.50 x 10.00	44,249,520

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PRICE LIST BM18- BM34

No.	Type	Number Bedroom	Plot size (M ²)	Total Built up (M ²)	Internal Area (M ²)	External Area (M ²)	Pool Size (M.)	Selling Price (THB)
BM19	4A	4 Beds 4 Baths	644	425	217.72	207.28	3.50 x 10.00	44,778,870
BM20	4A	4 Beds 4 Baths	645	425	217.72	207.28	3.50 x 10.00	44,811,990
BM21	4A	4 Beds 4 Baths	645	425	217.72	207.28	3.50 x 10.00	44,798,650
BM22	5C	5 Beds 7 Baths	1,309	723	359.00	364.00	5.70 x 12.65	87,947,000
BM23	5C	5 Beds 8 Baths 1Maid	1,280	908	401.00	507.00	5.70 x 13.00	102,083,680
BM24	5C	5 Beds 8 Baths 1Maid	1,100	908	401.00	507.00	5.70 x 13.00	97,946,900
BM25	5C	5 Beds 7 Baths	1,192	818	381.00	437.00	5.70 x 13.00	92,864,280
BM26	4A	4 Beds 6 Baths	729	530	241.15	288.85	3.50 x 10.80	54,151,550
BM27	4A	4 Beds 6 Baths	733	530	241.15	288.85	3.50 x 10.80	54,227,680
BM28	4A	4 Beds 6 Baths	817	530	241.15	288.85	3.50 x 10.80	56,178,310
BM29	4A	4 Beds 6 Baths	862	530	241.15	288.85	3.50 x 10.80	57,194,450
BM30	4A	4 Beds 6 Baths	1,012	530	241.15	288.85	3.50 x 10.80	61,672,920
BM31	4C	4 Beds 6 Baths	1,085	700	287	413	5.70 x 13.00	84,599,000
BM32	4A	4 Beds 6 Baths	1,028	530	241.15	288.85	3.50 x 10.80	62,047,080
BM33	4A	4 Beds 6 Baths	1,381	530	241.15	288.85	3.50 x 10.80	70,512,120
BM34	4C	4 Beds 6 Baths	1,681	765	299.35	465.65	5.70 x 13.00	101,544,960

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PRICE LIST BM35- BM41

No.	Type	Number Bedroom	Plot size (M ²)	Total Built up (M ²)	Internal Area (M ²)	External Area (M ²)	Pool Size (M.)	Selling Price (THB)
BM35	4C	4 Beds 6 Baths	1,527	765	299.35	465.65	5.70 x 13.00	97,865,280
BM36	4C	4 Beds 6 Baths	1,643	765	299.35	465.65	5.70 x 13.00	98,995,900
BM37	4C	4 Beds 6 Baths	1,268	765	299.35	465.65	5.70 x 13.00	90,977,940
BM38	4C	4 Beds 6 Baths	2,040	908	320.90	587.10	5.70 x 13.00	121,623,040
BM39	4C	4 Beds 6 Baths	1,931	908	320.90	587.10	5.70 x 13.00	118,992,120
BM40	4C	4 Beds 6 Baths	1,774	862	320.90	541.10	5.70 x 13.00	111,547,280
BM41	4C	4 Beds 6 Baths	2,277	1,072	321.00	751.00	5.70 x 13.00	140,493,440

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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	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).