

BOTANICA
FORESTIQUE

THE ART OF LUXURY LIVING



BOTANICA
FORESTIQUE

About Us

Botanica Forestique developed with a unique blend of urban living, healthy lifestyle, and natural beauty.

65 Villas in modern luxury design with the land size starts from 674 - 1,168 sqm. and built-up size starts from 424- 567 sqm. 4 bedroom and 5-6 bathroom



LOCATION

BOTANICA FORESTIQUE

| | | |
|---|------------------------------|--------|
| A | Lanyan Beach | 10 min |
| B | Bangtao Beach | 13 min |
| C | Naithon Beach | 15 min |
| D | Surin Beach | 20 min |
| E | Central Porto De Phuket | 10 min |
| F | Boat Avenue | 15 min |
| G | Robinson Lifestyle | 15 min |
| H | Laguna Golf Phuket | 15 min |
| I | Blue Canyon Golf Course | 18 min |
| J | Blue Tree Water Park | 15 min |
| K | Thalang Hospital | 13 min |
| L | Bangkok Hospital | 35 min |
| M | Phuket International Airport | 13 min |



MASTER PLAN



Modern Luxury Design
53 Villas



The land size starts
from **654.40 - 1,115.84 sq.m.**



Built-up size starts
from **434.78 sq.m.**



Tropical Balinese Design
10 Villas



The land size starts
from **673.33 - 1,210.21 sq.m.**



Built-up size starts
from **318 sq.m.**

Common Area

| | |
|---------------------------|-----------------|
| Total Project Area : | 78,376.72 sq.m. |
| Driving Area : | 11,993.07 sq.m. |
| Driving Area & Footpath : | 3,990.17 sq.m. |
| Garden Area : | 5,641.40 sq.m. |



TYPE 4A

Modern Luxury Design

Land Plot : 672 sq.m.



4 Bedrooms



5 Bathrooms



Swimming Pool
3.50 x 10.80 m.

Usable Area

Internal Area : 222 sq.m.
External Area : 206 sq.m.
All Area : 428 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 4A.1

Modern Luxury Design

Land Plot : 658 sq.m.



4 Bedrooms



5 Bathrooms



Swimming Pool
3.50 x 10.80 m.

Usable Area

Internal Area : 220 sq.m.
External Area : 204 sq.m.
All Area : 424 sq.m.



Ground Floor Plan

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TYPE 4C

Modern luxury design

Land Plot : 900 sq.m.



4 Bedrooms



6 Bathrooms



Swimming Pool
4.20 x 13.00 m.

Usable Area

Internal Area : 283 sq.m.
External Area : 285 sq.m.
All Area : 568 sq.m.



Ground Floor Plan

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PRICE LIST

Modern luxury design

| No. | Type | Number Bedroom | Plot size (Sq.M) | Total Built up (Sq.M) | Internal Area (Sq.M) | External Area (Sq.M) | Pool Size (M.) | Selling Price (THB) |
|------|------|----------------------|------------------|-----------------------|----------------------|----------------------|----------------|---------------------|
| FQ04 | 4A.1 | 4 Bedroom 5 Bathroom | 654 | 425 | 220 | 205 | 3.50 x 10.80 | 44,105,000 |
| FQ06 | 4A.1 | 4 Bedroom 5 Bathroom | 713 | 417 | 222 | 195 | 3.50 x 10.80 | 44,701,000 |
| FQ12 | 4A | 4 Bedroom 6 Bathroom | 772 | 434 | 219 | 215 | 3.50 x 10.80 | 47,122,000 |
| FQ13 | 4A | 4 Bedroom 6 Bathroom | 739 | 433 | 220 | 213 | 3.50 x 10.80 | 46,389,000 |
| FQ15 | 4A | 4 Bedroom 5 Bathroom | 772 | 440 | 220 | 220 | 3.50 x 10.80 | 47,560,000 |
| FQ19 | 4A | 3 Bedroom 4 Bathroom | 727 | 425 | 219 | 206 | 3.50 x 10.80 | 45,565,000 |
| FQ27 | 4A | 4 Bedroom 5 Bathroom | 672 | 428 | 222 | 206 | 3.50 x 10.80 | 44,976,000 |
| FQ34 | 4A | 4 Bedroom 5 Bathroom | 695 | 434 | 219 | 215 | 3.50 x 10.80 | 45,582,000 |
| FQ35 | 4A | 4 Bedroom 5 Bathroom | 720 | 426 | 220 | 206 | 3.50 x 10.80 | 45,498,000 |
| FQ47 | 4A | 4 Bedroom 5 Bathroom | 894 | 429 | 220 | 209 | 3.50 x 10.80 | 49,197,000 |
| FQ51 | 4C | 4 Bedroom 6 Bathroom | 900 | 567 | 282 | 285 | 4.20 x 12.00 | 57,123,000 |
| FQ52 | 4C | 4 Bedroom 6 Bathroom | 900 | 567 | 282 | 285 | 4.20 x 12.00 | 57,123,000 |
| FQ53 | 4C | 4 Bedroom 6 Bathroom | 900 | 567 | 282 | 285 | 4.20 x 12.00 | 57,123,000 |
| FQ59 | 4C | 4 Bedroom 6 Bathroom | 1,087 | 567 | 282 | 285 | 4.20 x 12.00 | 60,863,000 |
| FQ60 | 4C | 4 Bedroom 6 Bathroom | 1,210 | 567 | 282 | 285 | 4.20 x 12.00 | 63,323,000 |
| FQ64 | 4C | 4 Bedroom 5 Bathroom | 990 | 571 | 282 | 288 | 4.20 x 12.00 | SHOW UNIT |
| FQ65 | 4A | 4 Bedroom 5 Bathroom | 767 | 432 | 223 | 209 | 3.50 x 10.80 | SHOW UNIT |

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

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TYPE 3B

Tropical Balinese Design

Land Plot : 690 sq.m.



3 Bedrooms



4 Bathrooms



Swimming Pool
4.00 x 9.55 m.

Usable Area

Internal Area : 168 sq.m.
External Area : 151 sq.m.
All Area : 318 sq.m.




Ground Floor Plan


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TYPE 3B.1

Tropical Balinese Design

Land Plot : 900 sq.m.

 : 3 Bedrooms

 : 3 Bathrooms

 : 4.00 x 10.00 m.

Usable Area

Internal Area : 180 sq.m.
External Area : 190 sq.m.
All Area : 370 sq.m.



Ground Floor Plan

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TYPE 4B

Tropical Balinese Design

Land Plot : 900 sq.m.



4 Bedrooms



5 Bathrooms



Swimming Pool
4.00 x 12.00 m.

Usable Area

Internal Area : 220 sq.m.
External Area : 316 sq.m.
All Area : 536 sq.m.



Ground Floor Plan

PRICE LIST

Tropical Balinese Design

| No. | Type | Number Bedroom | Plot size (Sq.M) | Total Built up (Sq.M) | Internal Area (Sq.M) | External Area (Sq.M) | Pool Size (M.) | Selling Price (THB) |
|------|------|----------------------|------------------|-----------------------|----------------------|----------------------|----------------|---------------------|
| FQ50 | 4B | 4 Bedroom 5 Bathroom | 900 | 535 | 219 | 316 | 4.00 x 12.00 | 54,915,000 |
| FQ54 | 4B | 4 Bedroom 5 Bathroom | 1047 | 545 | 224 | 321 | 4.00 x 12.00 | 58,545,000 |
| FQ55 | 4B | 4 Bedroom 5 Bathroom | 977 | 535 | 219 | 316 | 4.00 x 12.00 | 56,455,000 |
| FQ56 | 4B | 4 Bedroom 5 Bathroom | 911 | 535 | 219 | 316 | 4.00 x 12.00 | 55,135,000 |
| FQ57 | 3B | 3 Bedroom 3 Bathroom | 673 | 318 | 167 | 151 | 4.00 x 9.55 | 36,402,000 |
| FQ58 | 4B | 4 Bedroom 5 Bathroom | 946 | 535 | 219 | 316 | 4.00 x 12.00 | 55,835,000 |

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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.

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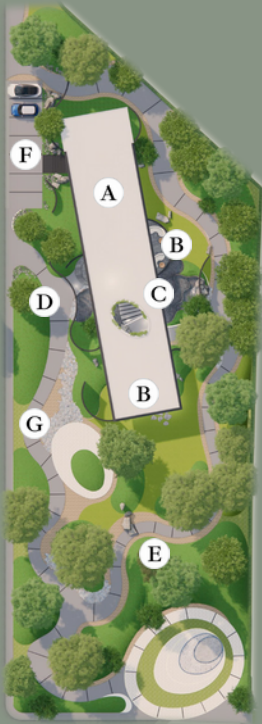


CLUBHOUSE

BOTANICA Forestique

The clubhouse at Botanica Forestique offers a relaxing and refreshing environment, blending nature with modern amenities. At its core, a pond and terrace create a peaceful space for residents to unwind and connect with the outdoors. This area acts as the heart of the community, fostering social interaction and well-being.

The clubhouse is equipped with a fitness center and gym, catering to diverse workouts, including cardio and strength training. Surrounding it is a jogging path, ideal for morning runs or leisurely walks, promoting a healthy lifestyle. With its mix of natural elements and functional design, the Botanica Forestique clubhouse provides an ideal setting for both relaxation and activity.



Landscape

- A** Gym
- B** Terrace
- C** Pond
- D** Entrance
- E** Garden
- F** Parking
- G** Jogging Path



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Clubhouse

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ABOUT DEVELOPER



Botanica Luxury Phuket Company Limited

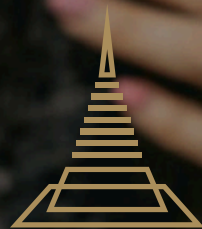
20 Years Experience

In Luxury Pool Villas In Phuket

Attasit Intarachooti

CEO & Founder

Botanica Luxury Phuket Company Limited



**BOTANICA
LUXURY**
VILLAS



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