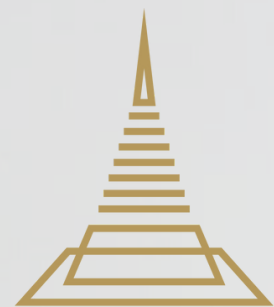




BOTANICA
FORESTA

"EXPERIENCE THE FEELING OF LIVING AMONG THE FOREST"





BOTANICA
FORESTA

General Information

Project Name:	Botanica Foresta
Developer Name:	Botanica Luxury Phuket Co., Ltd.
Total Land Plot:	61 rai
Number of Plot:	83 Plots
Price Range:	23.5- 52 MB
Plot Size:	411 - 1,373 sq.m
Villa Type:	Zone A 3-4 bedroom Modern Luxury Design Zone B 3-4 bedroom Modern Luxury Design Zone C 4 bedroom Modern Luxury Design Zone D 3-4 bedroom Tropical Balinese Design
Ownership Structure:	Freehold & Leasehold

Botanica Foresta is nestled among the forest just a short drive to the beautiful Layan beach or to Phuket International Airport. Located in a prime low-density area, the project is private and inside the safe and peaceful high-end community. There are two unique styles for you to choose from, Botanica Foresta offers an original Tropical Balinese design and Modern Luxury Design

About Developer



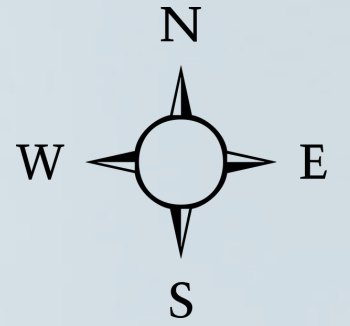
Botanica Luxury Villa Co.,Ltd.
14 YEARS EXPERINCE
IN LUXURY POOL VILLAS IN PHUKET
11 PROJECTS
DEVELOPMENT

Attasit Intarachooti
CEO & MD of Botanica Luxury Villas Co., Ltd

A woman with dark hair, wearing a long, white, sleeveless, form-fitting dress, stands in a lush, green forest. She is looking upwards and to the right with a serene expression. The forest is filled with large, gnarled trees and dense foliage. The ground is covered in green grass and small plants. The lighting is soft and natural, suggesting a bright day. A semi-transparent dark grey banner is positioned at the bottom of the image, containing the text "SURROUNDED BY NATURE" in white, serif, all-caps font.

SURROUNDED BY NATURE

Master Plan



Zone A Modern Luxury Design

12 villas
SOLD OUT

Zone B Modern Luxury Design

16 villas
SOLD OUT

Zone C Modern Luxury Design

15 villas

Zone D Tropical Balinese and Modern Luxury Design

41 villas

PRIVILEGED PRIVACY IN A PREMIUM LOCATION



Layan Beach



Phuket International Airport



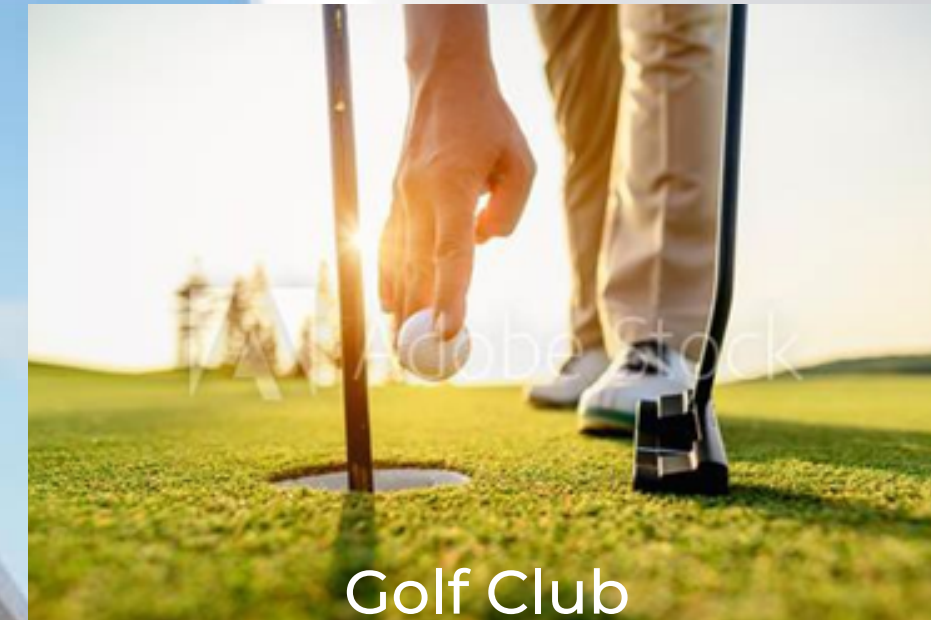
Villa Market Boat Avenue



Blue tree water park



UWC International school



Golf Club



Beach Club

Villa Type

Modern Luxury Designed

Tropical Balinese Designed

Zone A

Zone B

Zone C

Zone D

3A 3bedroom 4bathroom

4B 4bedroom 5bathroom

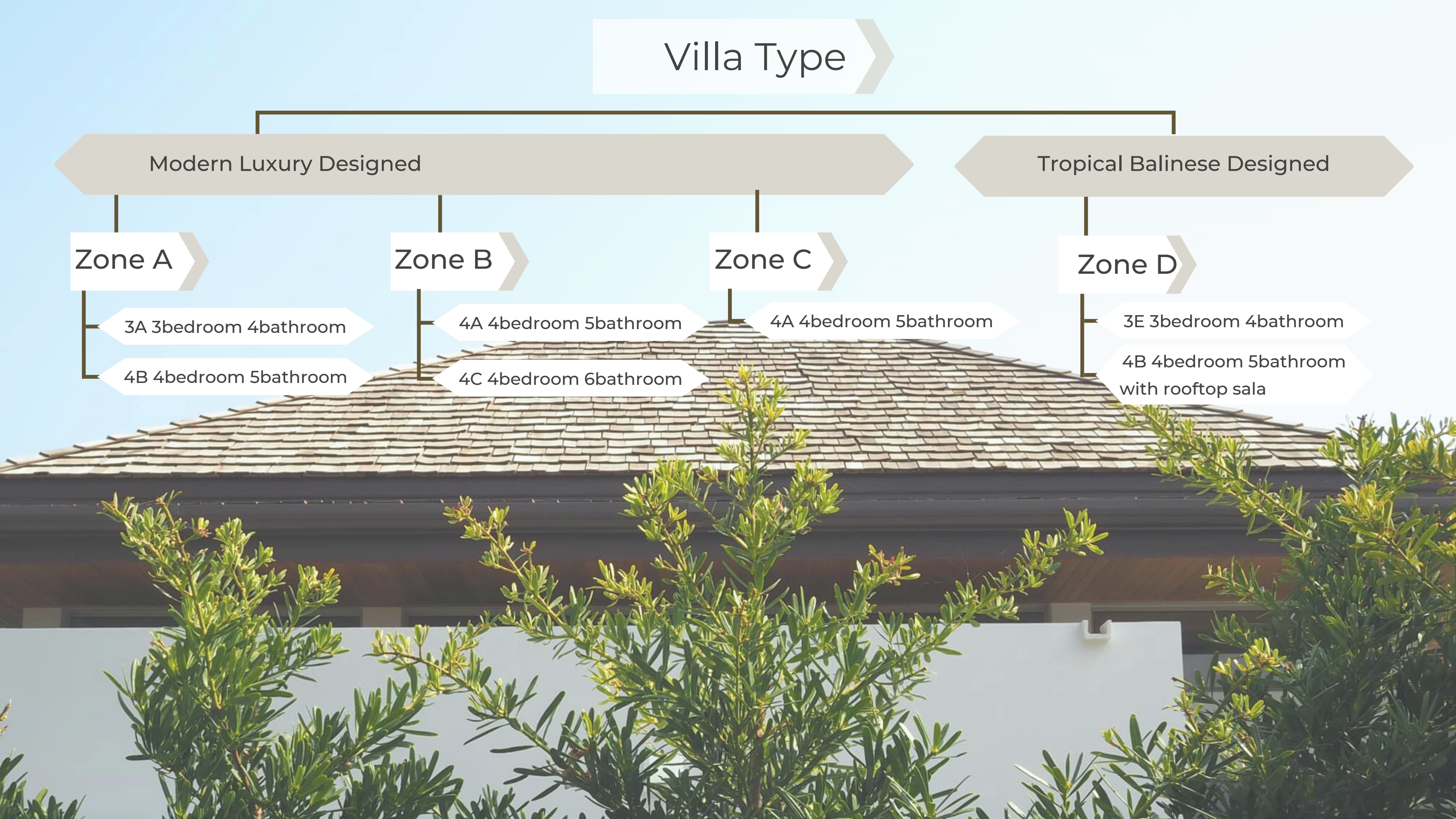
4A 4bedroom 5bathroom

4C 4bedroom 6bathroom

4A 4bedroom 5bathroom

3E 3bedroom 4bathroom

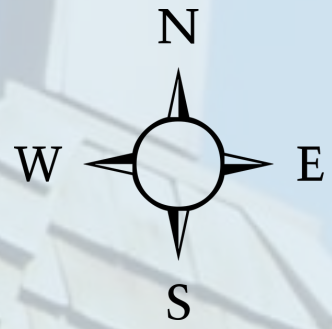
4B 4bedroom 5bathroom
with rooftop sala





LUXURY LIVING

Master Plan Zone D



★ : SOLD
★ : RESERVED



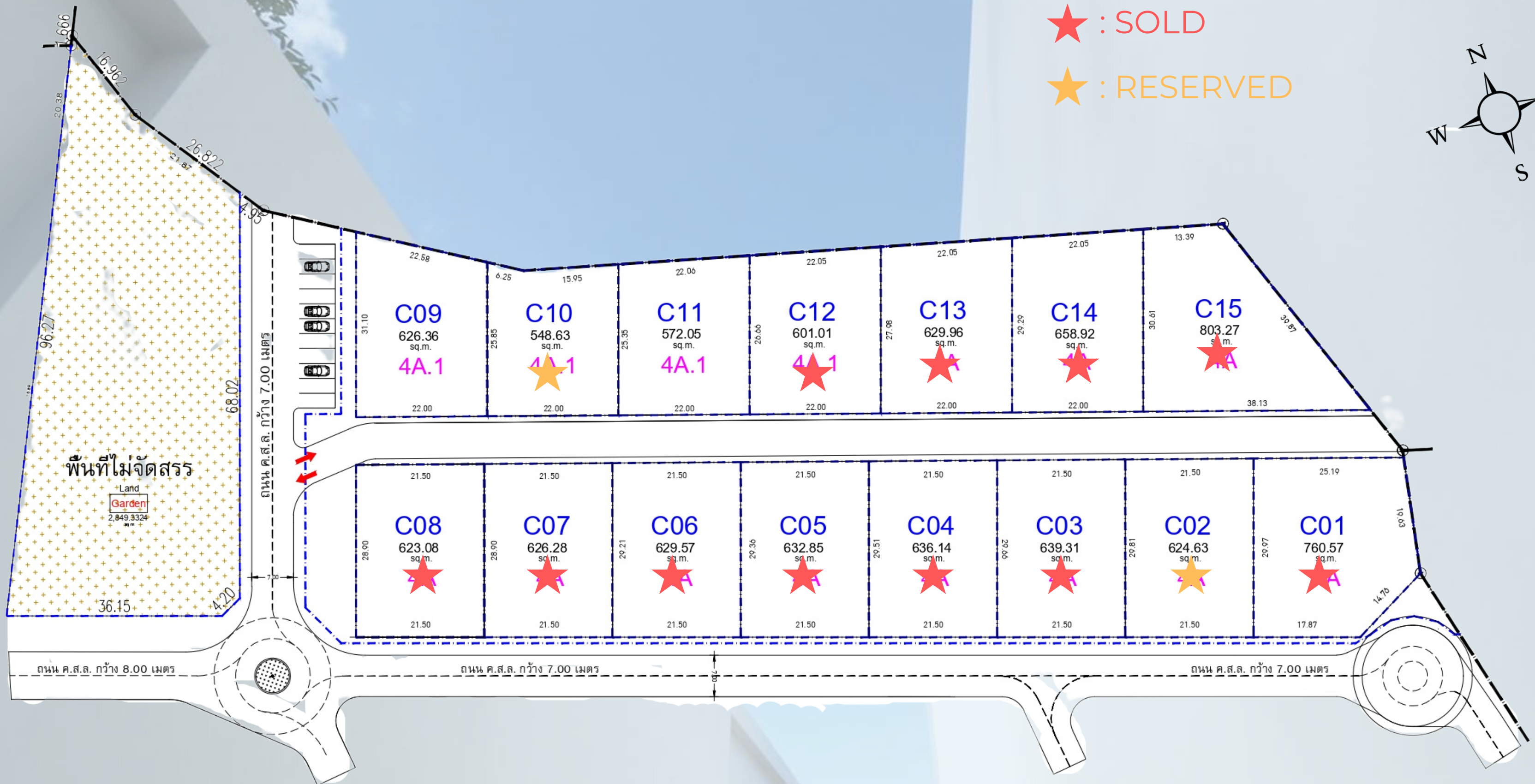
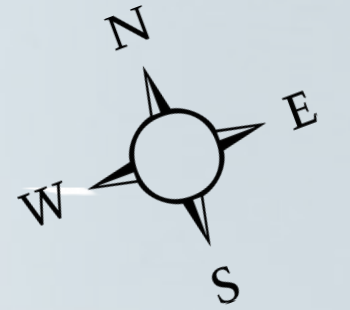
Zone D Price List Modern Luxury Design

NO.	Status	Unit Type	Plot size	Total Built up	Internal Area	External Area	Pool Size	Asking Price	Furniture Package	Monthly Common
			(Sq.M)	(Sq.M)	(Sq.M)	(Sq.M)	(M.)	(THB)		20
D01	Available	4C	895	558	283	275	4.20X13.00	57,076,000	5,000,000	17,900
D02	Available	4C	885	558	283	275	4.20X13.00	56,856,000	5,000,000	17,700
D03	Available	4C	896	558	283	275	4.20X13.00	57,098,000	5,000,000	17,920
D04	Available	4B	971	477	253	224	4.20X13.00	53,321,000	5,000,000	19,420
D05	Available	4C.1	907	555	283	272	4.20X13.00	57,139,000	5,000,000	18,140
D15	Available	4C.1	879	549	283	265	4.20X13.00	56,121,000	5,000,000	17,580
D25	Available	4C	846	558	283	275	4.20X13.00	55,998,000	5,000,000	16,920
D33	Available	4C	990	570	282	288	4.20X13.00	59,970,000	5,000,000	19,800
D34	Available	4C	960	570	282	288	4.20X13.00	59,310,000	5,000,000	19,200
D35	Available	4A	1,059	488	221	267	4.20X13.00	55,994,000	4,500,000	21,180
D36	Available	4C	1,042	574	282	292	3.50X10.80	61,382,000	5,000,000	20,840
D37	Available	4A	793	458	224	234	3.50X10.80	48,132,000	4,500,000	15,860
D38	Available	4A	929	426	221	205	3.50X10.80	48,980,000	4,500,000	18,580
D39	Available	4A	845	427	222	205	3.50X10.80	47,199,000	4,500,000	16,900
D40	Available	4A	850	425	221	204	3.50X10.80	47,175,000	4,500,000	17,000
D41	Available	4A	946	428	221	207	3.50X10.80	49,488,000	4,500,000	18,920

Master Plan Zone C

★ : SOLD

★ : RESERVED



Zone C Price List Modern Luxury Design

NO.	Status	Unit Type	Plot size	Total Built up	Internal Area	External Area	Pool Size	Asking Price	Furniture Package	Monthly Common
			(Sq.M)	(Sq.M)	(Sq.M)	(Sq.M)	(M.)	(THB)		20
C2	RESERVED	4A	642	424	219	215	3.50X10.80	42,532,000	4,500,000	12,840
C9	Available	4A.1	626	376	219	157	3.50X10.80	38,964,000	4,500,000	12,520
C10	RESERVED	4A.1	548	376	219	157	3.50X10.80	37,248,000	4,500,000	10,960
C11	Available	4A.1	572	376	219	157	3.50X10.80	37,776,000	4,500,000	11,440

Term & Condition

Ownership at Botanica Villas.

Botanica luxury villa are sold on both free hold and leasehold basis.

Leasehold title : Applies to foreigners on 30 x 3 years lease for the land ownership of the villas.

Freehold title : Applies to Thai buyers or foreign nations buying through Thai limited company to own both the land and the villas.

All taxes and transfer fee will be shared 50/50 between developer and the buyer.

Payment Terms (Off-Plan Villa).

1st Reservation Deposit	2%
2nd Sales & Purchase Agreement Sign within 30Day After reservation	28%
3rd Finished Foundation post	20%
4th Finished concrete structure	15%
5th Finished wall and roof structure	15%
6th Finished floor finishing ,built-in furniture and paint , window and doors frame	10%
7th Transfer land registration	10%

Payment Terms (finished Villa).

1st Reservation Deposit	2%
2nd Sales & Purchase Agreement Sign with 30 day 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.

-Villa selling price 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.

Zone C

Type 4A 4bedroom 5bathroom



Land Plot: 572-658 sq.m.

Internal: 220 sq.m.

External: 200 sq.m.

Total area: 420 sq.m.





Zone D

Type 4C 4bedroom 6bathroom



Land Plot: 885,1059 sq.m.

Internal: 277 sq.m.

External: 279 sq.m.

Total area: 556 sq.m.









Botanica Club House

- Park
- Café And Restaurant
- Swimming Pool
- Gym
- Jogging trail
- Kid Play Ground



NEARBY LOCATION



- Layan Beach 10 min
- Bangtao Beach 15 min
- Naithon Beach 15 min
- Surin Beach 20 min



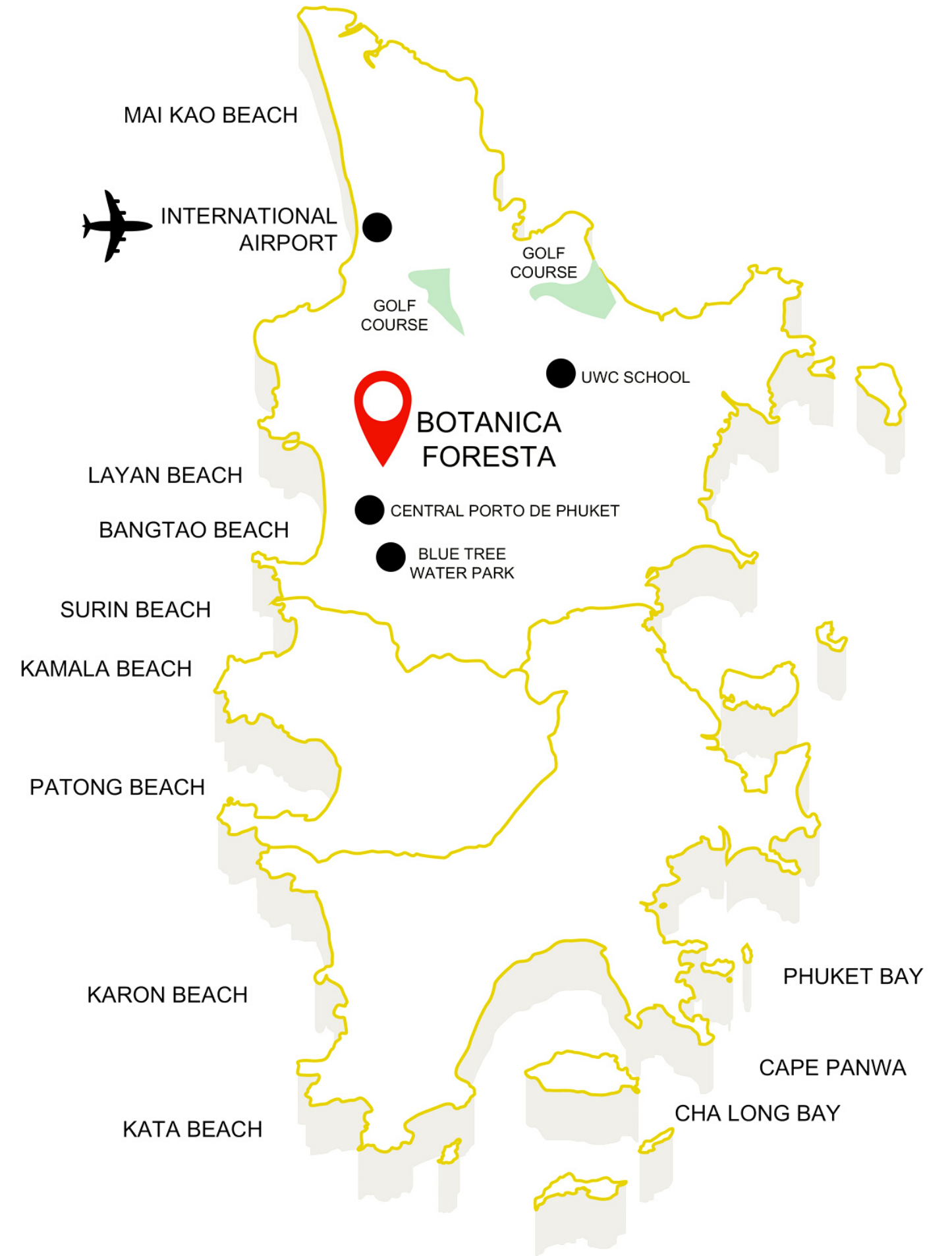
- Central Porto De Phuket 10 min
- Boat Avenue 15 min
- Central Robinson 15 min

- Laguna Golf Course 15 min
- Blue Canyon Golf Course 18 min



- UWC 12 min
- BISP 25 min
- KIS Cherngtalay 15 min
- KIS Thalang 15 min
- KIS Kathu 35 min
- HeadStart 35 min

- Blue Tree Water Park 15 min
- Thalang Hospital 13 min
- Bangkok Hospital 35 min
- Phuket International Airport 13 min





YOUR FOREVER HOME



BOTANICA
FORESTA

