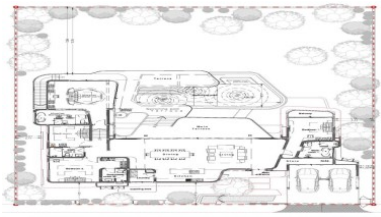
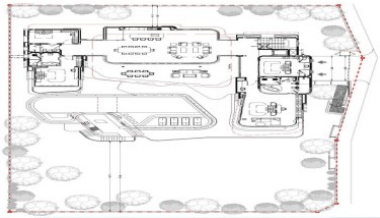
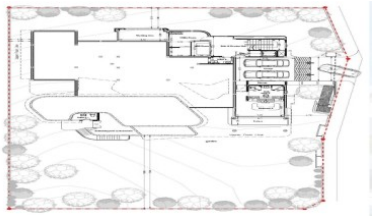
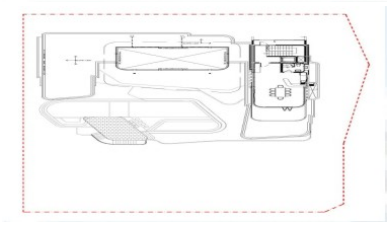
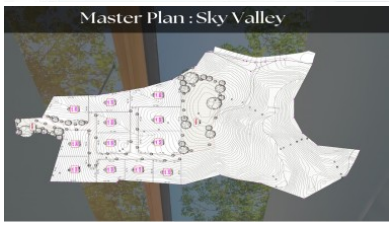
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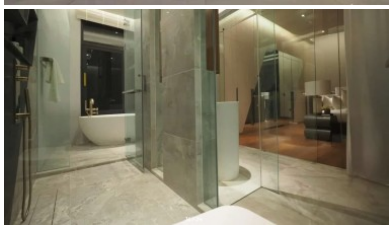
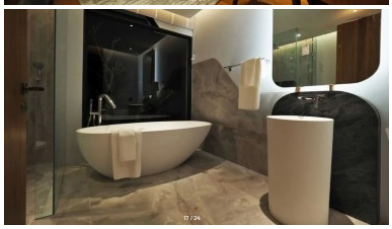
Botanica Property in Thailand | Villas for Sale | This Might be "The One"







Property Detail

Price	74,449,000 THB
Location	Layan Thailand
Bedrooms	4

Bathrooms	4
Land Size	875 area
Building Size	528 sqm
Type	villa

Description

Botanica Sky Valley – Luxury Pool Villas in Layan, Phuket

Botanica Sky Valley brings contemporary villa living to the green hills of Layan, with spacious private residences designed around mountain views, landscaped gardens and generous outdoor living areas. This boutique development of 18 villas offers a peaceful setting within easy reach of Phuket's west coast beaches, restaurants and everyday conveniences.

The four-bedroom residences provide space for family life and visiting guests, combining substantial interiors with outdoor areas for swimming, dining and relaxing. Private pools form a central feature of each home, while the hillside surroundings give the development a distinctive sense of openness. The designs extend across ground and upper floors, creating different spaces to gather and retreat throughout the day.

Villas are supplied with air conditioning, built-in wardrobes, a kitchen, a private swimming pool and landscaping. An optional furniture package allows buyers to arrange additional furnishing separately, with the specification and quotation confirmed for the chosen property.

The location balances a quiet residential atmosphere with access to the wider Laguna and Bang Tao area. Layan Beach, Laguna Golf, Boat Avenue and Porto de Phuket are all within a short drive, providing a choice of beach activities, shopping and dining. Phuket International Airport is also conveniently accessible for owners travelling regularly or welcoming overseas guests.

Botanica Sky Valley suits buyers seeking a spacious Phuket residence with private outdoor space and a hillside setting close to the coast. Buyers can compare the documented villa layouts, ownership arrangements and construction status before choosing the home that best fits their requirements.

Property Highlights

- Boutique hillside development of 18 private pool villas in Layan, Phuket.
- Four bedrooms and four bathrooms in the documented Type A and Type B layouts.
- Unit sizes: Type A offers approximately 547.30 sqm of total usable area, comprising 260.07 sqm internally and 287.23 sqm externally.
- Unit sizes: Type B offers 625 sqm of total usable area, comprising 295 sqm internally and 330 sqm externally.

- Project land plots range from 719–1,755 sqm; the brochure’s included inventory table lists plots of 719, 1,042 and 1,494 sqm. Current availability and exact plot specifications require confirmation.
- Private swimming pool, landscaped outdoor areas and space for outdoor relaxation.
- Air conditioning, built-in wardrobes and kitchen included.
- Ownership options: the developer offers freehold to eligible Thai buyers and Thai companies, or a 30-year land lease to Thai and foreign buyers.
- Furniture package: optional, with current contents and pricing to be confirmed.
- Estate services include 24-hour security, garbage collection, common-area electricity and landscaping.
- Convenient access to Layan Beach, Laguna Golf, Boat Avenue and Porto de Phuket.

Payment Plan

The developer’s brochure specifies the following schedule for off-plan villas:

- 2% reservation deposit.
- 28% upon signing the sales and purchase agreement, within 30 days of reservation.
- 20% upon completion of foundation posts.
- 15% upon completion of the concrete structure.
- 15% upon completion of the wall and roof structure.
- 10% upon completion of floor finishes, built-in furniture, painting, and window and door frames.
- 10% upon land registration transfer.

For finished villas, the brochure specifies:

- 2% reservation deposit.

- 48% upon signing the sales and purchase agreement, within 30 days of reservation.
- 50% upon transfer of ownership.

The applicable schedule depends on the selected villa’s status and sales agreement. The brochure states that transfer taxes and fees are shared equally between the developer and buyer or lessee.

Contact Phuket Realtor for the latest availability, current price letter, floor plans and furniture package details, or to arrange a private viewing of Botanica Sky Valley. Invest with Confidence.

Interested with this listing? Contact us today at:

+66 93 606 0906/ info@phuketrealtor.com