



BOTANICA
FORESTA II

A Symphony of Serenity Amidst The Forest



BOTANICA
FORESTA II

About Us

Tranquilly in the midst of nature where you can feel completely relaxed.

A waterfall garden that will bring you to the middle of nature but nonetheless luxurious and comfy with a modern luxury design with a common area where you can enjoy limitless activities with your loved ones.



PRIME LOCATION “LAYAN AREA”

Botanica foresta II is tucked away in the woods, just a short drive from the beach or the airport. The project is private and in a safe and peaceful high-end community, and it is located in a prime low-density area.

Botanica foresta is also very accessible. It takes only 10 minutes to get to Layan beach, 10 minutes to get to a popular supermarket and shopping centre, 15 minutes to get to an international school, and 25 minutes to get to Phuket International Airport.





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BOTANICA
FORESTA II

MASTER PLAN



Modern luxury design
32 Villas



The land size starts
from 500 - 1535 sq.m.



Built-up size starts
from 405 sq.m.



Common Area

Total Project Area :	61,449 sq.m.
Driving Area :	7,857 sq.m.
Driving Area & Footpath :	5,768 sq.m.
Garden Area :	3,776 sq.m.





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TYPE 4A

Modern Luxury Design

Plot : 714 sq.m.

 : 4 Bedrooms

 : 5 Bathrooms

 : 3.50 x 10.80 m.

Usable Area

Internal Area : 220 sq.m.
External Area : 200 sq.m.
All Area : 420 sq.m.



Ground Floor Plan

TYPE 4A.1

Modern Luxury Design

Plot : 750 sq.m.

 : 4 Bedrooms

 : 6 Bathrooms

 : 3.50 x 10.80 m.

Usable Area

Internal Area : 220 sq.m.
External Area : 200 sq.m.
All Area : 420 sq.m.



Ground Floor Plan

TYPE 4B

Modern Luxury Design

Two storey villa Plot : 500 sq.m.

 : 4 Bedrooms

 : 5 Bathrooms

 : 3.85 x 12.25 m.

Usable Area

Internal Area : 229 sq.m.
External Area : 176 sq.m.
All Area : 405 sq.m.



Ground Floor Plan

DISCLAIMER: WHILST EVERY CARE HAS BEEN TAKEN IN PREPARING THE SALES INFORMATION AND ARTISTS' DIGITAL AND ARTISTIC IMPRESSIONS IN THIS BROCHURE, THE DEVELOPER DOES NOT GUARANTEE THEIR ACCURACY NOR INTENDS THEM TO FORM ANY PART OF AN OFFER OR CONTRACT. THE DEVELOPER ALSO RESERVES THE RIGHT TO MAKE CHANGES TO THE RESIDENCE DESIGNS PRESENTED HEREIN AT ANY TIME, AT ITS OWN DISCRETION AND WITHOUT PRIOR NOTICE TO PROSPECTIVE BUYERS.

TYPE 4B

Modern Luxury Design

Two storey villa Plot : 500 sq.m.

Usable Area

Internal Area : 229 sq.m.
External Area : 176 sq.m.
All Area : 405 sq.m.



Upper Floor Plan

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TYPE 4C.1

Modern Luxury Design

Plot : 1037 sq.m.

 : 4 Bedrooms

 : 6 Bathrooms

 : 3.90 x 13.00 m.

Usable Area

Internal Area : 290 sq.m.
External Area : 410 sq.m.
All Area : 700 sq.m.



Ground Floor Plan

TYPE 5C

Modern Luxury Design

Two storey villa Plot : 1255 sq.m.

 : 5 Bedrooms

 : 7 Bathrooms

 : 3.90 x 13.00 m.

Usable Area

Internal Area : 359 sq.m.
External Area : 486 sq.m.
All Area : 845 sq.m.



Ground Floor Plan

TYPE 5C

Modern Luxury Design

Two storey villa Plot : 1255 sq.m.

Usable Area

Internal Area : 359 sq.m.

External Area : 486 sq.m.

All Area : 845 sq.m.



Basement Floor Plan

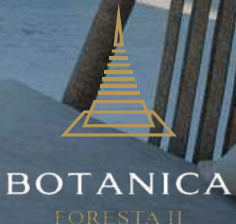
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Botanica Foresta II



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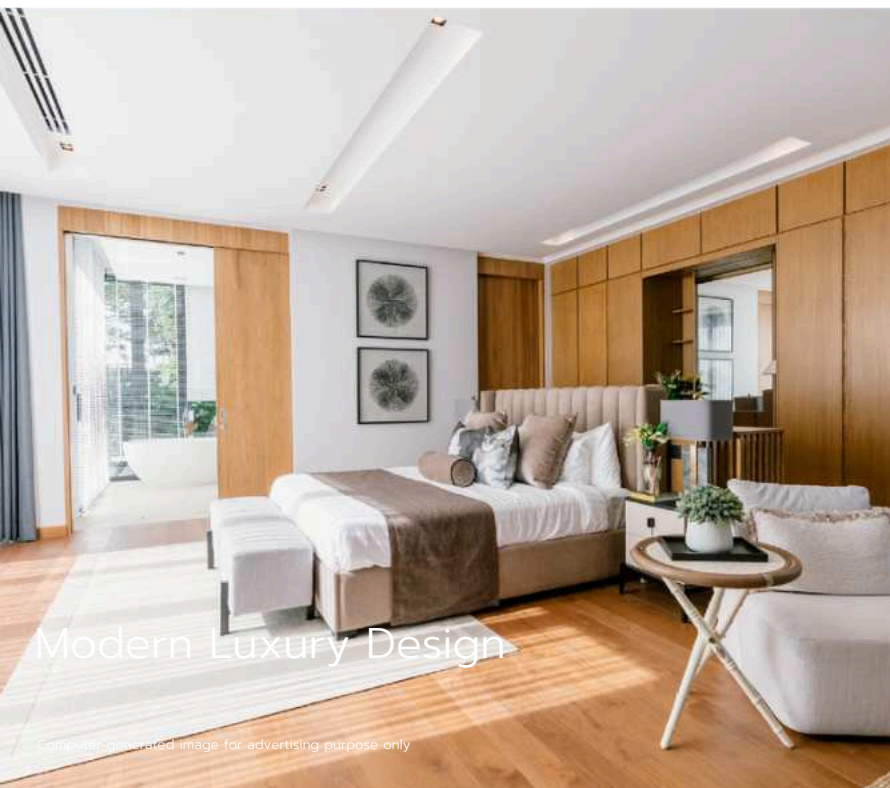




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Botanica Foresta II



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PRICE LIST Foresta II

No.	Type	Number Bedroom	Plot size (Sq.M)	Total Built up (Sq.M)	Internal Area (Sq.M)	External Area (Sq.M)	Pool Size (Sq.M)	Selling Price (THB)
F 01	F2-4A	4 Beds 5 Baths	676	420	220	200	3.50 x 10.80	40,828,320
F 02	F2-4A	4 Beds 5 Baths	714	420	220	200	3.50 x 10.80	41,539,680
F 03	F2-4A	4 Beds 5 Baths	708	420	220	200	3.50 x 10.80	41,427,360
F 04	F2-4A	4 Beds 5 Baths	1030	420	220	200	3.50 x 10.80	47,455,200
F 05	F2-4A	4 Beds 5 Baths	814	420	220	200	3.50 x 10.80	43,411,680
F 06	F2-4A	4 Beds 5 Baths	781	420	220	200	3.50 x 10.80	42,793,920
F 07	F2-4A	4 Beds 5 Baths	669	420	220	200	3.50 x 10.80	40,697,280
F 08	F2-4C.1	4 Beds 6 Baths	1061	717	290	410	3.90 x 13.00	69,076,800
F 09	F2-4A.1	4 Beds 6 Baths	864	482	242.3	239.7	3.50 x 10.80	48,506,640
F 10	F2-4A.1	4 Beds 6 Baths	854	514	242.3	239.7	3.50 x 10.80	50,466,000
F 11	F2-5C	5 Beds 7 Baths	1535	845	359	486	3.90 x 13.00	90,690,600
F 12	F2-4A.1	4 Beds 6 Baths	750	482	242.3	239.7	3.50 x 10.80	46,372,560
F 13	F2-4A.1	4 Beds 6 Baths	750	482	242.3	239.7	3.50 x 10.80	46,372,560
F 14	F2-4A.1	4 Beds 6 Baths	753	488	242.3	239.7	3.50 x 10.80	46,831,200
F 15	F2-4A	4 Beds 6 Baths	963	420	220	200	3.90 x 13.00	SOLD

*The area and the prices are subjected to be changed without prior notice.

PRICE LIST Foresta II

No.	Type	Number Bedroom	Plot size (Sq.M)	Total Built up (Sq.M)	Internal Area (Sq.M)	External Area (Sq.M)	Pool Size (Sq.M)	Selling Price (THB)
F 16	F2-4C.1	4 Beds 6 Baths	1037	700	290	410	3.90 x 13.00	67,460,640
F 17	F2-4C.1	4 Beds 6 Baths	1339	704	290	410	3.90 x 13.00	73,388,640
F 18	F2-4C.1	4 Beds 6 Baths	1041	700	290	410	3.90 x 13.00	67,535,520
F 19	F2-4A	4 Beds 5 Baths	796	420	220	200	3.50 x 10.80	43,074,720
F 20	F2-4C.1	4 Beds 6 Baths	1033	717	290	410	3.90 x 13.00	68,552,640
F38	F2-4B	4 Beds 5 Baths	508	405	229	176	3.90 x 13.00	36,677,160
F39	F2-4B	4 Beds 5 Baths	559	405	229	176	3.90 x 13.00	37,631,880
F40	F2-4B	4 Beds 5 Baths	514	405	229	176	3.90 x 13.00	36,789,480
F41	F2-4B	4 Beds 5 Baths	500	405	229	176	3.90 x 13.00	36,527,400
F42	F2-4B	4 Beds 5 Baths	478	405	229	176	3.90 x 13.00	36,115,560
F43	F2-4B	4 Beds 5 Baths	518	405	229	176	3.90 x 13.00	36,864,360
F66	F2-4B	4 Beds 5 Baths	500	405	229	176	3.90 x 13.00	SOLD
F45	F2-4B	4 Beds 5 Baths	500	405	229	176	3.90 x 13.00	SOLD
F46	F2-4B	4 Beds 5 Baths	719	405	229	176	3.90 x 13.00	40,627,080
F47	F2-4B	4 Beds 5 Baths	679	405	229	176	5.50 x 18.10	39,878,280
F48	F2-4B	4 Beds 5 Baths	580	405	229	176	5.50 x 18.10	38,025,000
F49	F2-4B	4 Beds 5 Baths	580	405	229	176	5.50 x 18.10	38,025,000

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Property Ownership at Botanica Luxury Villas

Terms and Conditions

Ownership Types:

- A. Freehold ownership : The freehold title is exclusively available to Thai buyers and Thai companies.
- B. Leasehold ownership : The leasehold title is available to both foreigners and Thai Individuals, subject to a 30-year land lease period.

Tax and Transfer Fee Responsibility:

A. Upon the transfer of ownership, all taxes and transfer fees incurred shall be shared equally (50/50) between the developer and the buyer/lessee. Both parties shall bear an equal share of the financial obligations associated with the transfer.

Please note that these terms and conditions govern the ownership arrangements at botanica luxury villas. It is essential to carefully review and understand these provisions before entering into any property transactions.

Payment Terms (Off-Plan Villa).

1st	Reservation Payment	2%
2nd	Contract signing payment within 30 days after reservation	28%
3rd	Finished Foundation Posts	20%
4th	Finished Concrete Structure and Roof Structure	15%
5th	Finished Wall	15%
6th	Finished Floor Finishing, Paint, Windows, and Door Frames	10%
7th	Built-in Furniture, Kitchen, Ownership Transfer, and Land Registration	10%

Payment Terms (Finished Villa).

1st	Reservation deposit	2%
2nd	Sales & purchase agreement signature within 30 days 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.
- All selling prices 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.

LOCATION

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A Bangtao Beach	7 min
B Layan Beach	10 min
C Banana Beach	15 min
D Naithon Beach	17 min
E Phuket Golf Club	7 min
F Boat Avenue	10 min
G Laguna Golf	14 min
H Blue Tree Lagoon	15 min
I Porto De Phuket	10 min
J Lotus's	14 min
K Makro	15 min
L Central Phuket	35 min
M Thalang Police Station	10 min
N Thalang Hospital	13 min
O Phuket International	25 min
P Airport Bangkok Hospital	35 min





ABOUT DEVELOPER



Botanica Luxury Phuket Company Limited

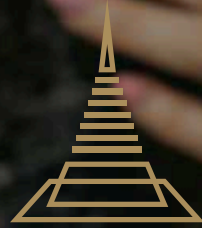
20 Years Experience

In Luxury Pool Villas In Phuket

Attasit Intarachooti

CEO & Founder


Botanica Luxury Phuket Company Limited



BOTANICA LUXURY

VILLAS



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