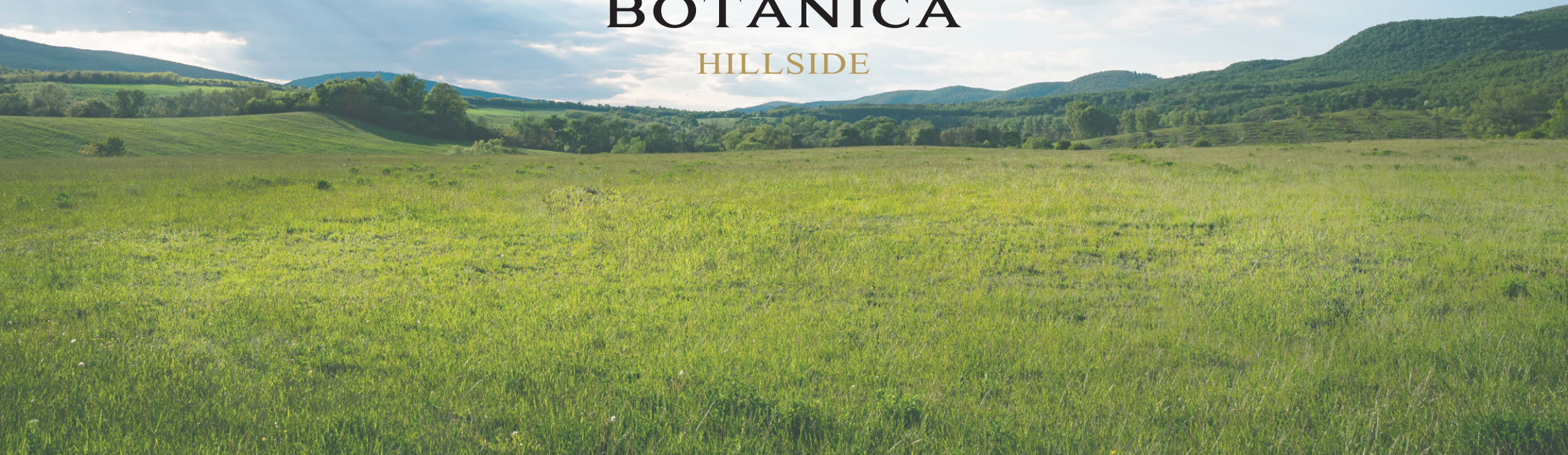


BOTANICA
HILLSIDE



ABOUT DEVELOPER



Botanica Luxury Phuket Company Limited

16 YEARS EXPERIENCE

In Luxury Pool Villas In Phuket

A man with dark hair, wearing a white long-sleeved button-down shirt and light-colored trousers, stands in a well-lit room. He is looking out of a large window with a wooden frame. The room has grey curtains on the left and a wooden door on the right. The background outside the window shows green foliage.

Attasit Intarachooti

CEO

Botanica Luxury Phuket Company Limited



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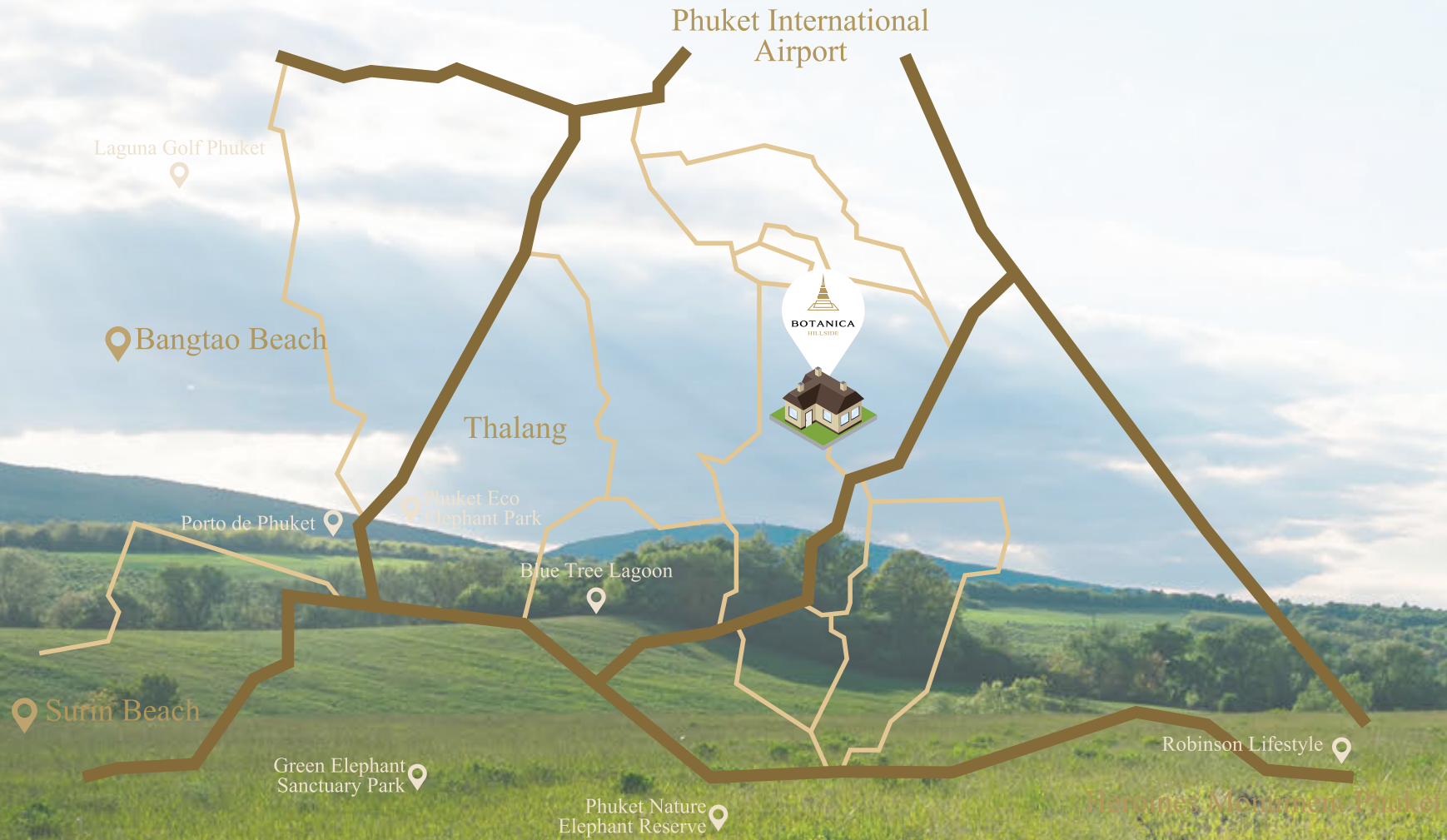


A modern tropical villa featuring a swimming pool, a traditional Balinese-style pavilion with a tiered roof, and a covered outdoor lounge area. The architecture combines contemporary design with traditional elements, set against a backdrop of lush greenery and a blue sky with clouds.

BOTANICA HILLSIDE

Where the timeless design is perfectly
combined with nature.

BOTANICA HILLSIDE LOCATION



PRIME LOCATION “BANGJO AREA”

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.

Layan Beach	15 min
Bangtao Beach	15 min
Surin Beach	20 min
Nai Thon Beach	22 min

Blue Tree Lagoon	7 min
Phuket Nature Elephant Reserve	7 min
Green Elephant Sanctuary Park	15 min
Laguna Golf	17 min

Porto De Phuket	10 min
Villa Market - Boat Avenue	10 min
Robinson Lifestyle	10 min
Central Phuket	25 min

Thalang Hospital	8 min
Bangkok Hospital	25 min
Phuket International Airport	20 min



Master Plan

BOTANICA HILLSIDE





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12 Villas in Tropical Balinese with the
land size starts from 531 - 1026 sqm. and
built-up size starts from 319 sqm.
3 bedroom and 4 bathroom



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Ground Floor Plan

Design
TYPE A

- 3 Bedrooms
- 4 Bathrooms
- Swimming Pool : 3.80 x 8.80 m.
- Usable Area : 320 sqm



Ground Floor Plan

Design

TYPE A1

- 3 Bedrooms
- 4 Bathrooms
- Swimming Pool : 3.80 x 8.80 m.
- Usable Area : 323 sqm



Ground Floor Plan

Design

TYPE B

- 4 Bedrooms
- 5 Bathrooms
- Swimming Pool : 4.00 x 11.45 m.
- Usable Area : 467 sqm



Ground Floor Plan

Design

TYPE B1

- 4 Bedrooms
- 5 Bathrooms
- Swimming Pool : 4.00 x 11.45 m.
- Usable Area : 479 sqm



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PRICE LIST

No.	Type	Number Bedroom	Plot size (Sq.M)	Total Built up (Sq.M)	Internal Area (Sq.M)	External Area (Sq.M)	Furniture Collections	Selling Price (THB)
H01	B	4 Bed 5 Bath	795	467	228	239	3,500,000	<i>38,266,000</i>
H02	B.1	4 Bed 5 Bath	844	479	221	258	3,500,000	<i>39,735,000</i>
H03	B.1	4 Bed 5 Bath	697	479	221	258	3,500,000	<i>37,236,000</i>
H04	B.1	4 Bed 5 Bath	716	479	221	258	3,500,000	<i>37,559,000</i>
H05	B.1	4 Bed 5 Bath	1026	479	221	258	3,500,000	<i>42,829,000</i>
H06	A.1	3 Bed 4 Bath	689	323	192	131	3,000,000	<i>29,801,000</i>
H07	A.1	3 Bed 4 Bath	655	323	192	131	3,000,000	<i>29,223,000</i>
H08	A.1	3 Bed 4 Bath	665	323	192	131	3,000,000	<i>29,393,000</i>
H09	A	3 Bed 4 Bath	691	319	189	129	3,000,000	<i>29,611,000</i>
H10	A	3 Bed 4 Bath	584	319	189	129	3,000,000	<i>27,792,000</i>
H11	A	3 Bed 4 Bath	584	319	189	129	3,000,000	<i>27,792,000</i>
H12	A.1	3 Bed 4 Bath	531	323	192	131	3,000,000	<i>27,878,000</i>

TERMS AND CONDITIONS

Ownership at Botanica Villas.

Botanica luxury villa are sold on both free hold and leasehold basis.

Leasehold title : Applies to foreigners on 30 x 3 years lease for the land ownership of the villas.

Freehold title : Applies to Thai buyers or foreign nations buying through Thai limited company to own both the land and the villas.

All taxes and transfer fee will be shared 50/50 between developer and the buyer.

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.







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**BOTANICA
LUXURY**
VILLAS



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