

BOTANICA HYTHE



"Botanica Grand Avenue Luxury Condominium"



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BOTANICA GRAND AVENUE



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MASTER PLAN



LEGEND

- (A) Signage
- (B) Guardhouse
- (C) Drop off
- (D) Signature Pavilion
- (E) Party Pool
- (F) Party Deck
- (G) Sunken Lawn
- (H) Day Bed Deck
- (I) Private Jacuzzi & Pool Access
- (J) Mini Signature Pavilion
- (K) Lap Pool
- (L) Natural Lake
- (M) Brigde Deck
- (N) Forest Stream
- (O) Duplex Terrace
- (P) Kid Zone
- (Q) Jogging Track
- (R) Car parking
- (S) Juristic & Back of House Office
- (T) Main Mechlanical Bullding & Garbage



1st FLOOR PLAN



SOLD SOLD

Type 1BR 1 Bed

Type 2BR 2 Bed

Type 3BR1 3 Bed

Type 3BR2 3 Bed

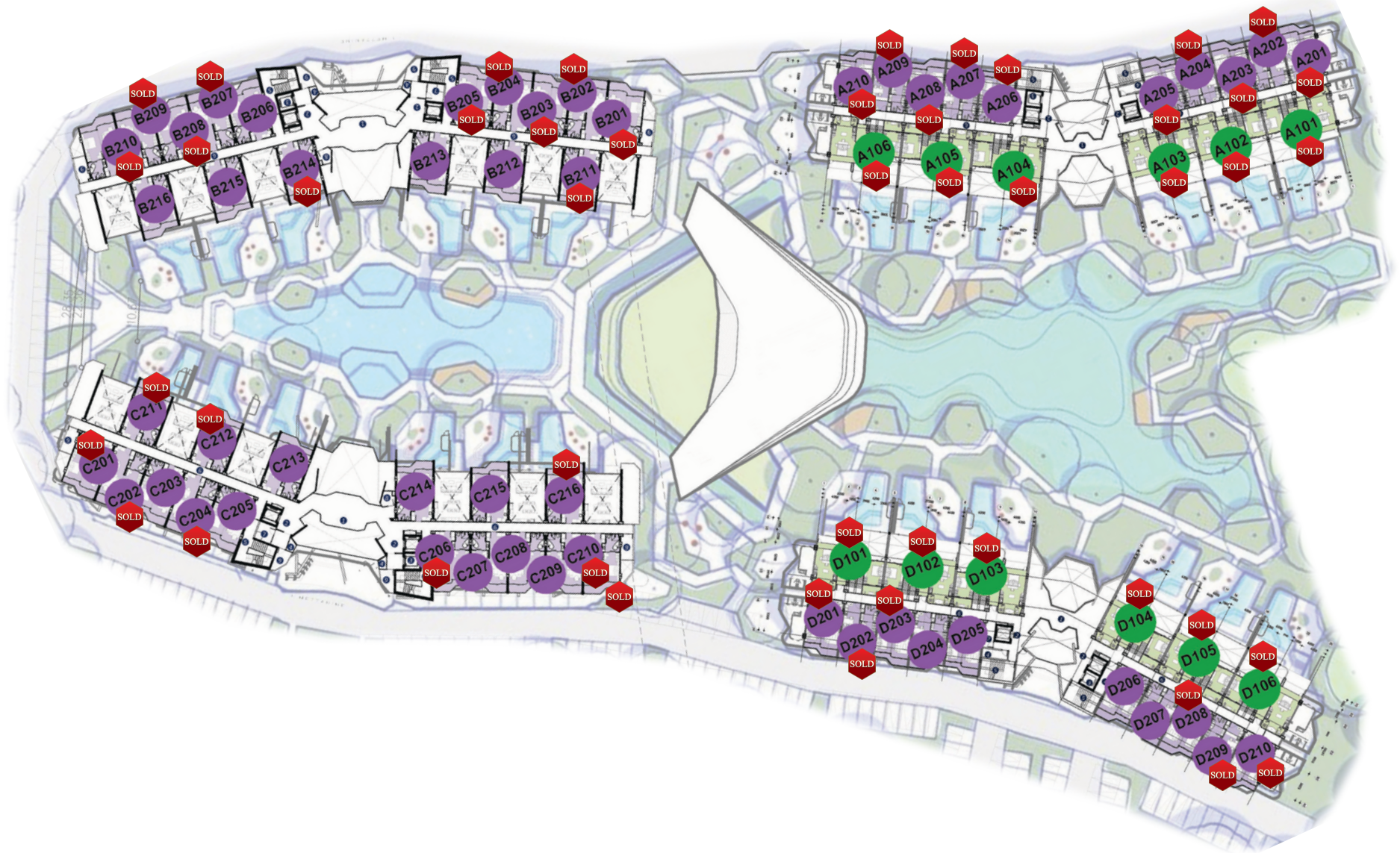
Type 3BR3 3 Bed

Type DP DUPLEX

Type PH PENTHOUSE

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2nd FLOOR PLAN



SOLD SOLD

Type 1BR 1 Bed

Type 2BR 2 Bed

Type 3BR1 3 Bed

Type 3BR2 3 Bed

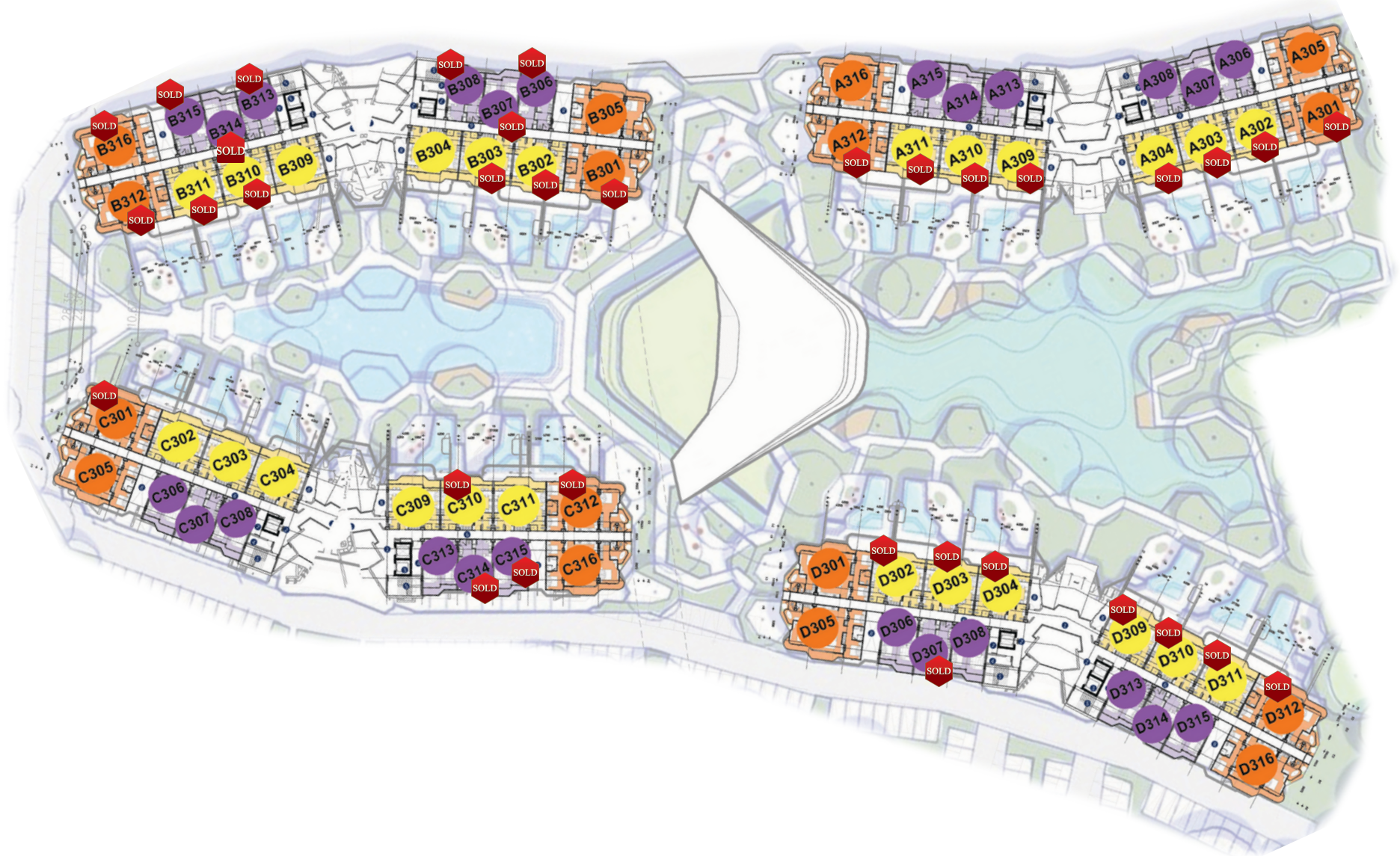
Type 3BR3 3 Bed

Type DP DUPLEX

Type PH PENTHOUSE

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3rd FLOOR PLAN



SOLD SOLD

Type 1BR 1 Bed

Type 2BR 2 Bed

Type 3BR1 3 Bed

Type 3BR2 3 Bed

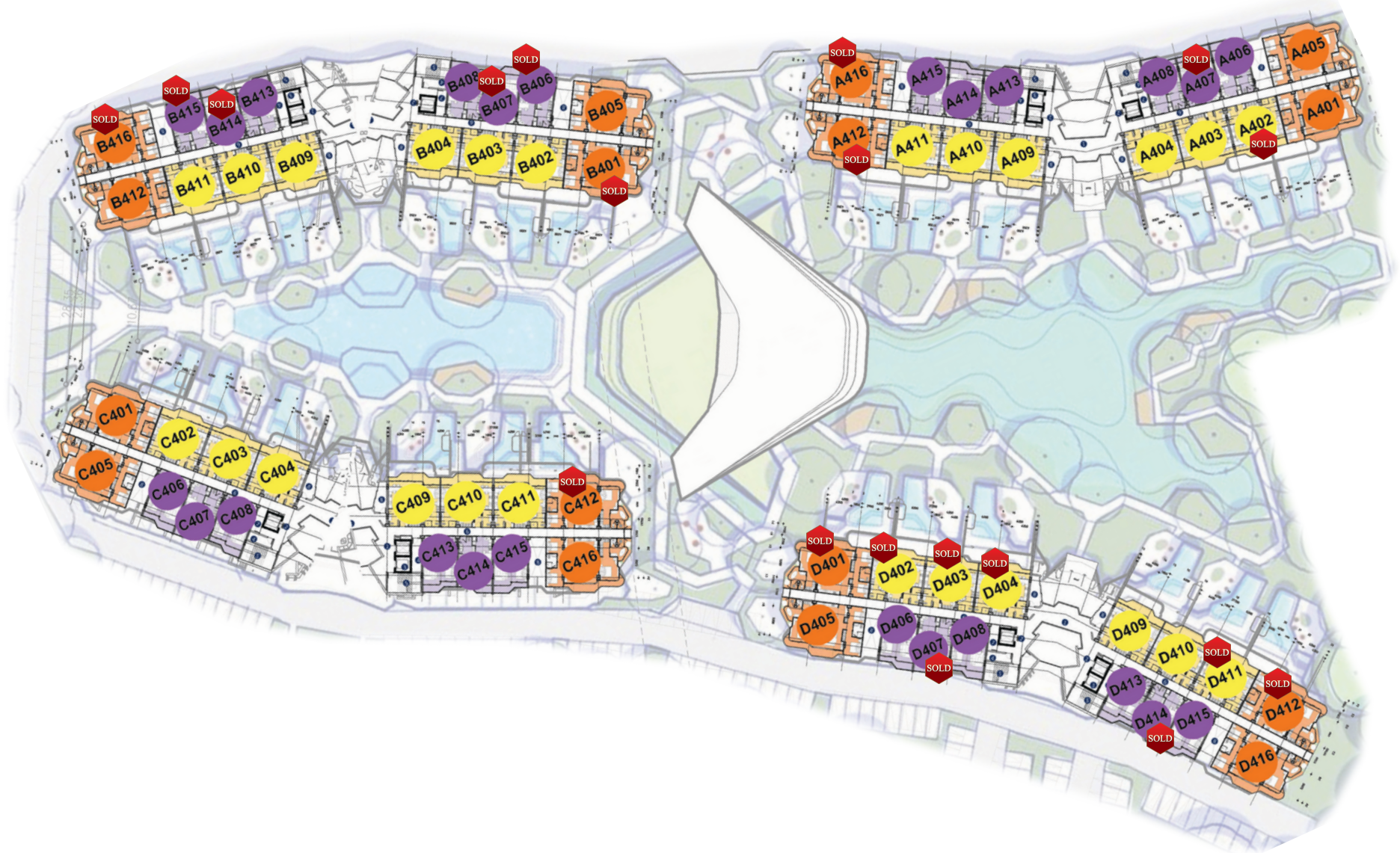
Type 3BR3 3 Bed

Type DP DUPLEX

Type PH PENTHOUSE

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4th FLOOR PLAN



SOLD SOLD

Type 1BR 1 Bed

Type 2BR 2 Bed

Type 3BR1 3 Bed

Type 3BR2 3 Bed

Type 3BR3 3 Bed

Type DP DUPLEX

Type PH PENTHOUSE

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5th FLOOR PLAN



SOLD SOLD

■ Type 1BR 1 Bed

■ Type 2BR 2 Bed

■ Type 3BR1 3 Bed

■ Type 3BR2 3 Bed

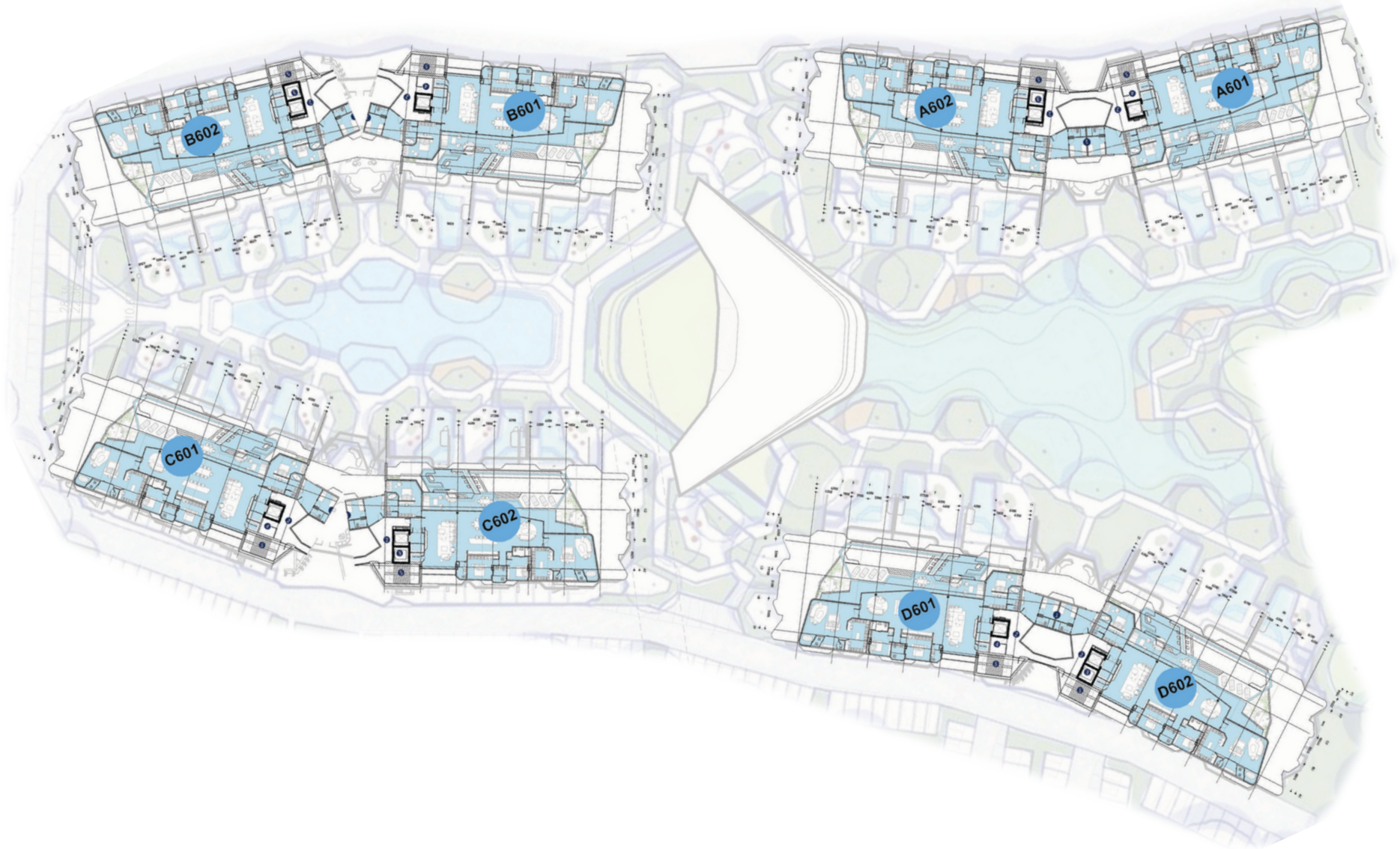
■ Type 3BR3 3 Bed

■ Type DP DUPLEX

■ Type PH PENTHOUSE

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6th FLOOR PLAN



SOLD SOLD

Type 1BR 1 Bed

Type 2BR 2 Bed

Type 3BR1 3 Bed

Type 3BR2 3 Bed

Type 3BR3 3 Bed

Type DP DUPLEX

Type PH PENTHOUSE

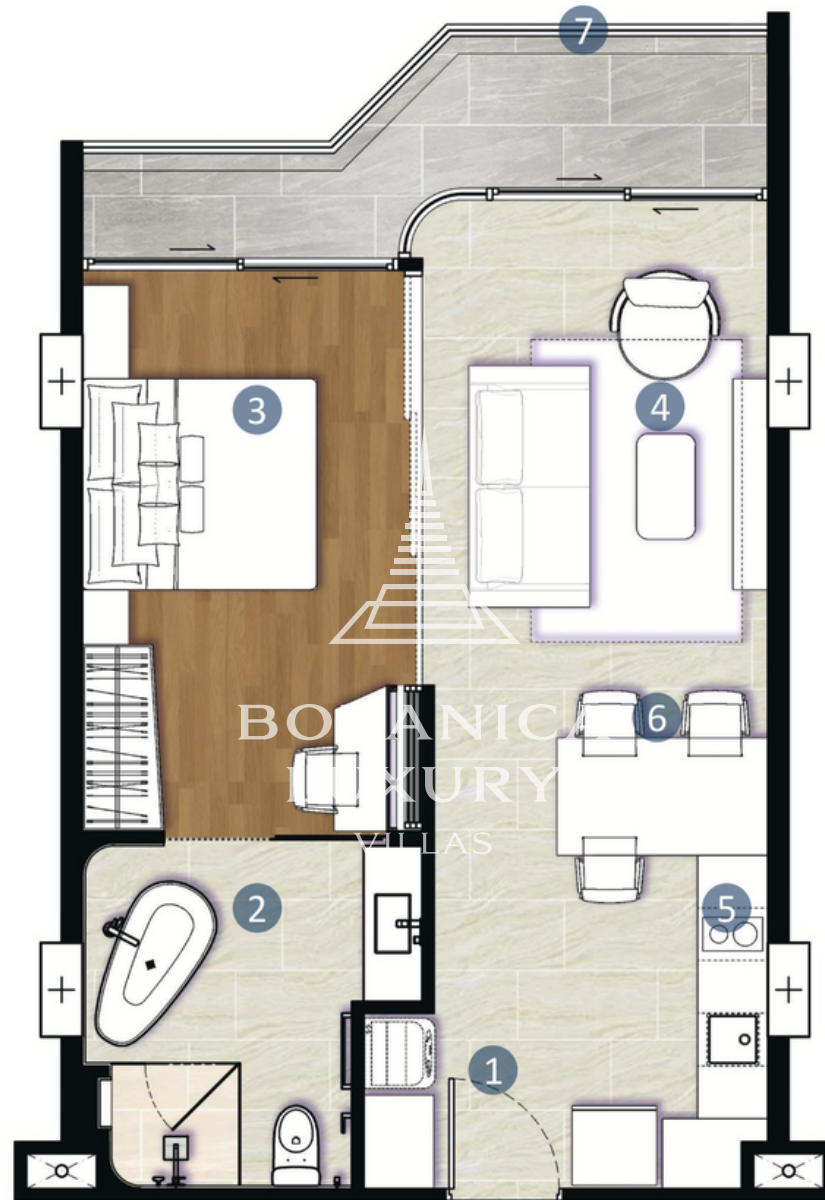
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TYPE 1BR

DESIGN: 1 Bedroom

Area : 59.52 sq.m.

- 1. Entrance
- 2. Bathroom
- 3. Bedroom
- 4. Living Area
- 5. Pantry
- 6. Dining Area
- 7. Terrace



Floor Plan

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TYPE 2BR

DESIGN: 2 Bedroom

Area : 88.19 sq.m.

1. Entrance
2. Bathroom 1
3. Bedroom 1
4. Living Area
5. Pantry
6. Dining Area
7. Master Bedroom
8. Master Bathroom
9. Terrace



Floor Plan



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TYPE 3BR1

DESIGN: 3 Bedroom

Area : 127.23 sq.m

1. Entrance
2. Pantry
3. Living Area
4. Dining Area
5. Walk-in Closet
6. Master Bedroom
7. Master Bathroom
8. Bedroom 2
9. Bathroom 2-3
10. Bedroom 3
11. Terrace



Floor Plan

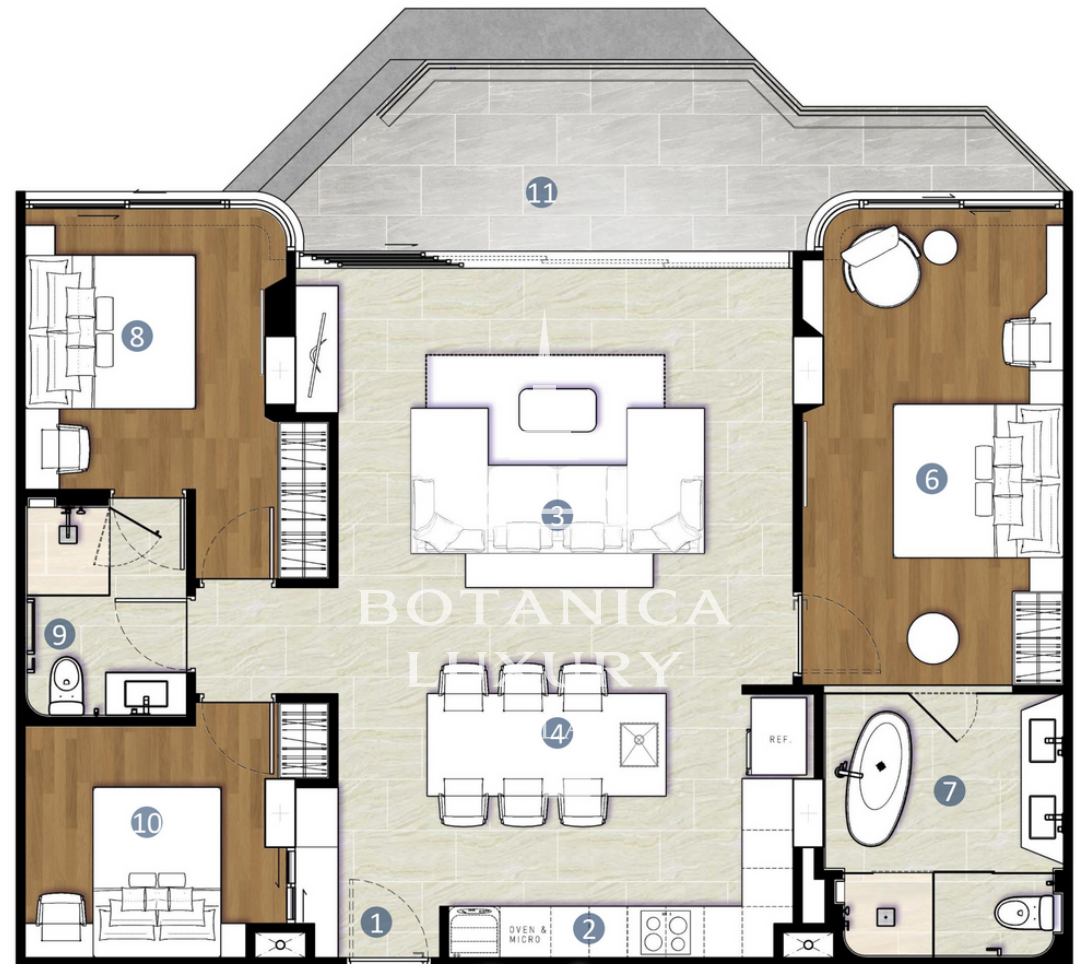
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TYPE 3BR2

DESIGN: 3 Bedroom

Area : 185.82 sq.m

1. Entrance
2. Pantry
3. Living Area
4. Dining Area
5. Master Bedroom
6. Master Bathroom
7. Bedroom 2
8. Bathroom 2-3
9. Bedroom 3
10. Terrace



Floor Plan

TYPE 3BR3

DESIGN: 3 Bedroom

Area : 217.04 sq.m

1. Entrance
2. Pantry
3. Living Area
4. Dining Area
5. Walk-in Closet
6. Master Bedroom
7. Master Bathroom
8. Bedroom 2
9. Bathroom 2-3
10. Bedroom 3
11. Terrace



Floor Plan

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TYPE PH

DESIGN: PENTHOUSE

Area : 713.53 sq.m

- | | |
|---------------------|-------------------|
| 1. Entrance | 14. Bathroom 3 |
| 2. Shoe Storage | 15. Bedroom 4 |
| 3. Foyer | 16. Bathroom 4 |
| 4. Wine Cellar | 17. Laundry |
| 5. Living Area | 18. Maid Room |
| 6. Dining Area1 | 19. Maid Bathroom |
| 7. Pantry | 20. Terrace |
| 8. Master Bedroom | 21. Sunken Seat |
| 9. Walk-in Closet | 22. Living Area 2 |
| 10. Master Bathroom | 23. Swimming Pool |
| 11. Bedroom 2 | 24. Toilet |
| 12. Bathroom 2 | 25. Thai Kitchen |
| 13. Bedroom 3 | 26. Gabage |



Floor Plan



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PRICE LIST BOTANICA HYTHE : Building A

No.	Floor	Room Type	View	Unit Size (Sq.M)	Selling Price (THB)
A305	3	3 Bedroom.1	Golf Court View	127	24,288,750
A306	3	1 Bedroom	Golf Court View	60	11,475,000
A307	3	1 Bedroom	Golf Court View	60	11,475,000
A308	3	1 Bedroom	Golf Court View	60	11,475,000
A313	3	1 Bedroom	Golf Court View	60	11,475,000
A314	3	1 Bedroom	Golf Court View	60	11,475,000
A315	3	1 Bedroom	Golf Court View	60	11,475,000
A316	3	3 Bedroom.1	Golf Court View	127	24,288,750
A401	4	3 Bedroom.1	Grand Lake View	127	25,717,500
A403	4	2 Bedroom	Grand Lake View	88	18,315,000
A404	4	2 Bedroom	Grand Lake View	88	18,315,000
A405	4	3 Bedroom.1	Golf Court View	127	25,717,500
A406	4	1 Bedroom	Golf Court View	60	12,150,000
A408	4	1 Bedroom	Golf Court View	60	12,150,000
A409	4	2 Bedroom	Grand Lake View	88	18,315,000
A410	4	2 Bedroom	Grand Lake View	88	18,315,000
A411	4	2 Bedroom	Grand Lake View	88	18,315,000
A413	4	1 Bedroom	Golf Court View	60	12,150,000
A414	4	1 Bedroom	Golf Court View	60	12,150,000
A415	4	1 Bedroom	Golf Court View	60	12,150,000

PRICE LIST BOTANICA HYTHE : Building A



No.	Floor	Room Type	View	Unit Size (Sq.M)	Selling Price (THB)
A501	5	3 Bedroom.1	Grand Lake View	127	27,146,250
A502	5	2 Bedroom	Grand Lake View	88	19,305,000
A503	5	2 Bedroom	Grand Lake View	88	19,305,000
A504	5	2 Bedroom	Grand Lake View	88	19,305,000
A506	5	1 Bedroom	Golf Court View	60	12,825,000
A507	5	1 Bedroom	Golf Court View	60	12,825,000
A508	5	1 Bedroom	Golf Court View	60	12,825,000
A509	5	2 Bedroom	Grand Lake View	88	19,305,000
A510	5	2 Bedroom	Grand Lake View	88	19,305,000
A511	5	2 Bedroom	Grand Lake View	88	18,810,000
A512	5	3 Bedroom.1	Grand Lake View	127	27,146,250
A513	5	1 Bedroom	Golf Court View	60	12,825,000
A514	5	1 Bedroom	Golf Court View	60	12,825,000
A515	5	1 Bedroom	Golf Court View	60	12,825,000
A601	6	Penthouse	Grand Lake View	713	138,150,000
A602	6	Penthouse	Grand Lake View	713	138,150,000



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PRICE LIST BOTANICA HYTHE : Building B

No.	Floor	Room Type	View	Unit Size (Sq.M)	Selling Price (THB)
B101	1	3 Bedroom.2	Pool View	186	30,120,000
B102	1	3 Bedroom.2	Pool View	186	30,120,000
B103	1	3 Bedroom.3	Pool View	217	35,700,000
B104	1	3 Bedroom.3	Pool View	217	35,700,000
B105	1	3 Bedroom.2	Pool View	186	30,120,000
B106	1	3 Bedroom.2	Pool View	186	30,120,000
B206	2	1 Bedroom	Golf Court View	60	10,800,000
B212	2	1 Bedroom	Pool View	60	10,800,000
B213	2	1 Bedroom	Pool View	60	10,800,000
B215	2	1 Bedroom	Pool View	60	10,800,000
B216	2	1 Bedroom	Pool View	60	10,800,000
B304	3	2 Bedroom	Pool View	88	17,325,000
B305	3	3 Bedroom.1	Golf Court View	127	24,288,750
B309	3	2 Bedroom	Pool View	88	17,325,000

PRICE LIST BOTANICA HYTHE : Building B

No.	Floor	Room Type	View	Unit Size (Sq.M)	Selling Price (THB)
B402	4	2 Bedroom	Pool View	88	18,315,000
B403	4	2 Bedroom	Pool View	88	18,315,000
B404	4	2 Bedroom	Pool View	88	18,315,000
B405	4	3 Bedroom.1	Golf Court View	127	25,717,500
B408	4	1 Bedroom	Golf Court View	60	12,052,800
B409	4	2 Bedroom	Pool View	88	18,315,000
B410	4	2 Bedroom	Pool View	88	18,315,000
B411	4	2 Bedroom	Pool View	88	18,315,000
B412	4	3 Bedroom.1	Pool View	127	25,717,500
B413	4	1 Bedroom	Golf Court View	60	12,052,800

PRICE LIST BOTANICA HYTHE : Building B



No.	Floor	Room Type	View	Unit Size (Sq.M)	Selling Price (THB)
B501	5	3 Bedroom.1	Pool View	127	27,146,250
B502	5	2 Bedroom	Pool View	88	19,305,000
B503	5	2 Bedroom	Pool View	88	19,305,000
B504	5	2 Bedroom	Pool View	88	19,305,000
B505	5	3 Bedroom.1	Golf Court View	127	27,146,250
B506	5	1 Bedroom	Golf Court View	60	12,825,000
B507	5	1 Bedroom	Golf Court View	60	12,825,000
B508	5	1 Bedroom	Golf Court View	60	12,825,000
B509	5	2 Bedroom	Pool View	88	19,305,000
B510	5	2 Bedroom	Pool View	88	19,305,000
B511	5	2 Bedroom	Pool View	88	19,305,000
B512	5	3 Bedroom.1	Pool View	127	27,146,250
B513	5	1 Bedroom	Golf Court View	60	12,825,000
B514	5	1 Bedroom	Golf Court View	60	12,825,000
B601	6	Penthouse	Pool View	713	138,150,000
B602	6	Penthouse	Pool View	713	138,150,000



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PRICE LIST BOTANICA HYTHE : Building C

No.	Floor	Room Type	View	Unit Size (Sq.M)	Selling Price (THB)
C101	1	3 Bedroom.2	Pool View	186	30,120,000
C102	1	3 Bedroom.2	Pool View	186	30,120,000
C103	1	3 Bedroom.3	Pool View	217	35,700,000
C104	1	3 Bedroom.3	Pool View	217	35,700,000
C105	1	3 Bedroom.2	Pool View	186	30,120,000
C106	1	3 Bedroom.2	Pool View	186	30,120,000
C203	2	1 Bedroom	Mountain View	60	10,800,000
C205	2	1 Bedroom	Mountain View	60	10,800,000
C207	2	1 Bedroom	Mountain View	60	10,800,000
C208	2	1 Bedroom	Mountain View	60	10,800,000
C209	2	1 Bedroom	Mountain View	60	10,800,000
C213	2	1 Bedroom	Pool View	60	10,800,000
C214	2	1 Bedroom	Pool View	60	10,800,000
C215	2	1 Bedroom	Pool View	60	10,800,000



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PRICE LIST BOTANICA HYTHE : Building C

No.	Floor	Room Type	View	Unit Size (Sq.M)	Selling Price (THB)
C302	3	2 Bedroom	Pool View	88	17,325,000
C303	3	2 Bedroom	Pool View	88	17,325,000
C304	3	2 Bedroom	Pool View	88	17,325,000
C305	3	3 Bedroom.1	Mountain View	127	25,003,125
C306	3	1 Bedroom	Mountain View	60	11,475,000
C307	3	1 Bedroom	Mountain View	60	11,475,000
C308	3	1 Bedroom	Mountain View	60	11,475,000
C309	3	2 Bedroom	Pool View		
C311	3	2 Bedroom	Pool View	88	17,325,000
C313	3	1 Bedroom	Mountain View	60	11,475,000
C316	3	3 Bedroom.1	Mountain View	127	25,003,125



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PRICE LIST BOTANICA HYTHE : Building C

No.	Floor	Room Type	View	Unit Size (Sq.M)	Selling Price (THB)
C401	4	3 Bedroom.1	Pool View	127	26,431,875
C402	4	2 Bedroom	Pool View	88	18,315,000
C403	4	2 Bedroom	Pool View	88	18,315,000
C404	4	2 Bedroom	Pool View	88	18,315,000
C405	4	3 Bedroom.1	Mountain View	127	26,431,875
C406	4	1 Bedroom	Mountain View	60	12,150,000
C407	4	1 Bedroom	Mountain View	60	12,052,800
C408	4	1 Bedroom	Mountain View	60	12,052,800
C409	4	2 Bedroom	Pool View	88	18,315,000
C410	4	2 Bedroom	Pool View	88	18,315,000
C411	4	2 Bedroom	Pool View	88	18,315,000
C412	4	3 Bedroom.1	RESERVED		
C413	4	1 Bedroom	Mountain View	60	12,052,800
C414	4	1 Bedroom	Mountain View	60	12,052,800
C415	4	1 Bedroom	Mountain View	60	12,052,800
C416	4	3 Bedroom.1	Mountain View	127	26,431,875

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PRICE LIST BOTANICA HYTHE : Building C



No.	Floor	Room Type	View	Unit Size (Sq.M)	Selling Price (THB)
C502	5	2 Bedroom	Pool View	88	19,305,000
C503	5	2 Bedroom	Pool View	88	19,305,000
C504	5	2 Bedroom	Pool View	88	19,305,000
C505	5	3 Bedroom.1	Mountain View	127	27,860,625
C506	5	1 Bedroom	Mountain View	60	12,825,000
C507	5	1 Bedroom	Mountain View	60	12,825,000
C508	5	1 Bedroom	Mountain View	60	12,825,000
C509	5	2 Bedroom	Pool View	88	19,305,000
C510	5	2 Bedroom	Pool View	88	19,305,000
C511	5	2 Bedroom	Pool View	88	19,305,000
C512	5	3 Bedroom.1	Pool View	127	27,860,625
C513	5	1 Bedroom	Mountain View	60	12,825,000
C514	5	1 Bedroom	Mountain View	60	12,825,000
C515	5	1 Bedroom	Mountain View	60	12,825,000
C516	5	3 Bedroom.1	Mountain View	127	27,860,625
C601	6	Penthouse	Pool View	713	138,266,250
C602	6	Penthouse	Pool View	713	138,266,250



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PRICE LIST BOTANICA HYTHE : Building D

No.	Floor	Room Type	View	Unit Size (Sq.M)	Selling Price (THB)
D101	1	Duplex	RESERVED		
D102	1	Duplex	RESERVED		
D103	1	Duplex	RESERVED		
D104	1	Duplex	RESERVED		
D105	1	Duplex	RESERVED		
D106	1	Duplex	RESERVED		
D204	2	1 Bedroom	Mountain View	60	10,800,000
D205	2	1 Bedroom	Mountain View	60	10,800,000
D206	2	1 Bedroom	Mountain View	60	10,800,000
D207	2	1 Bedroom	Mountain View	60	10,800,000

PRICE LIST BOTANICA HYTHE : Building D

No.	Floor	Room Type	View	Unit Size (Sq.M)	Selling Price (THB)
D301	3	3 Bedroom.1	Grand Lake View	127	24,288,750
D305	3	3 Bedroom.1	Mountain View	127	24,288,750
D306	3	1 Bedroom	Mountain View	60	11,475,000
D308	3	1 Bedroom	Mountain View	60	11,475,000
D313	3	1 Bedroom	Mountain View	60	11,475,000
D314	3	1 Bedroom	Mountain View	60	11,475,000
D315	3	1 Bedroom	Mountain View	60	11,475,000
D316	3	3 Bedroom.1	Mountain View	127	24,288,750



PRICE LIST BOTANICA HYTHE : Building D

No.	Floor	Room Type	View	Unit Size (Sq.M)	Selling Price (THB)
D405	4	3 Bedroom.1	Mountain View	127	25,717,500
D406	4	1 Bedroom	Mountain View	60	12,150,000
D407	4	1 Bedroom	Mountain View	60	12,150,000
D408	4	1 Bedroom	Mountain View	60	12,150,000
D409	4	2 Bedroom	Grand Lake View	88	18,315,000
D410	4	2 Bedroom	Grand Lake View	88	18,315,000
D413	4	1 Bedroom	Mountain View	60	12,150,000
D415	4	1 Bedroom	Mountain View	60	12,150,000
D416	4	3 Bedroom.1	Mountain View	127	25,717,500

PRICE LIST BOTANICA HYTHE : Building D

No.	Floor	Room Type	View	Unit Size (Sq.M)	Selling Price (THB)
D501	5	3 Bedroom.1	Grand Lake View	127	27,146,250
D502	5	2 Bedroom	Grand Lake View	88	19,305,000
D503	5	2 Bedroom	Grand Lake View	88	19,305,000
D504	5	2 Bedroom	Grand Lake View	88	19,305,000
D505	5	3 Bedroom.1	Mountain View	127	27,146,250
D506	5	1 Bedroom	Mountain View	60	12,825,000
D507	5	1 Bedroom	Mountain View	60	12,825,000
D508	5	1 Bedroom	Mountain View	60	12,825,000
D509	5	2 Bedroom	Grand Lake View	88	19,305,000
D510	5	2 Bedroom	Grand Lake View	88	19,305,000
D511	5	2 Bedroom	Grand Lake View	88	18,810,000
D512	5	3 Bedroom.1	Grand Lake View	127	27,146,250
D513	5	1 Bedroom	Mountain View	60	12,825,000
D514	5	1 Bedroom	Mountain View	60	12,825,000
D515	5	1 Bedroom	Mountain View	60	12,825,000
D516	5	3 Bedroom.1	Mountain View	127	27,146,250
D601	6	Penthouse	Grand Lake View	714	138,150,000
D602	6	Penthouse	Grand Lake View	714	138,150,000

Terms and Conditions

Ownership Types:

- A. Freehold ownership : The freehold title is exclusively available to Thai buyers and Thai companies.
: Foreign freehold is extra charge 10,000 baht / sqm.
- 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 Condominium).

1st Reservation Payment 200,000 THB.	
2nd Contract signing payment (deduct reservation payment) 3rd	35%
Complete construction of footing and ground work	20%
4th Complete concrete and roof structure	20%
5th Complete brick wall, conduit and pump work	10%
6th Complete door, window, wall plastering, tile, ceiling and finishing progress	10%
7th Handover and ownership registration	5%

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 fully furnished.
- Sinking fund 650 THB./sqm. (One-time payment)
- Monthly common area management fee 65 THB / sqm. including 24-hour security, garbage collection communal electricity and landscaping.
- Facilities are swimming pool, gym, sauna, library, co-working space and pantry lounge.



ABOUT DEVELOPER



Botanica Luxury Phuket Company Limited

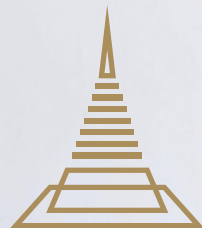
20 Years Experience

In Luxury Pool Villas In Phuket

Attasit Intarachoti



CEO & Founder



Botanica Luxury Phuket Company Limited



**BOTANICA
LUXURY**
VILLAS



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