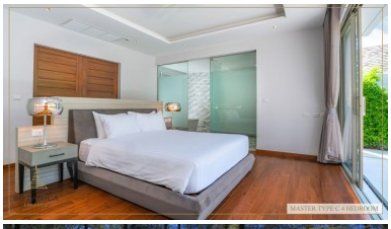
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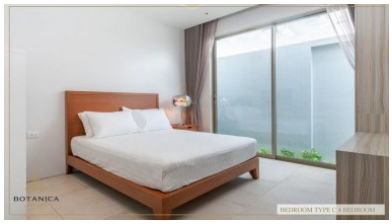
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QUALITY | Botanica Lakeside Villa for Sale | Phuket Thailand

















Property Detail

Price	31,256,700 THB
Location	Layan Thailand
Bedrooms	4

Bathrooms	4
Land Size	552 area
Building Size	330 sqm
Type	villa

Description

Botanica Lakeside – Luxury Pool Villa for Sale in Layan, Phuket

Botanica Lakeside brings signature tropical Balinese architecture to a peaceful lakeside setting in Layan, Phuket. Developed by Botanica Luxury Villas, Lakeside II comprises 18 private pool villas, combining generous living spaces with landscaped surroundings. The featured four-bedroom, four-bathroom residence offers a listed built-up area of 330 sqm on a 552 sqm land plot, providing space for everyday living, holidays, and entertaining.

Designed by AAP Architecture, the villas feature vaulted ceilings, concertina glass doors, and elevated transom windows that bring natural light into the open-plan living and dining areas. Wide openings connect the interiors to covered terraces, while extended roof eaves provide shade for outdoor lounging and dining. A private swimming pool and landscaped garden complete the setting, creating an inviting home for enjoying Phuket’s tropical climate.

The developer’s brochure presents three- and four-bedroom layouts, with different floor plans and plot sizes to suit individual requirements. Villas include air conditioning, built-in wardrobes, a fitted kitchen, a private swimming pool, and landscaping. A separate furniture package is optional, allowing buyers to choose how they furnish their home. The featured residence also benefits from a Western-style kitchen, laundry space, and private parking.

Layan offers a relaxed west coast lifestyle with convenient access to beaches, golf, restaurants, and shopping. The developer estimates approximately eight minutes to Layan Beach, 12 minutes to Laguna Golf, and 17 minutes to Boat Avenue, with Phuket International Airport approximately 25 minutes away. Whether spending the morning by the pool, heading to the beach, or meeting friends for dinner, residents have an appealing range of activities within driving distance.

The gated estate provides 24-hour security and common area management, including garbage collection, communal electricity, and maintenance of shared landscaping. The property is listed on Chanote-titled land, with freehold and leasehold arrangements available subject to buyer eligibility. The developer specifies freehold for eligible Thai buyers and Thai companies, and a 30-year land lease option for foreign and Thai individuals. For buyers seeking a permanent residence or a private holiday home, Botanica Lakeside combines distinctive architecture with access to Phuket’s established west coast amenities.

Property Highlights

- Lakeside II development comprising 18 private pool villas
- Three- and four-bedroom configurations documented in the developer’s brochure

- Signature tropical Balinese architecture
- Vaulted ceilings, concertina glass doors, and transom windows
- Open-plan living and dining areas opening onto covered terraces
- Private swimming pool and landscaped garden
- Fitted Western-style kitchen, air conditioning, and built-in wardrobes
- Optional furniture package
- Laundry space and private parking
- Gated estate with 24-hour security and common area management
- Approximately 8 minutes to Layan Beach and 25 minutes to Phuket International Airport, according to the developer
- Chanote land title
- Freehold for eligible Thai buyers and Thai companies, or a 30-year land lease option
- One-time sinking fund contribution of THB 100,000, as stated in the developer’s brochure

Payment Plan

- Reservation deposit: 2% of the purchase price
- Signing the sale and purchase agreement: 28%, payable within 30 days after reservation
- Completion of foundation posts: 20%
- Completion of the concrete structure: 15%
- Completion of the wall and roof structure: 15%
- Completion of floor finishes, built-in furniture, painting, and window and door frames: 10%

- Land transfer registration: final 10%
- Total off-plan payments: 100%, including the reservation deposit
- For a finished villa, the brochure specifies an alternative schedule: 2% reservation, 48% on signing the sale and purchase agreement within 30 days, and 50% on transfer of ownership
- The brochure states that taxes and transfer fees are shared equally between the developer and buyer/lessee; the applicable schedule and terms should be confirmed in the purchase agreement

Discover how Botanica Lakeside could fit your plans for a home in Phuket. Contact Phuket Realtor to arrange a private viewing or request the developer’s brochure, master plan, villa floor plans, and current availability. We will help you confirm the selected villa’s specifications, construction schedule, ownership arrangements, and written payment terms so you can Invest with Confidence.

Interested with this listing? Contact us today at:

+66 93 606 0906/ info@phuketrealtor.com