



# **BOTANICA LUXURY VILLAS PHASE III - 4 BEDROOM CHOENG THALE, THALANG, PHUKET.**



**Bathrooms:** 5

**Bedrooms:** 4

**Lot size:** 755

**Price:** 45000000

**Property size:** 452



**Year built:** 2019

***The Botanica Luxury Villas (Phase III) project is a single-detached house (Pool Villa) that combines Balinese style with Thai architecture.***

It is situated on a high elevation in the hills of Layan-Koktanod Soi, Choeng Thale, Phuket, which is a popular residential area near the beach.

The project consists of only 19 high quality villa units, developed by Botanica Luxury Phuket Co., Ltd. The project is located only 16.4 km away from Phuket International Airport and takes approximately 20 minutes by car.

Traveling to popular shopping and dining destinations, such as Boat Avenue, Laguna Complex, and 5-star hotels surrounding the project, can be easily done within 5 minutes by car.

Access to Bang Tao Beach and Layan Beach can be reached within 10 minutes by car.

Several large department stores, such as Tesco Lotus and Makro, are located in Thalang District and can be reached within 15 minutes by car.

**And there are also several golf courses nearby, such as:**

- Laguna Golf Phuket (3.7 km)
- Red Mountain Golf Club (8.4 km)
- Loch Palm Golf Club (8.5 km)
- Phuket Country Club (10.7 km)

**In case of illness, easy access to medical care is available with hospitals nearby, including:**

- Thalang Hospital (3.1 km)
- Patong Hospital (11.6 km)
- Bangkok Hospital Phuket (11.7 km)
- Bangkok Hospital Siriroj (12 km)

**This pool villa, completed in April 2019, consists of:**

- 4 bedrooms (the master bedroom have direct access to the swimming pool)
- 5 bathrooms (the master bathroom has a bathtub and a separate shower area)
- The master bedroom floor is made of teakwood
- An open-plan living and dining area
- A modern kitchen with both Western and Thai kitchens, with the Western kitchen counter using large sheets of quartz stone for decoration, which is both beautiful and durable
- The guest living area has a high teakwood ceiling



- A private saltwater swimming pool, sized 14 x 4 meters
- A jacuzzi, sized 2 x 2 meters
- An outdoor shower
- A sunbathing terrace, with a solid teakwood floor that is suitable for Phuket's climate
- A guest bathroom
- A private garden
- A storage room
- 10 indoor and outdoor CCTV cameras
- Washing machine and separate dryer
- Covered parking area for 2 cars
- Emergency lighting system powered by a central battery, similar to those found in top hotels
- 24-hour security
- Underground power cables
- Central chandelier in the living room with a 150 cm diameter, imported from Czech Republic at a cost of 650,000 baht
- Two poolside chandeliers imported from Czech Republic at a cost of 30,000 baht per each
- All indoor and outdoor furniture is custom-made using genuine Redwood and Teakwood, and combines
- Western and Eastern styles
- The villa must pay common area fees every 3 months (8,700 baht per month).
- Electricity bills are paid directly to Knight Frank.
- The cost for garden maintenance is 4,000 baht per month and pool maintenance is 3,000 baht per month.
- There is no charge for water if usage does not exceed 450,000 liters per month, which comes from two underground natural reservoirs sourced from the nearby mountains and undergoes filtration for clean water
- Common fee 8,500/month

### **THIS VILLA SALE PRICE**

- 45 Million Thai Bath fully furnished.
- 42 Million Thai Bath un furnished.
- Villa Ownership Thai Ownership
- Land Ownership Thai Ownership

REAL Ref. 14213