



BOTANICA  
FOUR SEASONS



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# BOTANICA Four Seasons

## MASTER PLAN

Total Project Area : 154,461 sq.m.

## Common Area

Total Project Area : 13,140 sq.m.  
Driving Area : 2,856 sq.m.  
Driving Area & Footpath : 918 sq.m.  
Garden Area : 9,365 sq.m.



SPRING

Zen





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Spring

Zen



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Zen

Spring

# SPRING Zen

## SITE PLAN



Tropical Design  
30 Villas



The land size starts  
from 506 - 1092 sqm.



Built-up size starts  
from 305 sqm.

## Common Area

|                           |              |
|---------------------------|--------------|
| Total Project Area :      | 21,879 sq.m. |
| Driving Area :            | 2,951 sq.m.  |
| Driving Area & Footpath : | 1,335sq.m.   |
| Garden Area :             | 639 sq.m.    |





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# TYPE A

## DESIGN

Land Plot : 506 sq.m.



3 Bedrooms



3 Bathrooms



Swimming Pool  
3.80x 9.50 m.

## Usable Area

Internal Area : 168 sq.m.  
External Area : 137 sq.m.  
All Area : 305 sq.m.





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# AUTUMN

Modern Loft





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Autumn

Modern Loft

# AUTUMN Modern Loft

## SITE PLAN



Modern loft design  
37 Villas



The land size starts  
from 420 - 802 sqm.



Built-up size starts  
from 310 sqm.

## Common Area

|                           |              |
|---------------------------|--------------|
| Total Project Area :      | 26,635 sq.m. |
| Driving Area :            | 3,854 sq.m.  |
| Driving Area & Footpath : | 1,856 sq.m.  |
| Garden Area :             | 228 sq.m.    |





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Autumn

Modern Loft

# TYPE A

## DESIGN

Land Plot : 460 sq.m.



3 Bedrooms



3 Bathrooms



Swimming Pool  
4.00x10.00 m.

## Usable Area

Internal Area : 154 sq.m.  
External Area : 156 sq.m.  
All Area : 310 sq.m.



# TYPE B

## DESIGN

Land Plot : 579 sq.m.



3 Bedrooms



4 Bathrooms



Swimming Pool  
4.00x10.00 m.

## Usable Area

Internal Area : 173 sq.m.  
External Area : 177 sq.m.  
All Area : 350 sq.m.



Ground Floor Plan

# TYPE C

## DESIGN

Land Plot : 669 sq.m.



4 Bedrooms



4 Bathrooms



Swimming Pool  
4.00x10.00 m.

## Usable Area

Internal Area : 191 sq.m.  
External Area : 189 sq.m.  
All Area : 380 sq.m.



Ground Floor Plan

# TYPE C.1

## DESIGN

Land Plot : 607 sq.m.



4 Bedrooms



4 Bathrooms



Swimming Pool  
4.00x10.00 m.

## Usable Area

Internal Area : 191 sq.m.  
External Area : 189 sq.m.  
All Area : 380 sq.m.



Ground Floor Plan



Autumn

Modern Loft

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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 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.

# LOCATION

|          |                              |        |
|----------|------------------------------|--------|
| <b>A</b> | Nai Yang Beach               | 14 min |
| <b>B</b> | Naithon Beach                | 15 min |
| <b>C</b> | Layan Beach                  | 15 min |
| <b>D</b> | Bangtao Beach                | 17 min |
| <b>E</b> | Tonsai Waterfall             | 15 min |
| <b>F</b> | Blue Tree Lagoon             | 20 min |
| <b>G</b> | Laguna Golf                  | 17 min |
| <b>H</b> | Blue Canyon Golf             | 18 min |
| <b>I</b> | Porto De Phuket              | 14 min |
| <b>J</b> | Robinson Lifestyle           | 20 min |
| <b>K</b> | Lotus's                      | 20 min |
| <b>L</b> | Central Phuket               | 35 min |
| <b>M</b> | Thalang Hospital             | 10 min |
| <b>N</b> | Bangkok Hospital             | 40 min |
| <b>O</b> | Phuket International Airport | 17 min |
| <b>P</b> | Heroines Monument Phuket     | 20 min |

