



BOTANICA
LUXURY HUAHIN

A Paradise Beyond Imagination



BOTANICA
LUXURY
HUAHIN

ABOUT US

Step into the world of Botanica Luxury Hua Hin, where modern loft living transcends the ordinary and invites you into a realm of sophisticated indulgence. Situated in the heart of Hua Hin, Prachuap Khiri Khan, our exquisite residences offer a haven just 7 minutes from pristine beaches and a charming 15-minute drive from delightful Pranburi. Here, elegance meets convenience in a dance of luxury and tranquility.

Immerse yourself in unparalleled convenience with premier amenities at your fingertips. Six renowned hospitals and two vibrant shopping centers are moments away, ensuring that every need is effortlessly met. Enjoy the perfect blend of serenity and excitement with a swift 3-hour journey to the pulsating heart of Bangkok, offering both a tranquil escape and dynamic urban experiences.

Discover a new standard of opulence at Botanica Luxury Hua Hin, where each sleek, modern loft is crafted to cocoon you in ultimate comfort and style. Experience a lifestyle that merges refined sophistication with effortless elegance, and let every moment in your new home be a testament to the luxury and grace you deserve. Unveil the extraordinary and embrace a living experience that is nothing short of sublime.





Modern Loft Design

image for advertising purpose only



LOCATION

BOTANICA Luxury Huahin



- | | |
|-------------------------------------|--------|
| A Khao Tao Beach | 7 min |
| B Sainoi Beach | 10 min |
| C Pranburi Beach | 15 min |
| D Khao Takiab Beach | 17 min |
| E Hua Hin Beach | 7 min |
| F Bluport Mall Huahin | 10 min |
| G Marketvillage Huahin | 14 min |
| H Hua Hin Night Market | 15 min |
| I Bangkok hospital Huahin | 10 min |
| J Huahin Hospital | 14 min |
| K Vana Nava Water Jungle | 15 min |
| L Police Station Hua Hin | 35 min |
| M Hua Hin Railway Station | 9 min |
| N Rajamangala University | 4 min |
| O Pineapple Valley Golf Club | 20 min |
| P Cicada Market | 13 min |
| X Hua Hin Airport | 20 min |



An aerial photograph of Hua Hin, Thailand, showing a wide, golden beach curving along the coast. The ocean is a clear, light blue, with a few small boats visible. In the background, a city skyline with several high-rise buildings is visible against a backdrop of green hills under a bright blue sky with scattered white clouds.

HUA HIN

Hua Hin, nestled along the Gulf of Thailand, embodies the perfect fusion of luxury and leisure. This captivating destination seamlessly integrates upscale living, vibrant nightlife, and exquisite dining, all within a short drive from Bangkok. With its lavish resorts, private villas, and five-star hotels, Hua Hin offers world-class amenities, including stunning infinity pools, rejuvenating spa services, and exclusive private beach access.

As evening falls, Hua Hin transforms into a dynamic playground, boasting chic beach clubs, sophisticated rooftop bars, and exclusive lounges. The dining scene is nothing short of extraordinary, offering everything from fresh, beachfront seafood to gourmet international cuisine. Experience enchanting private beach dinners under the stars, adding a touch of magic to your culinary journey.

Beyond its opulent accommodations and lively nightlife, Hua Hin is home to modern shopping centers, premier golf courses, wellness retreats, and top-tier medical facilities. The pristine beaches and crystal-clear waters invite sunbathing, swimming, and a range of water sports, while beachside yoga and sunset cruises provide tranquil relaxation.

Located just 200 kilometers from Bangkok, Hua Hin is easily accessible within a three-hour drive, making it an ideal weekend escape. Combining opulence with coastal charm, Hua Hin is a premier destination for those seeking both relaxation and excitement. Discover the allure of Hua Hin and let it captivate your senses.

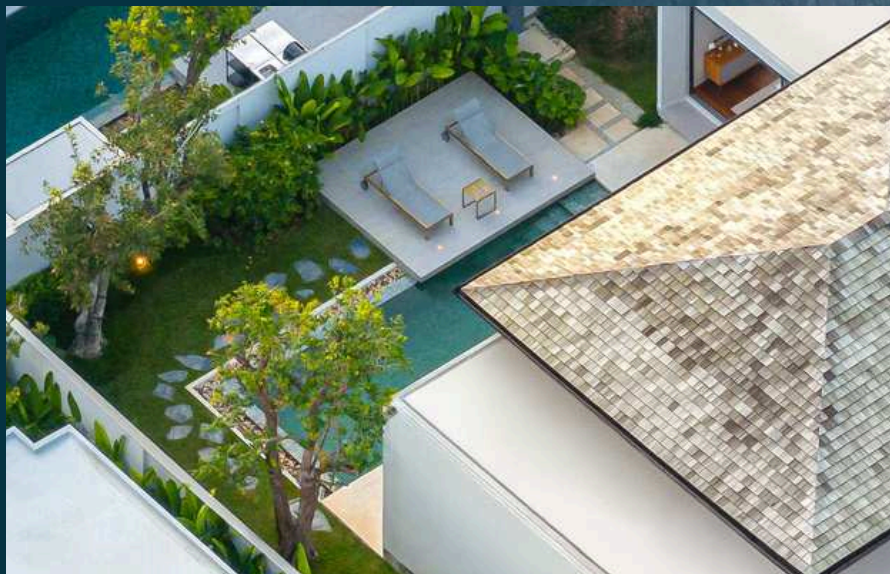


Modern Loft Design

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A Paradise Beyond Imagination

Experience unparalleled luxury and refined comfort at Botanica Luxury Hua Hin, where modern loft designs seamlessly blend contemporary elegance with functional sophistication. Our meticulously crafted lofts offer stylish, inviting spaces that make your dream living environment a reality. With a commitment to providing an ever-present touch of sophistication and ease, Botanica Luxury Hua Hin is your gateway to a paradise where cutting-edge design meets timeless luxury.



MASTER PLAN



Modern Loft Design
30 Villas



The land size starts
from 500 - 835 sq.m.



Built-up size starts
from 310 sqm.



Common Area


Total Project Area :	22,458 sq.m.
Driving Area :	3,595 sq.m.
Driving Area & Footpath :	1,048 sq.m.
Garden Area :	386 sq.m.


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 A

Modern Loft Design

Plot : 500 sq.m.

 : 3 Bedrooms

 : 4 Bathrooms

 : 9.00 x 3.50 m.

Usable Area

Internal : 227 sq.m.
External : 73 sq.m.
Total : 300 sq.m.



Ground Floor Plan

Demonstration floor plan only

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TYPE C

Modern Loft Design

Plot : 549 sq.m.



: 4 Bedrooms



: 4 Bathrooms



: 10.00 x 4.00 m.

Usable Area

Internal : 260 sq.m.
External : 120 sq.m.
Total : 380 sq.m.



Ground Floor Plan


****Demonstration floor plan only****


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TYPE C.1

Modern Loft Design

Plot : 767 sq.m.

 : 4 Bedrooms

 : 4 Bathrooms

 : 10.00 x 4.00 m.

Usable Area

Internal :	273 sq.m.
External :	107 sq.m.
Total :	380 sq.m.

****Demonstration floor plan only****



Ground Floor Plan

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Botanica Luxury Huahin



Modern Loft Design

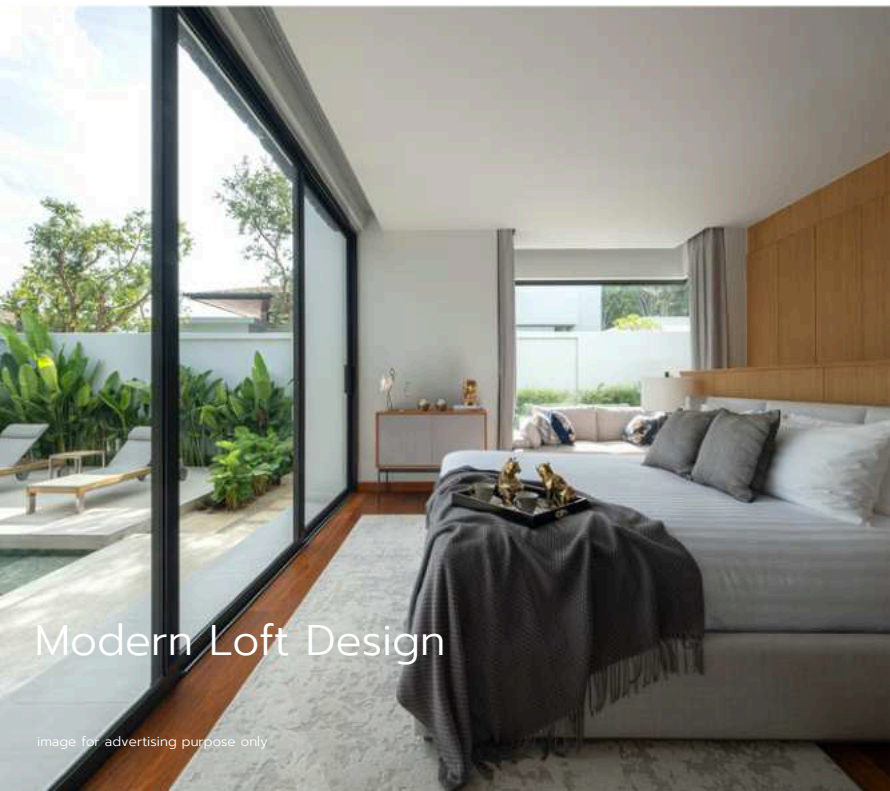


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PRE-LAUNCH PRICE LIST

Hua Hin 1-15

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)
BH 01	A	3 Beds 3 Baths	500					N/A
BH 02	A	3 Beds 3 Baths	500					N/A
BH 03	A	3 Beds 3 Baths	500					N/A
BH 04	A	3 Beds 3 Baths	500					N/A
BH 05	C.1	4 Beds 4 Baths	649	380	189	190	10.00 x 4.00	27,452,000
BH 06	A	3 Beds 3 Baths	501					N/A
BH 07	A	3 Beds 3 Baths	502					N/A
BH 08	A	3 Beds 3 Baths	503					N/A
BH 09	A	3 Beds 3 Baths	504					N/A
BH 10	C.1	4 Beds 4 Baths	700	380	189	190	10.00 x 4.00	28,370,000
BH 11	A	3 Beds 3 Baths	505					N/A
BH 12	A	3 Beds 3 Baths	506					N/A
BH 13	A	3 Beds 3 Baths	506					N/A
BH 14	A	3 Beds 3 Baths	563					N/A
BH 15	C.1	4 Beds 4 Baths	766	380	189	190	10.00 x 4.00	29,558,000

"Kindly be informed that prices are subject to change without prior notice once the pre-launch pricing period has concluded."

PRE-LAUNCH PRICE LIST

Hua Hin 16-30

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)
BH 16	C	4 Beds 4 Baths	549	380	189	190	10.00 x 4.00	23,800,000
BH 17	C	4 Beds 4 Baths	549	380	189	190	10.00 x 4.00	23,800,000
BH 18	C	4 Beds 4 Baths	549	380	189	190	10.00 x 4.00	23,800,000
BH 19	C	4 Beds 4 Baths	549	380	189	190	10.00 x 4.00	23,800,000
BH 20	C	4 Beds 4 Baths	549	380	189	190	10.00 x 4.00	SHOW UNIT
BH 21	C.1	4 Beds 4 Baths	797	380	189	190	10.00 x 4.00	27,300,000
BH 22	A	3 Beds 3 Baths	502					N/A
BH 23	A	3 Beds 3 Baths	484					N/A
BH 24	A	3 Beds 3 Baths	480					N/A
BH 25	C	4 Beds 4 Baths	583	380	189	190	10.00 x 4.00	26,264,000
BH 26	C	4 Beds 4 Baths	517	380	189	190	10.00 x 4.00	25,076,000
BH 27	C	4 Beds 4 Baths	543	380	189	190	10.00 x 4.00	25,544,000
BH 28	C	4 Beds 4 Baths	583	380	189	190	10.00 x 4.00	26,264,000
BH 29	C	4 Beds 4 Baths	549	380	189	190	10.00 x 4.00	25,652,000
BH 30	C	4 Beds 4 Baths	589	380	189	190	10.00 x 4.00	26,372,000

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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 deposit	2%
2nd Sales & purchase agreement signature Within 30 days after reservation	28%
3rd Finished foundation post	20%
4th Finished concrete structure	15%
5th Finished wall and roof structure	15%
6th Completed floor finishing, built-in furniture and paint, window and door frames	10%
7th Transfer 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.

ABOUT DEVELOPER



Botanica Luxury Phuket Company Limited

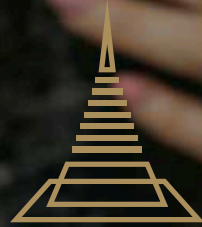
20 Years Experience

In Luxury Pool Villas In Phuket

Attasit Intarachooti

CEO & Founder

Botanica Luxury Phuket Company Limited



**BOTANICA
LUXURY**

VILLAS



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