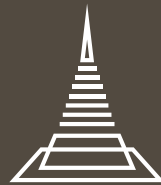




BOTANICA  
HILLSIDE



BOTANICA  
HILLSIDE

# About Us

Where the timeless design is perfectly combined with nature.

BOTANICA Hillside is the latest project under Botanica's umbrella, located in the new prime area of Phuket Bangjo area just a few minutes drive from the Bangtao beach and only 20 minutes drive to the Phuket International Airport



# MASTER PLAN



SIGNATURE Tropical Balinese  
12 Villas



The land size starts  
from 531 - 1026 sq.m.



Built-up size starts  
from 319 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.



Botanica Hillside

SIGNATURE Tropical Balinese

# TYPE A

## SIGNATURE Tropical Balinese

Plot : 584 sq.m.



: 3



: 4



: 3.80 x 8.80 m.

## Usable Area

Internal Area : 189 sq.m.

External Area : 130

: All Area : sq.m. 319

sq.m.



Ground Floor Plan

# TYPE A.1

SIGNATURE Tropical Balinese

Plot : 655 sq.m.



: 3



: 4



: 3.80 x 8.80 m.

## Usable Area

Internal Area : 192 sq.m.  
 External Area : 132 sq.m.  
 : All Area : 324 sq.m.



Ground Floor Plan

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# TYPE B

## SIGNATURE Tropical Balinese

Plot : 795 sq.m.



: 4



: 5



: 4.00 x 11.45 m.

## Usable Area

Internal Area : 228 sq.m.  
 External Area : 239 sq.m.  
 : All Area : 467 sq.m.



Ground Floor Plan

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# TYPE B.1

SIGNATURE Tropical Balinese

Plot : 697 sq.m.



: 4



: 5



: 4.00 x 11.45 m.

## Usable Area

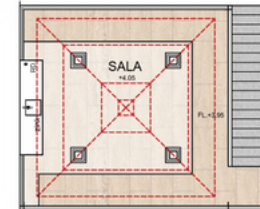
Internal Area : 221 sq.m.

External Area : 258

: All Area : sq.m.

479

sq.m.



Ground Floor Plan



BOTANICA  
HILLSIDE

Botanica Hillside

SIGNATURE Tropical Balinese



Botanica Hillside

SIGNATURE Tropical Balinese

# PRICE LIST Hillside



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)
H01	B	4 beds 5 baths	795	467	228	239	4x11.45	<b>38,266,000</b>
H02	B.1	4 beds 4 baths	844	479	221	258	4x11.45	<b>39,735,000</b>
H03	B.1	4 beds 4 baths	697	479	221	258	4x11.45	<b>37,236,000</b>
H05	B.1	4 beds 4 baths	1026	479	221	258	4x11.45	<b>42,829,000</b>
H08	A.1	3 beds 4 baths	665	339	192	147	3.8x8.8	<b>30,967,000</b>
H12	A.1	3 beds 4 baths	531	323	192	131	3.8x8.8	<b>28,823,000</b>

# 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	

### 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

## BOTANICA HILLSIDE

<b>A</b> Layan Beach	15 min
<b>B</b> Bangtao Beach	15 min
<b>C</b> Surin Beach	20 min
<b>D</b> Nai Thon Beach	22 min
<b>E</b> Blue Tree Lagoon	7 min
<b>F</b> Phuket Nature Elephant Reserve	7 min
<b>G</b> Green Elephant Sanctuary Park	15 min
<b>H</b> Laguna Golf	17 min
<b>I</b> Porto De Phuket	10 min
<b>J</b> Villa Market - Boat Avenue	10 min
<b>K</b> Robinson Lifestyle	10 min
<b>L</b> Central Phuket	25 min
<b>M</b> Thalang Hospital	8 min
<b>N</b> Bangkok Hospital	25 min
<b>O</b> Phuket International Airport	20 min





# ABOUT DEVELOPER



Botanica Luxury Phuket Company Limited

16 Years Experience

In Luxury Pool Villas In Phuket

Attasit Intarachooti



CEO & Founder

Botanica Luxury Phuket Company Limited



**BOTANICA  
LUXURY**  
VILLAS



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