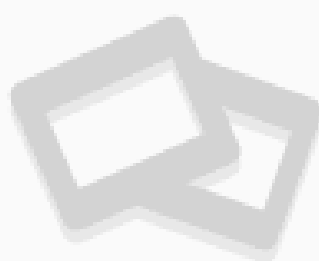




# **BOTANICA THE VALLEY - NEW DEVELOPMENT OF UPSCALE BALINESE STYLE LUXURY VILLAS IN LAYAN / LAGUNA**



**Bathrooms:** 4-7



**Bedrooms:** 4-5

**Lot size:** 850-1143

**Price:** 80360000

**Property size:** 273-503

**Year built:** 2023

**Peacefully nestled in a tranquil green valley, BOTANICA The Valley is another high-end residence from AAP Developer. Designed in an upscale-modern tropical Balinese style, BOTANICA The Valley clearly stands out in the real estate market for its prime location, modern yet functional design and its exquisite furnishings.**

The development consists of 14 super luxury villa of 4 and 5 bedrooms, all of them with a private swimming pool. The project will be completed in Q4-2020.

The villas are suitable as a permanent residence or as a holiday home, the company will be provided also rental management for those who desired to buy such villa as an investment.

The stunning 360° panoramic mountain view from each villa is absolutely breath-taking and incomparable. This award-winning villa echoes top quality luxury living, which is the signature of BOTANICA Luxury. Surrounded by lush hills and beautifully landscaped, this paradise is within easy access to a vibrant and cosmopolitan community.

The residence is peaceful and extremely secure; guarded by the 24 hour security system with safe key card access. Limited to only 14 exclusive villas, residents at BOTANICA The Valley will enjoy exclusive privacy, embraced by the spectacular valley hills.

The Luxury estate offers a custom-built residence that will take approximately twelve months to construct. The well-respected developer offers flexible payment plans to support overseas buyers. The payment schedule is linked to the completed stages of construction:

### **Payment Terms**

1st Reservation Deposit 2%

2nd Sign contact Within 30 Day 28%

3rd Finished Foundation Post 15%

4th Finished Concrete Structure and roof structure 15%

5th Finished wall 15%

6th Finished Floor Finishing, Built-in Furniture, and Paint, Window 15%

7th Transfer land registration 10%



### **Payment Terms For (Finished house)**

1st Reservation Deposit 2%

2nd Sign contact Within 30 Days 48%

3rd Transfer Land Registration 50%

### **Notes**

- Price including Swimming Pool, Landscape, Air-condition Wardrobe, and Kitchen
- Villa selling price is fixed in Thai Baht only
- Price does not include the furniture package
- All taxes and the transfer fee will be shared 50/50 between the Developer and the buyer

### **Common Area Free**

24-hour security, Garbage collection, Common Electricity, Maintenance of the landscaping for common area fee per month 100,000 THB For contribution to sinking fund required for each unit (one time payment)

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