

BOTANICA
MONTAZURE



Embrace of the Mountain
Whisper of the Sea

LOCATION

Phuket

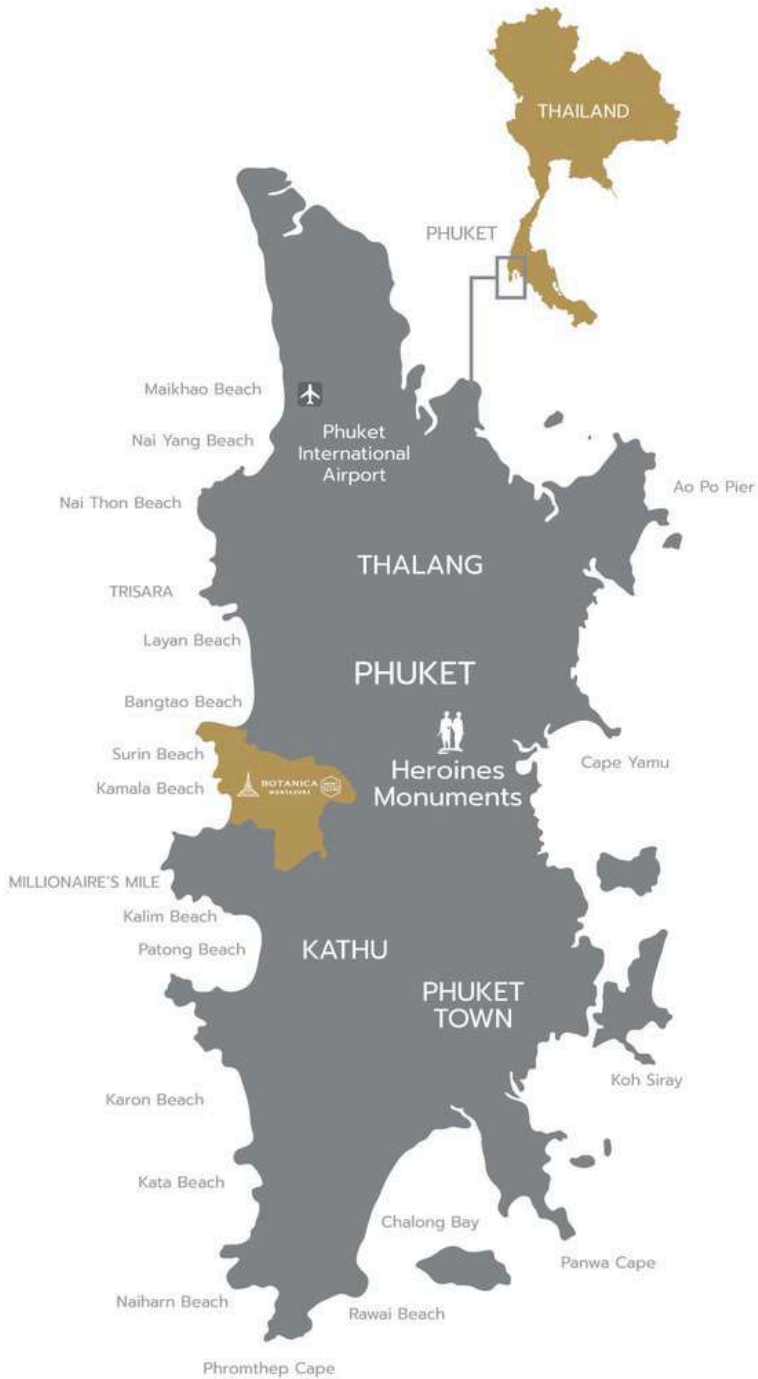
Phuket is Thailand's largest island and a premier tourist destination in Asia, boasting a well-developed infrastructure that caters to visitors from around the world. The island is easily accessible via direct daily flights from key regional hubs, with strong connections to major international markets. 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	5
Surin Beach	15
Patong Beach	5



○ Patong Beach

Kamala Beach

Cafe Del Mar

333
At The Beach

Twin Palm
Phuket

Intercontinental
Phuket

Phuket Fantasea

Carnival Magic

MGallery



Botanica MontAzure

Total Project

Computer generated image for advertisement purposes only



BOTANICA
MONTAZURE



MASTER PLAN



Units Total
36 Villas



The land size starts
from 721.20 - 2,277.46 sq.m.



Built-up size starts
from 372.00 sq.m.



Common Area

Total Project Area :	49,245.01 sq.m.
Driving Area :	4,195.60 sq.m.
Driving Area & Footpath :	1,814.13 sq.m.
Garden Area :	494.25 sq.m.

Botanica MontAzure : TYPE 4A



Modern Luxury Design

Computer generated image for advertisement purposes only



BOTANICA
MONTAZURE



TYPE 3A

Modern Luxury Design

Land Plot : 719.20 sq.m.

Ground Floor Plan

Main Entrance	7.60 sq.m.
Garage	39.00 sq.m.
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 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.
Main Terrace	23.63 sq.m.
Sala	15.84 sq.m.
Terrace	3.24 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

Covered Area :	279.83 sq.m.
External Area :	92.17 sq.m.
Total :	372.00 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.

TYPE 4A

Modern Luxury Design

Land Plot : 719.20 sq.m.

Ground Floor Plan

Garage	40.00 sq.m.
Living, Dining & Kitchen	80.00 sq.m.
Thai Kitchen	7.60 sq.m.
Guest Toilet 1	3.50 sq.m.
Master Bedroom	37.00 sq.m.
Master Bathroom	12.00 sq.m.
Bedroom 1	26.00 sq.m.
Bathroom 1	5.75 sq.m.
Bedroom 2	17.00 sq.m.
Bathroom 2	6.20 sq.m.
Bedroom 3	17.20 sq.m.
Bathroom 3	5.75 sq.m.
Laundry	7.30 sq.m.
Storage & M&E	5.00 sq.m.
Pump Room	5.00 sq.m.
Main Entrance	3.50 sq.m.
Sunken & Main Terrace	41.00 sq.m.
Sala	36.00 sq.m.
Outdoor Shower	8.00 sq.m.
Swimming Pool	56.00 sq.m.
3.50 x 10.80 m	
Washing Area	3.70 sq.m.
Toilet 2	4.50 sq.m.
Walkway	30.00 sq.m.
Gas Room	0.50 sq.m.

Usable Area

Covered Area :	265.30 sq.m.
External Area :	193.20 sq.m.
Total :	458.50 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.

TYPE 4A.2

Modern Luxury Design

Land Plot : 1050.44 sq.m.

Ground Floor Plan

Garage	45.00 sq.m.
Living, Dining & Kitchen	87.50 sq.m.
Master Bedroom Master	33.50 sq.m.
Bathroom Bedroom 1	12.60 sq.m.
Bathroom 1	26.00 sq.m.
Bedroom 2	6.00 sq.m.
Bathroom 2	17.00 sq.m.
Bedroom 3	6.50 sq.m.
Bathroom 3	22.50 sq.m.
Laundry	6.00 sq.m.
Guest Toilet 1	6.50 sq.m.
Toilet 2	4.50 sq.m.
Storage & M&E	5.00 sq.m.
Pump Room	6.50 sq.m.
Sunken & Main Terrace	5.50 sq.m.
Terrace 1	37.50 sq.m.
Sala & Sun Deck	5.00 sq.m.
Outdoor Shower	40.80 sq.m.
Swimming Pool	2.30 sq.m.
3.50 x 10.80 m.	55.80 sq.m.
Washing Area	5.00 sq.m.
Walkway	47.00 sq.m.

Usable Area

Covered Area :	278.60 sq.m.
External Area :	205.40 sq.m.
Total :	484.00 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.

Botanica MontAzure : TYPE 4C



Modern Luxury Design

Computer generated image for advertisement purposes only



BOTANICA
MONTAZURE



TYPE 4C

Modern Luxury Design

Land Plot : 914.50 sq.m.

Ground Floor Plan

Garage	44.00 sq.m.
Living, Dining & Kitchen	97.50 sq.m.
Thai Kitchen	8.15 sq.m.
Guest Toilet 1	3.00 sq.m.
Master Bedroom Master	55.50 sq.m.
Bathroom Bedroom 1	20.00 sq.m.
Bathroom 1	25.00 sq.m.
Bedroom 2	6.00 sq.m.
Bathroom 2	21.50 sq.m.
Bedroom 3	5.50 sq.m.
Bathroom 3	21.00 sq.m.
Laundry	5.00 sq.m.
Storage	7.15 sq.m.
Pump Room	6.00 sq.m.
Main Entrance	4.50 sq.m.
Sunken & Main Terrace	5.00 sq.m.
Sala	55.50 sq.m.
Sun Deck	28.00 sq.m.
Outdoor Shower 1	22.50 sq.m.
Outdoor Shower 2	3.00 sq.m.
Swimming Pool	2.50 sq.m.
3.90 x 1 3.00 m. Washing	76.00 sq.m.
Area	3.15 sq.m.
Toilet 2	4.50 sq.m.
Plant Box	2.00 sq.m.
Walkway	50.85 sq.m.
Gas Room	0.70 sq.m.
Garbage Room	2.00 sq.m.

Usable Area

Covered Area :	319.30 sq.m.
External Area :	266.20 sq.m.
Total :	585.50 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.

TYPE 4C.1

Modern Luxury Design

Land Plot : 1001.53 sq.m.

Ground Floor Plan

Garage	45.50 sq.m.
Living, Dining & Kitchen	100.00 sq.m.
Thai Kitchen	12.15 sq.m.
Guest Toilet 1	4.00 sq.m.
Master Bedroom Master	55.50 sq.m.
Bathroom Bedroom 1	20.00 sq.m.
Bathroom 1	25.00 sq.m.
Bedroom 2	6.00 sq.m.
Bathroom 2	21.00 sq.m.
Bedroom 3	5.00 sq.m.
Bathroom 3	28.50 sq.m.
Laundry	7.00 sq.m.
Storage	8.50 sq.m.
Pump Room	5.00 sq.m.
Sunken & Main Terrace	4.50 sq.m.
Terrace	55.00 sq.m.
Sub Entrance	22.50 sq.m.
Sala	7.00 sq.m.
Sun Deck	28.00 sq.m.
Outdoor Shower 1	28.50 sq.m.
Outdoor Shower 2	3.00 sq.m.
Swimming Pool	2.50 sq.m.
3.90 x 13.00 m.	76.00 sq.m.
Washing Area	5.50 sq.m.
Toilet 2	4.50 sq.m.
Plant Box	5.55 sq.m.
Walkway	71.60 sq.m.
Gas Room	0.70 sq.m.

Usable Area

Covered Area :	338.15 sq.m.
External Area :	319.85 sq.m.
Total :	658.00 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.

TYPE 4C.2

Modern Luxury Design

Land Plot : 1085.55 sq.m.

Ground Floor Plan

Garage	44.00 sq.m.
Living, Dining & Kitchen	104.50 sq.m.
Thai Kitchen	8.15 sq.m.
Guest Toilet 1	3.50 sq.m.
Master Bedroom Master	55.50 sq.m.
Bathroom Bedroom 1	19.00 sq.m.
Bathroom 1	25.50 sq.m.
Bedroom 2	5.50 sq.m.
Bathroom 2	25.00 sq.m.
Bedroom 3	6.00 sq.m.
Bathroom 3	19.50 sq.m.
Laundry	5.00 sq.m.
Storage	7.50 sq.m.
Pump Room	6.00 sq.m.
Main Entrance	4.00 sq.m.
Sunken & Main Terrace	5.00 sq.m.
Sala & Pool Deck	64.00 sq.m.
Outdoor Shower 1	85.50 sq.m.
Outdoor Shower 2	3.50 sq.m.
Swimming Pool	2.00 sq.m.
5.70 x 13.00 m.	97.50 sq.m.
Washing Area	3.15 sq.m.
Toilet 2	4.00 sq.m.
Plant Box	101.00 sq.m.
Walkway	60.00 sq.m.
Gas Room	0.70 sq.m.

Usable Area

Covered Area :	328.65 sq.m.
External Area :	436.35 sq.m.
Total :	765.00 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.

TYPE 4C.3

Modern Luxury Design

Land Plot : 1100.30 sq.m.

Ground Floor Plan

Garage	45.00 sq.m.	Storage & M&E	12.00 sq.m.
Living, Dining & Kitchen	110.50 sq.m.	Pump Room	4.50 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 Master Bathroom Bedroom 1	55.00 sq.m.	Terrace	20.25 sq.m.
Bathroom 1	20.00 sq.m.	Sala	28.00 sq.m.
Bedroom 2	23.00 sq.m.	Pool Deck Outdoor	66.50 sq.m.
Bathroom 2	8.00 sq.m.	Shower 1 Outdoor	3.00 sq.m.
Bedroom 3	25.00 sq.m.	Shower 2 Swimming	2.50 sq.m.
Bedroom 4	6.50 sq.m.	Pool 6.00 x 13.00 m	94.00 sq.m.
Bathroom 3	20.00 sq.m.	Washing Area Toilet 2	7.00 sq.m.
Bedroom 4	5.00 sq.m.	Plant Box Walkway	4.50 sq.m.
Bathroom 4	30.00 sq.m.	Gas Room Garbage Room	76.50 sq.m.
Maid Bedroom	8.50 sq.m.		92.00 sq.m.
Maid Bathroom Corridor	17.00 sq.m.		0.70 sq.m.
Laundry	5.00 sq.m.		2.00 sq.m.
	22.00 sq.m.		
	9.15 sq.m.		

Usable Area

Covered Area :	422.30 sq.m.
External Area :	485.70 sq.m.
Total :	908.00 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.

TYPE 4C.3

Modern Luxury Design

Land Plot : 1100.30 sq.m.

Ground Floor Plan

Garage	45.00 sq.m.	Storage & M&E	12.00 sq.m.
Living, Dining & Kitchen	110.50 sq.m.	Pump Room	4.50 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 Master Bathroom Bedroom 1	55.00 sq.m.	Terrace	20.25 sq.m.
Bathroom 1	20.00 sq.m.	Sala	28.00 sq.m.
Bedroom 2	23.00 sq.m.	Pool Deck Outdoor	66.50 sq.m.
Bathroom 2	8.00 sq.m.	Shower 1 Outdoor	3.00 sq.m.
Bedroom 3	25.00 sq.m.	Shower 2 Swimming	2.50 sq.m.
Bedroom 4	6.50 sq.m.	Pool 6.00 x 13.00 m	94.00 sq.m.
Bathroom 3	20.00 sq.m.	Washing Area Toilet 2	7.00 sq.m.
Bedroom 4	5.00 sq.m.	Plant Box Walkway	4.50 sq.m.
Bathroom 4	30.00 sq.m.	Gas Room Garbage Room	76.50 sq.m.
Maid Bedroom	8.50 sq.m.		92.00 sq.m.
Maid Bathroom Corridor	17.00 sq.m.		0.70 sq.m.
Laundry	5.00 sq.m.		2.00 sq.m.
	22.00 sq.m.		
	9.15 sq.m.		

Usable Area

Covered Area :	422.30 sq.m.
External Area :	485.70 sq.m.
Total :	908.00 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.

TYPE 4C.3

Modern Luxury Design

Land Plot : 1100.30 sq.m.

Ground Floor Plan

Garage	45.00 sq.m.	Storage & M&E	12.00 sq.m.
Living, Dining & Kitchen	110.50 sq.m.	Pump Room	4.50 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 Master Bathroom Bedroom 1	55.00 sq.m.	Terrace	20.25 sq.m.
Bathroom 1	20.00 sq.m.	Sala	28.00 sq.m.
Bedroom 2	23.00 sq.m.	Pool Deck Outdoor	66.50 sq.m.
Bedroom 2	8.00 sq.m.	Shower 1 Outdoor	3.00 sq.m.
Bathroom 2	25.00 sq.m.	Shower 2 Swimming	2.50 sq.m.
Bedroom 3	6.50 sq.m.	Pool 6.00 x 13.00 m	94.00 sq.m.
Bathroom 3	20.00 sq.m.	Washing Area Toilet 2	7.00 sq.m.
Bedroom 4	5.00 sq.m.	Plant Box Walkway	4.50 sq.m.
Bathroom 4	30.00 sq.m.	Gas Room Garbage Room	76.50 sq.m.
Maid Bedroom	8.50 sq.m.		92.00 sq.m.
Maid Bathroom Corridor	17.00 sq.m.		0.70 sq.m.
Laundry	5.00 sq.m.		2.00 sq.m.
	22.00 sq.m.		
	9.15 sq.m.		

Usable Area

Covered Area :	422.30 sq.m.
External Area :	485.70 sq.m.
Total :	908.00 sq.m.



Basement 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.

TYPE 4C.4

Modern Luxury Design

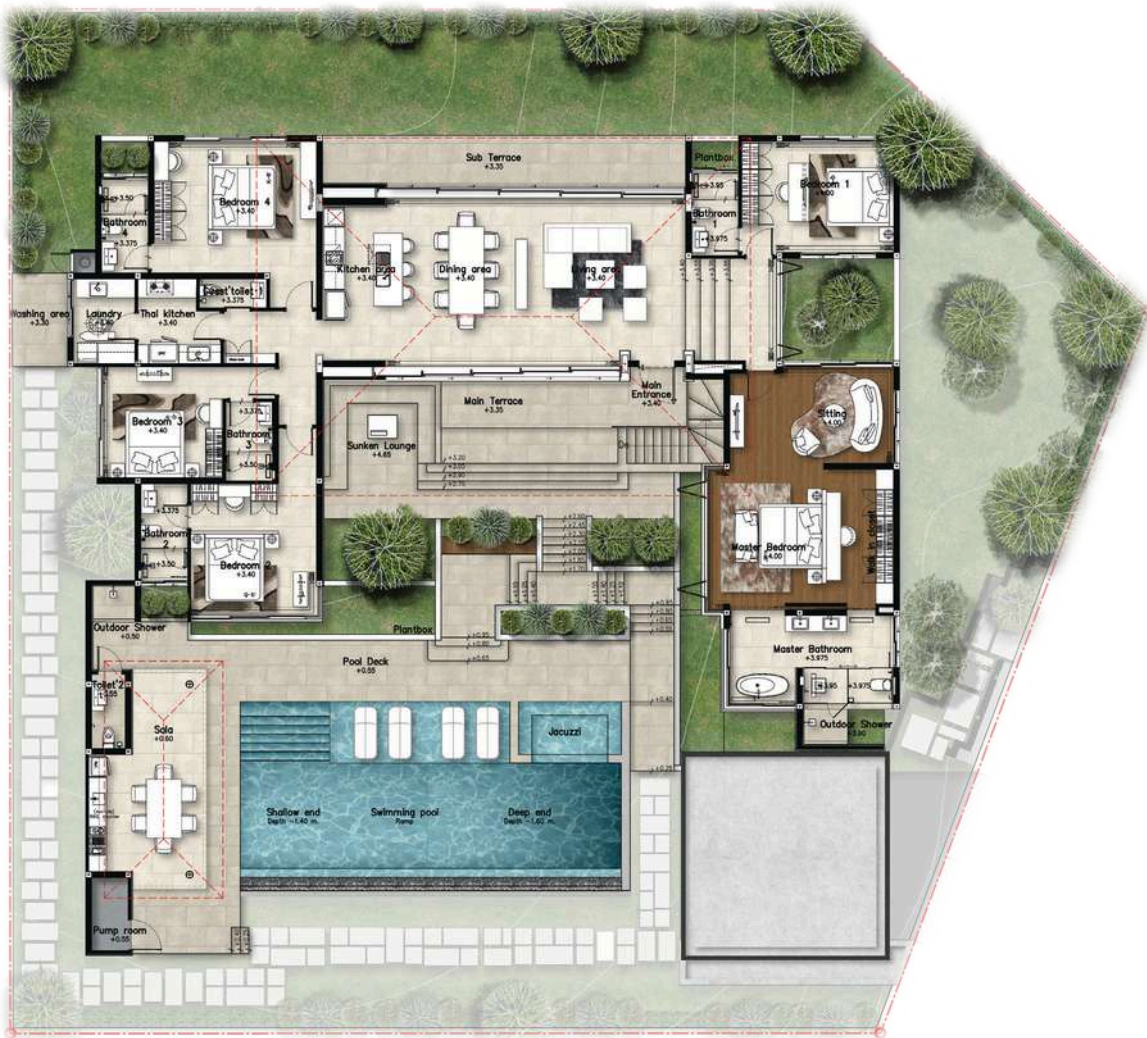
Land Plot : 1192.36 sq.m.

Ground Floor Plan

Garage	53.00 sq.m.	Storage & M&E	10.50 sq.m.
Living, Dining & Kitchen	104.50 sq.m.	Pump Room	4.00 sq.m.
Thai Kitchen	8.15 sq.m.	Sunken & Main Terrace	57.00 sq.m.
Guest Toilet 1	3.00 sq.m.	Terrace	20.00 sq.m.
Master Bedroom Master	55.50 sq.m.	Sala	25.50 sq.m.
Bathroom Bedroom 1	20.00 sq.m.	Pool Deck Outdoor	44.00 sq.m.
Bathroom 1	23.00 sq.m.	Shower 1 Outdoor	3.00 sq.m.
Bedroom 2	8.00 sq.m.	Shower 2 Swimming	2.50 sq.m.
Bathroom 2	25.00 sq.m.	Pool Washing Area	94.50 sq.m.
Bedroom 3	6.00 sq.m.	Toilet 2	6.00 sq.m.
Bathroom 3	20.00 sq.m.	Plant Box Walkway	4.50 sq.m.
Bedroom 4	5.00 sq.m.	Gas Room Garbage	58.00 sq.m.
Bathroom 4	31.00 sq.m.	Room	73.50 sq.m.
Corridor	8.50 sq.m.		0.70 sq.m.
Laundry	33.00 sq.m.		3.50 sq.m.
	7.15 sq.m.		

Usable Area

Covered Area :	422.30 sq.m.
External Area :	485.70 sq.m.
Total :	908.00 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.

TYPE 4C.4

Modern Luxury Design

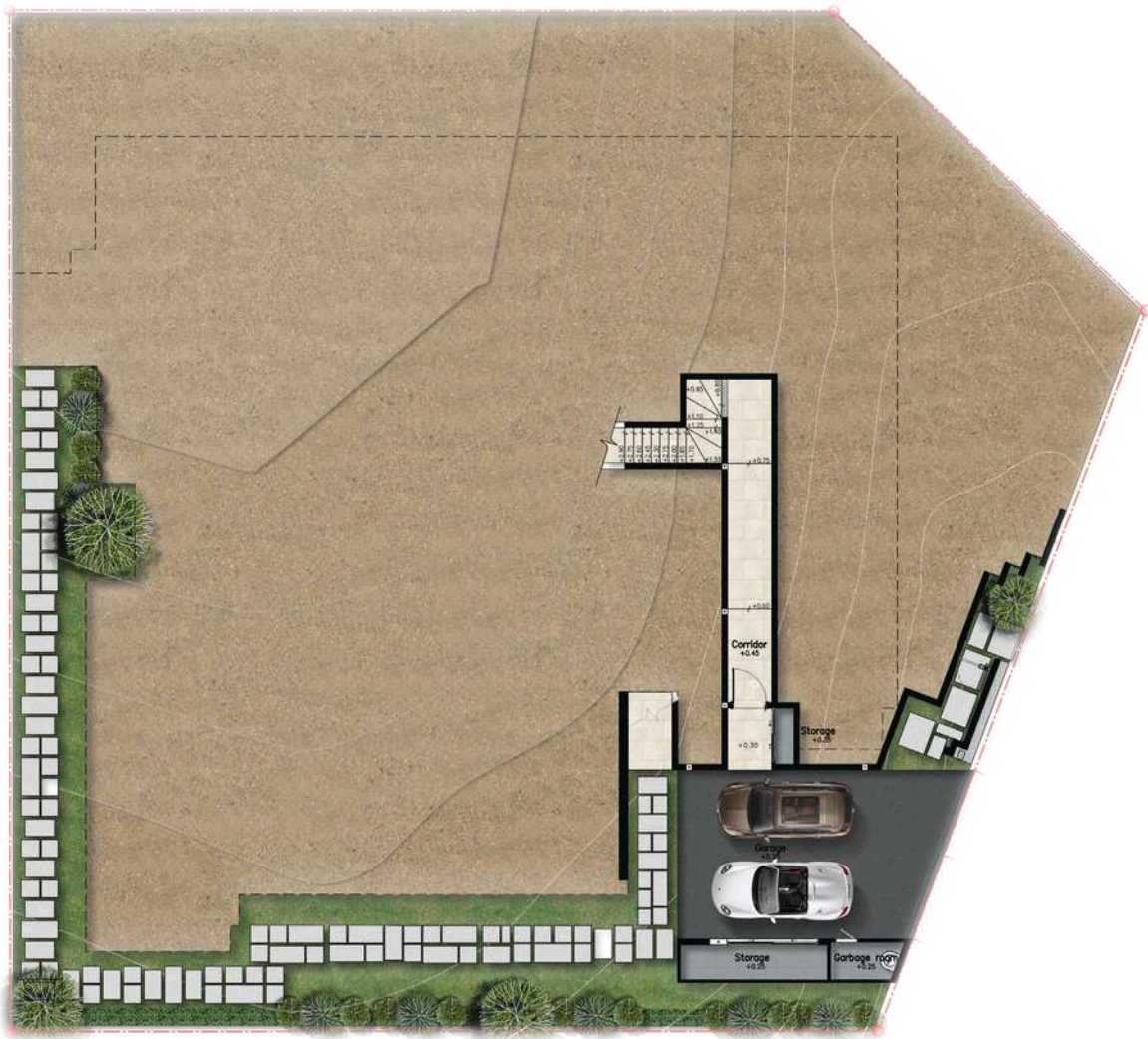
Land Plot : 1192.36 sq.m.

Ground Floor Plan

Garage	53.00 sq.m.	Storage & M&E	10.50 sq.m.
Living, Dining & Kitchen	104.50 sq.m.	Pump Room	4.00 sq.m.
Thai Kitchen	8.15 sq.m.	Sunken & Main Terrace	57.00 sq.m.
Guest Toilet 1	3.00 sq.m.	Terrace	20.00 sq.m.
Master Bedroom Master	55.50 sq.m.	Sala	25.50 sq.m.
Bathroom Bedroom 1	20.00 sq.m.	Pool Deck Outdoor	44.00 sq.m.
Bathroom 1	23.00 sq.m.	Shower 1 Outdoor	3.00 sq.m.
Bedroom 2	8.00 sq.m.	Shower 2 Swimming	2.50 sq.m.
Bathroom 2	25.00 sq.m.	Pool Washing Area	94.50 sq.m.
Bedroom 3	6.00 sq.m.	Toilet 2	6.00 sq.m.
Bathroom 3	20.00 sq.m.	Plant Box Walkway	4.50 sq.m.
Bedroom 4	5.00 sq.m.	Gas Room Garbage	58.00 sq.m.
Bathroom 4	31.00 sq.m.	Room	73.50 sq.m.
Corridor	8.50 sq.m.		0.70 sq.m.
Laundry	33.00 sq.m.		3.50 sq.m.
	7.15 sq.m.		

Usable Area

Covered Area :	422.30 sq.m.
External Area :	485.70 sq.m.
Total :	908.00 sq.m.



Basement 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.

TYPE 4C.5

Modern Luxury Design

Land Plot : 1067.45 sq.m.

Ground Floor Plan

Garage	60.00 sq.m.
Living, Dining & Kitchen	102.50 sq.m.
Thai Kitchen	8.25 sq.m.
Guest Toilet 1	3.00 sq.m.
Master Bedroom Master	55.50 sq.m.
Bathroom Bedroom 1	20.00 sq.m.
Bathroom 1	25.50 sq.m.
Bedroom 2	5.50 sq.m.
Bathroom 2	25.00 sq.m.
Bedroom 3	6.00 sq.m.
Bathroom 3	20.00 sq.m.
Laundry	5.00 sq.m.
Storage & M&E	7.25 sq.m.
Pump Room	6.00 sq.m.
Main Entrance	4.50 sq.m.
Sunken & Main Terrace	4.50 sq.m.
Sala	69.50 sq.m.
Pool Deck	28.50 sq.m.
Outdoor Shower 1	36.50 sq.m.
Outdoor Shower 2	3.00 sq.m.
Swimming Pool	2.50 sq.m.
5.70 x 13.00 m.	96.50 sq.m.
Washing Area	3.00 sq.m.
Toilet 2	4.50 sq.m.
Plant Box	83.30 sq.m.
Walkway	78.50 sq.m.
Gas Room	0.70 sq.m.

Usable Area

Covered Area :	343.50 sq.m.
External Area :	421.50 sq.m.
Total :	765.00 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.

Botanica MontAzure : TYPE 4C.6



Modern Luxury Design

Computer generated image for advertisement purposes only



BOTANICA
MONTAZURE



TYPE 4C.6

Modern Luxury Design

Land Plot : 944.15 sq.m.

Ground Floor Plan

Garage	49.00 sq.m.
Living, Dining & Kitchen	103.50 sq.m.
Thai Kitchen	8.15 sq.m.
Guest Toilet 1	3.00 sq.m.
Master Bedroom Master	55.50 sq.m.
Bathroom Bedroom 1	20.00 sq.m.
Bathroom 1	23.00 sq.m.
Bedroom 2	6.50 sq.m.
Bathroom 2	25.50 sq.m.
Bedroom 3	6.00 sq.m.
Bathroom 3	20.50 sq.m.
Bedroom 4	5.00 sq.m.
Bathroom 4	31.00 sq.m.
Corridor	8.50 sq.m.
Laundry	22.00 sq.m.
Storage & M&E	7.15 sq.m.
Pump Room	4.00 sq.m.
Sunken & Main Terrace	4.50 sq.m.
Terrace	55.50 sq.m.
Sala	20.00 sq.m.
Pool Deck	28.00 sq.m.
Outdoor Shower 1	41.50 sq.m.
Outdoor Shower 2	3.00 sq.m.
Swimming Pool	2.50 sq.m.
6.00 x 12.65 m.	93.50 sq.m.
Washing Area	2.50 sq.m.
Toilet 2	4.50 sq.m.
Plant Box	13.00 sq.m.
Walkway	55.50 sq.m.
Gas Room	0.70 sq.m.

Usable Area

Covered Area :	394.30 sq.m.
External Area :	328.70 sq.m.
Total :	723.00 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.

TYPE 4C.6

Modern Luxury Design

Land Plot : 944.15 sq.m.

Ground Floor Plan

Garage	49.00 sq.m.
Living, Dining & Kitchen	103.50 sq.m.
Thai Kitchen	8.15 sq.m.
Guest Toilet 1	3.00 sq.m.
Master Bedroom Master	55.50 sq.m.
Bathroom Bedroom 1	20.00 sq.m.
Bathroom 1	23.00 sq.m.
Bedroom 2	6.50 sq.m.
Bathroom 2	25.50 sq.m.
Bedroom 3	6.00 sq.m.
Bathroom 3	20.50 sq.m.
Bedroom 4	5.00 sq.m.
Bathroom 4	31.00 sq.m.
Corridor	8.50 sq.m.
Laundry	22.00 sq.m.
Storage & M&E	7.15 sq.m.
Pump Room	4.00 sq.m.
Sunken & Main Terrace	4.50 sq.m.
Terrace	55.50 sq.m.
Sala	20.00 sq.m.
Pool Deck	28.00 sq.m.
Outdoor Shower 1	41.50 sq.m.
Outdoor Shower 2	3.00 sq.m.
Swimming Pool	2.50 sq.m.
6.00 x 12.65 m.	93.50 sq.m.
Washing Area	2.50 sq.m.
Toilet 2	4.50 sq.m.
Plant Box	13.00 sq.m.
Walkway	55.50 sq.m.
Gas Room	0.70 sq.m.

Usable Area

Covered Area :	394.30 sq.m.
External Area :	328.70 sq.m.
Total :	723.00 sq.m.



Basement 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.

TYPE 4C.7

Modern Luxury Design

Land Plot : 1774.47 sq.m.

Ground Floor Plan

Garage	55.20 sq.m.
Storage & M&E	6.35 sq.m.
Living, Dining & Kitchen	107.50 sq.m.
Thai Kitchen	12.60 sq.m.
Laundry	8.00 sq.m.
Guest Toilet 1	4.10 sq.m.
Master Bedroom	54.40 sq.m.
Master Bathroom	24.60 sq.m.
Bedroom 1	24.70 sq.m.
Bathroom 1	6.30 sq.m.
Bedroom 2	20.80 sq.m.
Bathroom 2	5.50 sq.m.
Bedroom 3	29.15 sq.m.
Bathroom 3	6.30 sq.m.
Toilet 2	4.40 sq.m.
Pump Room	4.40 sq.m.
Main Entrance	7.60 sq.m.
Sunken	16.60 sq.m.
Main Terrace	37.85 sq.m.
Terrace 1	21.10 sq.m.
Terrace 2	24.70 sq.m.
Terrace 3	2.50 sq.m.
Terrace 4	29.70 sq.m.
Washing Area	5.50 sq.m.
Sala	27.20 sq.m.
Swimming Pool	86.70 sq.m.
6.00 x 13.00 m.	
Pool Deck	75.20 sq.m.
Outdoor Shower	2.00 sq.m.
Plant Box	84.10 sq.m.
Walkway	65.15 sq.m.

Usable Area

Covered Area :	374.30 sq.m.
External Area :	487.70 sq.m.
Total :	862.00 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.

TYPE 4C.7

Modern Luxury Design

Land Plot : 1774.47 sq.m.

Ground Floor Plan

Garage	55.20 sq.m.
Storage & M&E	6.35 sq.m.
Living, Dining & Kitchen	107.50 sq.m.
Thai Kitchen	12.60 sq.m.
Laundry	8.00 sq.m.
Guest Toilet 1	4.10 sq.m.
Master Bedroom	54.40 sq.m.
Master Bathroom	24.60 sq.m.
Bedroom 1	24.70 sq.m.
Bathroom 1	6.30 sq.m.
Bedroom 2	20.80 sq.m.
Bathroom 2	5.50 sq.m.
Bedroom 3	29.15 sq.m.
Bathroom 3	6.30 sq.m.
Toilet 2	4.40 sq.m.
Pump Room	4.40 sq.m.
Main Entrance	7.60 sq.m.
Sunken	16.60 sq.m.
Main Terrace	37.85 sq.m.
Terrace 1	21.10 sq.m.
Terrace 2	24.70 sq.m.
Terrace 3	2.50 sq.m.
Terrace 4	29.70 sq.m.
Washing Area	5.50 sq.m.
Sala	27.20 sq.m.
Swimming Pool 6.00 x 13.00 m.	86.70 sq.m.
Pool Deck	75.20 sq.m.
Outdoor Shower	2.00 sq.m.
Plant Box	84.10 sq.m.
Walkway	65.15 sq.m.

Usable Area

Covered Area :	374.30 sq.m.
External Area :	487.70 sq.m.
Total :	862.00 sq.m.



Basement 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.

TYPE 5C.1

Modern Luxury Design

Land Plot : 1774.47 sq.m.

Ground Floor Plan

Garage	70.00 sq.m.	Pump Room 1	10.50 sq.m.
Living, Dining & Kitchen	206.00 sq.m.	Pump Room 2 & Pool System	13.50 sq.m.
1 Living, Dining & Kitchen 2 Living 3	95.00 sq.m.	Water Tank	18.50 sq.m.
Living 4	85.00 sq.m.	Surge Tank & Water Supply M&E	15.00 sq.m.
Main Kitchen	32.00 sq.m.	EE & Gas Room	6.50 sq.m.
Guest Toilet 1	21.00 sq.m.	Corridor	8.50 sq.m.
Guest Toilet 2	5.50 sq.m.	Bag & Shoes Storage	8.50 sq.m.
Master Bedroom	8.00 sq.m.	Main Terrace	86.50 sq.m.
Walk-in Closet	49.00 sq.m.	Terrace 1	14.00 sq.m.
Master Bathroom	22.75 sq.m.	Terrace 2	79.00 sq.m.
Bedroom 1	38.00 sq.m.	Terrace 3	11.50 sq.m.
Bathroom 1	11.00 sq.m.	Terrace 4	18.20 sq.m.
Bedroom 2	41.00 sq.m.	Terrace 5, 6	5.00 sq.m.
Bathroom 2	8.50 sq.m.	Terrace 7	25.00 sq.m.
Bedroom 3	38.00 sq.m.	CDU Terrace	36.00 sq.m.
Bathroom 3	11.00 sq.m.	Outdoor Shower 1	16.00 sq.m.
Bedroom 4	40.00 sq.m.	Swimming Pool	6.50 sq.m.
Bathroom 4	19.00 sq.m.	6.10 x 18.10 m.	2.00 sq.m.
Maid Bedroom	16.30 sq.m.	Reflex Pond	118.50 sq.m.
Maid Bathroom	7.50 sq.m.	Plant Box	98.50 sq.m.
Toilet	4.50 sq.m.	Walkway	53.25 sq.m.
Laundry & Common	20.00 sq.m.		102.00 sq.m.
Area Storage 1	9.00 sq.m.		
Storage 2	7.00 sq.m.		

Usable Area

Covered Area :	1,053.55 sq.m.
External Area :	571.45 sq.m.
Total :	1,625.00 sq.m.



Ground Floor Plan



Upper Level 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.

TYPE 5C.1

Modern Luxury Design

Land Plot : 1774.47 sq.m.

Ground Floor Plan

Garage	70.00 sq.m.	Pump Room 1	10.50 sq.m.
Living, Dining & Kitchen	206.00 sq.m.	Pump Room 2 & Pool System	13.50 sq.m.
1 Living, Dining & Kitchen	95.00 sq.m.	Water Tank	18.50 sq.m.
2 Living 3	85.00 sq.m.	Surge Tank & Water Supply M&E	15.00 sq.m.
Living 4	32.00 sq.m.	EE & Gas Room	6.50 sq.m.
Main Kitchen	21.00 sq.m.	Corridor	8.50 sq.m.
Guest Toilet 1	5.50 sq.m.	Bag & Shoes Storage	86.50 sq.m.
Guest Toilet 2	8.00 sq.m.	Main Terrace	14.00 sq.m.
Master Bedroom	49.00 sq.m.	Terrace 1	79.00 sq.m.
Walk-in Closet	15.50 sq.m.	Terrace 2	11.50 sq.m.
Master Bathroom	22.75 sq.m.	Terrace 3	18.20 sq.m.
Bedroom 1	38.00 sq.m.	Terrace 4	5.00 sq.m.
Bathroom 1	11.00 sq.m.	Terrace 5, 6	25.00 sq.m.
Bedroom 2	41.00 sq.m.	Terrace 7	36.00 sq.m.
Bathroom 2	8.50 sq.m.	CDU Terrace	16.00 sq.m.
Bedroom 3	38.00 sq.m.	Outdoor Shower 1	6.50 sq.m.
Bathroom 3	11.00 sq.m.	Swimming Pool	2.00 sq.m.
Bedroom 4	40.00 sq.m.	6.10 x 18.10 m.	118.50 sq.m.
Bathroom 4	19.00 sq.m.	Reflex Pond	98.50 sq.m.
Maid Bedroom	16.30 sq.m.	Plant Box	53.25 sq.m.
Maid Bathroom	7.50 sq.m.	Walkway	102.00 sq.m.
Toilet	4.50 sq.m.		
Laundry & Common	20.00 sq.m.		
Area Storage 1	9.00 sq.m.		
Storage 2	7.00 sq.m.		

Usable Area

Covered Area :	1,053.55 sq.m.
External Area :	571.45 sq.m.
Total :	1,625.00 sq.m.



Basement Floor Plan 1



Basement Floor Plan 2

TYPE 5C.2

Modern Luxury Design

Land Plot : 1527.72 sq.m.

Ground Floor Plan

Garage	80.00 sq.m.	Surge Tank	19.50 sq.m.
Living, Dining & Kitchen	168.50 sq.m.	Electric room	3.00 sq.m.
1 Living, Dining &	98.00 sq.m.	Corridor	132.50 sq.m.
Kitchen 2 Main Kitchen	21.50 sq.m.	Bag & Shoes storage	7.00 sq.m.
Guest Toilet 1	6.00 sq.m.	Entrance Terrace	44.00 sq.m.
Guest Toilet 2	6.50 sq.m.	Main Terrace	38.00 sq.m.
Master Bedroom	46.00 sq.m.	Main Terrace & Terrace 2	80.50 sq.m.
Walk-in Closet	28.00 sq.m.	Terrace 1	11.50 sq.m.
Master Bathroom	32.00 sq.m.	Terrace 3	10.50 sq.m.
Bedroom 1	34.00 sq.m.	Terrace 4	8.50 sq.m.
Bathroom 1	16.50 sq.m.	Terrace 5	31.50 sq.m.
Bedroom 2	37.50 sq.m.	Terrace 6	4.00 sq.m.
Bathroom 2	12.00 sq.m.	Terrace 7	16.00 sq.m.
Bedroom 3	38.50 sq.m.	Terrace 8	4.00 sq.m.
Bathroom 3	8.00 sq.m.	CDU Terrace 1	3.00 sq.m.
Bedroom 4	26.00 sq.m.	CDU Terrace 2	6.50 sq.m.
Bathroom 4	7.00 sq.m.	Outdoor Shower 1	2.00 sq.m.
Maid Bedroom	16.50 sq.m.	Sunken lounge	20.00 sq.m.
Maid Bathroom	6.00 sq.m.	Swimming Pool	127.00 sq.m.
Laundry & Common	29.00 sq.m.	6.10 x 13.10 m.	
Area Storage & M&E	7.50 sq.m.	Reflex Pond	142.00 sq.m.
Storage 2	3.00 sq.m.	Plantbox	35.00 sq.m.
Storage 3	3.00 sq.m.	Walkway	98.50 sq.m.
Storage 4	5.00 sq.m.		
Pond Tank	5.50 sq.m.		
Pump Room 2 &	17.50 sq.m.		
Pool System			
Water Tank	10.50 sq.m.		

Usable Area

Covered Area :	931.50 sq.m.
External Area :	682.50 sq.m.
Total :	1,614.00 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.

TYPE 5C.2

Modern Luxury Design

Land Plot : 1527.72 sq.m.

Ground Floor Plan

Garage	80.00 sq.m.	Surge Tank	19.50 sq.m.
Living, Dining & Kitchen	168.50 sq.m.	Electric room	3.00 sq.m.
1 Living, Dining &	98.00 sq.m.	Corridor	132.50 sq.m.
Kitchen 2 Main Kitchen	21.50 sq.m.	Bag & Shoes storage	7.00 sq.m.
Guest Toilet 1	6.00 sq.m.	Entrance Terrace	44.00 sq.m.
Guest Toilet 2	6.50 sq.m.	Main Terrace	38.00 sq.m.
Master Bedroom	46.00 sq.m.	Main Terrace & Terrace 2	80.50 sq.m.
Walk-in Closet	28.00 sq.m.	Terrace 1	11.50 sq.m.
Master Bathroom	32.00 sq.m.	Terrace 3	10.50 sq.m.
Bedroom 1	34.00 sq.m.	Terrace 4	8.50 sq.m.
Bathroom 1	16.50 sq.m.	Terrace 5	31.50 sq.m.
Bedroom 2	37.50 sq.m.	Terrace 6	4.00 sq.m.
Bathroom 2	12.00 sq.m.	Terrace 7	16.00 sq.m.
Bedroom 3	38.50 sq.m.	Terrace 8	4.00 sq.m.
Bathroom 3	8.00 sq.m.	CDU Terrace 1	3.00 sq.m.
Bedroom 4	26.00 sq.m.	CDU Terrace 2	6.50 sq.m.
Bathroom 4	7.00 sq.m.	Outdoor Shower 1	2.00 sq.m.
Maid Bedroom	16.50 sq.m.	Sunken lounge	20.00 sq.m.
Maid Bathroom	6.00 sq.m.	Swimming Pool	127.00 sq.m.
Laundry & Common	29.00 sq.m.	6.10 x 13.10 m.	
Area Storage & M&E	7.50 sq.m.	Reflex Pond	142.00 sq.m.
Storage 2	3.00 sq.m.	Plantbox	35.00 sq.m.
Storage 3	3.00 sq.m.	Walkway	98.50 sq.m.
Storage 4	5.00 sq.m.		
Pond Tank	5.50 sq.m.		
Pump Room 2 &	17.50 sq.m.		
Pool System			
Water Tank	10.50 sq.m.		

Usable Area

Covered Area :	931.50 sq.m.
External Area :	682.50 sq.m.
Total :	1,614.00 sq.m.



Upper Level Plan



Basement Floor Plan

Botanica MontAzure : TYPE 5C.1

Modern Luxury Design

Computer generated image for advertisement purposes only



BOTANICA
MONTAZURE



Botanica MontAzure : TYPE 5C.2



Modern Luxury Design

Computer generated image for advertisement purposes only



BOTANICA
MONTAZURE





Botanica MontAzure



Interior Design

Computer generated image for advertisement purposes only



BOTANICA
MONTAZURE



PRICE LIST BM01- BM17



BOTANICA
MONTAZURE



No.	Type	Number Bedroom	Plot size (M ²)	Total Built up (M ²)	Covered Area (M ²)	External Area (M ²)	Pool Size (M ²)	Selling Price (THB)
BM01	4A	4 Beds 5 Baths	721	458	265	193	3.50x10.80	50,812,475
BM02	4A	4 Beds 5 Baths	719	458	265	193	3.50x10.80	50,767,155
BM03	4A	4 Beds 5 Baths	719	458	265	193	3.50x10.80	50,767,155
BM04	4A	4 Beds 5 Baths	719	458	265	193	3.50x10.80	50,767,155
BM06	3A	3 Beds 3 Baths	719	372	280	92	3.50x9.50	42,775,900 36,500,000
BM07	3A	3 Beds 3 Baths	719	372	280	92	3.50x9.50	42,775,900 36,500,000
BM08	3A	3 Beds 3 Baths	719	372	280	92	3.50x9.50	42,775,900 36,500,000
BM09	3A	3 Beds 3 Baths	836	372	280	92	3.50x9.50	45,484,800
BM10	4C	4 Beds 6 Baths	914	585	319	266	3.90x13.00	62,322,725
BM11	4C	4 Beds 6 Baths	910	585	319	266	3.90x13.00	65,247,410
BM12	4C	4 Beds 6 Baths	910	585	319	266	3.90x13.00	65,247,410
BM13	4C	4 Beds 6 Baths	908	585	319	266	3.90x13.00	65,202,090
BM14	4C.1	4 Beds 6 Baths	950	658	338	319	3.90x13.00	71,679,760
BM15	4C.1	4 Beds 6 Baths	1001	658	338	319	3.90x13.00	72,838,420
BM16	4A.2	4 Beds 5 Baths	1050	484	278	206	3.50x10.80	60,184,960
BM17	4C	4 Beds 6 Baths	902	585	319	266	3.90x13.00	65,066,130

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 NOTICE TO PROSPECTIVE BUYERS.

PRICE LIST BM18- BM36



BOTANICA
MONTAZURE



No.	Type	Number Bedroom	Plot size (M ²)	Total Built up (M ²)	Covered Area (M ²)	External Area (M ²)	Pool Size (M ²)	Selling Price (THB)
BM19	4C.6	5 Beds 7 Baths	1,309	723	394	328	6.00 x12.65	86,117,270
BM20	4C.3	5 Beds 1 Maid 8 Bath	1,280	908	422	486	6.00 x 13.00	99,530,960
BM21	4C.3	5 Beds 1 Maid 8 Bath	1,100	908	422	486	6.00 x 13.00	95,266,760
BM22	4C.4	5 Beds 7 Baths	1,192	818	411	407	6.00 x 13.00	90,586,440
BM23	4C.6	5 Beds 7 Baths	955	723	394	328	6.00 x 12.65	76,747,360
BM24	4C.5	5 Beds 6 Baths	1,067	765	344	421	5.70 x 13.00	82,486,520
BM25	4C.5	5 Beds 6 Baths	1,184	465	344	421	5.70 x 13.00	85,137,740
BM26	5C.2	5 Beds 1 Maid 8 Bath	1,596	1,614	931	682	6.10 x 13.00	199,045,440
BM27	5C.2	5 Beds 1 Maid 8 Bath	1,761	1,614	931	682	6.10 x 13.00	203,124,240
BM28	5C.1	5 Beds 1 Maid 9 Bath	1,681	1,625	1053	571	6.10 x 18.10	202,234,320
BM29	5C.2	5 Beds 1 Maid 8 Bath	1,527	1,614	931	682	6.10 x 13.10	197,339,760
BM30	4C.2	4 Beds 6 Baths	1,643	765	329	436	5.70 x 13.00	98,923,260
BM32	4C.2	4 Beds 6 Baths	1,268	765	328	436	5.70 x 13.00	88,347,220
BM33	5C.1	5 Beds 1 Maid 9 Bath	2,040	1,625	1,053	571	6.10 x 18.10	209,007,600
BM34	5C.1	5 Beds 1 Maid 9 Bath	1,931	1,625	1,053	571	6.10 x 18.10	208,414,320
BM35	5C.1	5 Beds 1 Maid 9 Bath	1,774	1,625	1,053	571	6.10 x 18.10	204,533,280
BM36	5C.1	5 Beds 1 Maid 9 Bath	2,277	1,625	1,053	571	6.10 x 18.10	216,967,440

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 "OR NOTICE TO PROSPECTIVE BUYERS."

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).

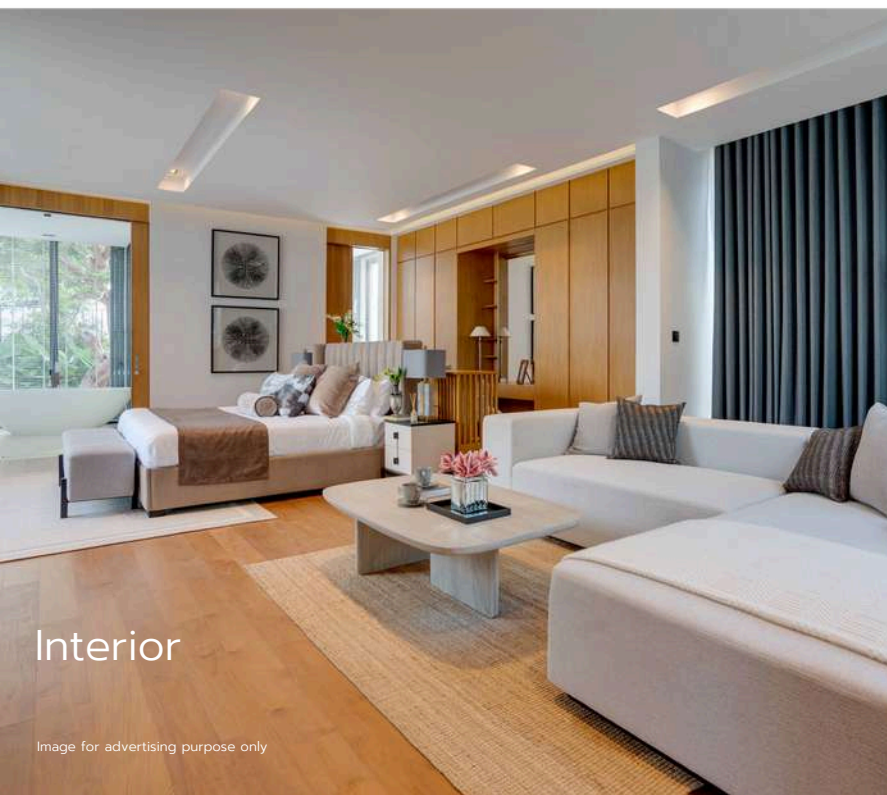
1st	Reservation deposit	2%
2nd	Sales & purchase agreement signature within 30 days after reservation	48%
3rd	Transfer of ownership	50%

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 common area management fee 20 THB / sqm. including 24-hour security, garbage collection common electricity, common area landscaping.



Botanica MontAzure



Interior

Image for advertising purpose only



BOTANICA
MONTAZURE





Total Project

Computer generated image for advertising purpose only



BOTANICA
MONTAZURE



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, visitors can indulge in vibrant light entertainment and a fully equipped mixed-use facility, including luxurious dining options and community malls, providing a truly special experience.

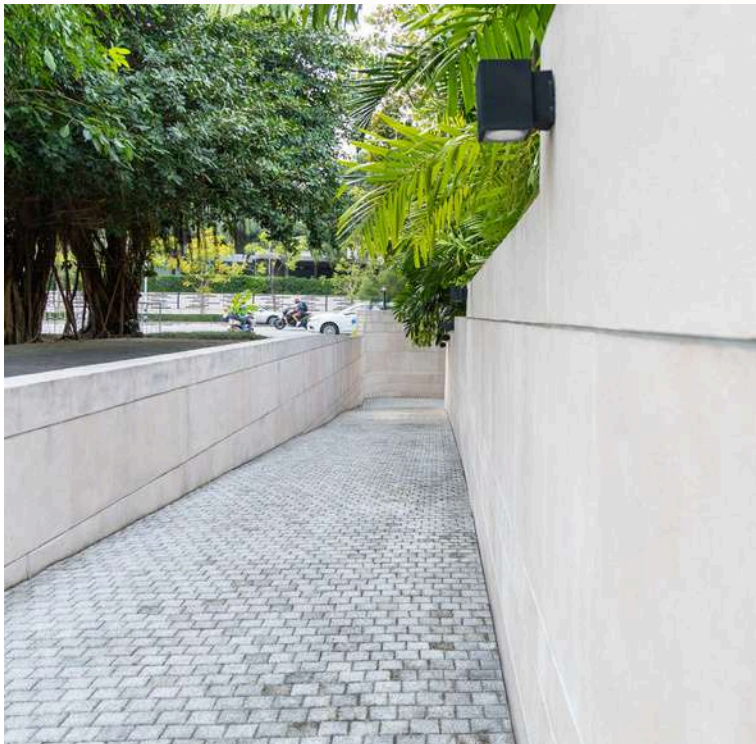




Image for advertising purpose only





BOTANICA
MONTAZURE



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.

PROJECT OWNERS: BOTANICA MONTAZURE CO.,LTD., A COMPANY INCORPORATED UNDER THE LAWS OF THE KINGDOM OF THAILAND, REGISTERED NO. 0835566034937, WHOSE REGISTERED OFFICE IS AT 125/396 MOO. 5 RATSADA, MUEANG PHUKET, PHUKET 83000 THE PROJECT: BOTANICA X MONTAZURE, LOCATED IN MONTAZURE PHUKET, MOO 3, KAMALA SUB-DISTRICT, KATHU DISTRICT, PHUKET, HAVING A TOTAL AREA APPROXIMATELY 31 RAIS, CONSISTING OF 35 - 40 VILLA LOTS CURRENTLY PART OF TITLE DEED NO. 18877.

HALL OF HONOUR : BOTANICA

These widely recognized international awards emphasize Botanica's commitment to the highest quality and underline its success in setting a new standard for luxury mixed-use residential communities in Asia.





HALL OF HONOUR : MontAzure

These widely recognized international awards emphasize MontAzure's commitment to the highest quality and underline its success in setting a new standard for luxury mixed-use residential communities in Asia.

