

A close-up photograph of a person's hands with red nail polish holding a light-colored book. The background is a library shelf filled with various books, including one by William Shakespeare. The scene is dimly lit, creating a focused and scholarly atmosphere.

# BOTANICA WISDOM



BOTANICA  
WISDOM

# ABOUT US

Introducing Botanica Luxury Villas: Where Luxury Meets Tranquility Near UWCI and Thanyapura Sports Hotel.

Nestled just moments away from the renowned UWCI International School and the prestigious Thanyapura Sports Hotel, our latest development, Botanica Wisdom, offers an unparalleled living experience. Inspired by the bestselling 'Botanica Zen', these luxury villas are meticulously designed for those who seek a harmonious lifestyle in proximity to educational excellence.

Experience the epitome of elegance and comfort in a serene environment tailored for modern living. Welcome to Botanica Wisdom, where every moment is a celebration of refined living."





Botanica Wisdom is strategically located near two prominent educational and recreational landmarks in Phuket: the United World College Thailand (UWC) and the Thanyapura Sports & Health Resort.

UWC Thailand stands as the top-ranking international school in Phuket, providing exemplary education standards. Meanwhile, Thanyapura Sports & Health Resort is the largest sports facility in Phuket, equipped with modern amenities including football fields, tennis courts, spas, and comprehensive fitness equipment, catering to genuine health enthusiasts.

With a mere 5-minute walk, residents of Botanica Wisdom can conveniently access these esteemed destinations, fostering a lifestyle that seamlessly integrates education, recreation, and well-being.



# MASTER PLAN



Modern ZEN design  
68 Villas



The land size starts  
from 461 - 984 sqm.



Built-up size starts  
from 320 sqm.



## Common Area

Total Project Area :	49,604 sq.m.
Driving Area :	6,579 sq.m.
Driving Area & Footpath :	1,997 sq.m.
Garden Area :	3,882 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 Wisdom



Modern ZEN Design

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**BOTANICA**  
WISDOM

# TYPE A

Modern Zen Design

Plot : 462 sq.m.



: 3



: 3



: 9.50 x 3.80 m.

## Usable Area

Internal : 168 sq.m.  
 External : 152 sq.m.  
 Total : 320 sq.m.



Ground Floor Plan

\*\*Demonstration floor plan only\*\*

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# TYPE B

Modern Zen Design

Plot : 516 sq.m.



: 3



: 3



: 9.50 x 3.80 m.

## Usable Area

Internal : 168 sq.m.  
External : 172 sq.m.  
Total : 340 sq.m.



Ground Floor Plan

\*\*Demonstration floor plan only\*\*

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# Botanica Wisdom



# Modern ZEN Design

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# PRE-LAUNCH PRICE LIST

Wisdom 1-15

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)
WD-01	A	3 Beds 3 Baths	576	320	168	151	9.50 x 3.80	<b>25,664,000</b>
WD-02	A	3 Beds 3 Baths	596	320	168	151	9.50 x 3.80	<b>25,994,000</b>
WD-03	A	3 Beds 3 Baths	461	320	168	151	9.50 x 3.80	<del>22,755,000</del> <b>19,900,000</b> 
WD-04	A	3 Beds 3 Baths	461	320	168	151	9.50 x 3.80	<del>22,755,000</del> <b>19,900,000</b> 
WD-05	A	3 Beds 3 Baths	461	320	168	151	9.50 x 3.80	<del>22,755,000</del> <b>19,900,000</b> 
WD-06	A	3 Beds 3 Baths	461	320	168	151	9.50 x 3.80	<del>22,755,000</del> <b>19,900,000</b> 
WD-07	A	3 Beds 3 Baths	517	320	168	151	9.50 x 3.80	<b>23,915,000</b>
WD-08	A	3 Beds 3 Baths	493	320	168	151	9.50 x 3.80	<b>23,555,000</b>
WD-09	A	3 Beds 3 Baths	523	320	168	151	9.50 x 3.80	<b>23,005,000</b>
WD-10	A	3 Beds 3 Baths	576	320	168	151	9.50 x 3.80	<b>24,800,000</b>
WD-11	A	3 Beds 3 Baths	664	320	168	151	9.50 x 3.80	<b>27,116,000</b>
WD-12	A	3 Beds 3 Baths	542	320	168	151	9.50 x 3.80	<b>24,290,000</b>
WD-13	A	3 Beds 3 Baths	462	320	168	151	9.50 x 3.80	<del>22,770,000</del> <b>19,900,000</b> 
WD-14	A	3 Beds 3 Baths	655	320	168	151	9.50 x 3.80	<b>25,985,000</b>
WD-15	A	3 Beds 3 Baths	484	320	168	151	9.50 x 3.80	<b>23,420,000</b>

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# PRE-LAUNCH PRICE LIST




Wisdom 16-30

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)
WD-16	A	3 Beds 3 Baths	464	320	168	151	9.50 x 3.80	<b>23,120,000</b>
WD-17	A	3 Beds 3 Baths	464	320	168	151	9.50 x 3.80	<b>23,120,000</b>
WD-18	B	3 Beds 3 Baths	984	340	168	171	9.50 x 3.80	<b>32,860,000</b>
WD-19	A	3 Beds 3 Baths	648	320	168	151	9.50 x 3.80	<b>25,880,000</b>
WD-20	A	3 Beds 3 Baths	484	320	168	151	9.50 x 3.80	<b>23,420,000</b>
WD-21	A	3 Beds 3 Baths	484	320	168	151	9.50 x 3.80	<b>23,420,000</b>
WD-22	A	3 Beds 3 Baths	553	320	168	151	9.50 x 3.80	<b>25,284,500</b>
WD-23	B	3 Beds 3 Baths	593	340	168	171	9.50 x 3.80	<b>26,017,500</b>
WD-24	B	3 Beds 3 Baths	662	340	168	171	9.50 x 3.80	<b>27,225,000</b>
WD-25	A	3 Beds 3 Baths	505	320	168	151	9.50 x 3.80	<b>23,735,000</b>
WD-26	A	3 Beds 3 Baths	484	320	168	151	9.50 x 3.80	<b>23,420,000</b>
WD-27	A	3 Beds 3 Baths	533	320	168	151	9.50 x 3.80	<b>24,155,000</b>
WD-28	A	3 Beds 3 Baths	523	320	168	151	9.50 x 3.80	<b>24,005,000</b>
WD-29	A	3 Beds 3 Baths	546	320	168	151	9.50 x 3.80	<b>25,169,000</b>
WD-30	A	3 Beds 3 Baths	481	320	168	151	9.50 x 3.80	<b>24,577,500</b>

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# PRE-LAUNCH PRICE LIST

## Wisdom 31-45

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)
WD-31	A	3 Beds 3 Baths	476	320	168	151	9.50 x 3.80	<b>24,490,000</b>
WD-32	A	3 Beds 3 Baths	471	320	168	151	9.50 x 3.80	<b>24,402,500</b>
WD-33	A	3 Beds 3 Baths	471	320	168	151	9.50 x 3.80	<b>24,402,500</b>
WD-34	A	3 Beds 3 Baths	478	320	168	151	9.50 x 3.80	<b>24,525,000</b>
WD-35	A	3 Beds 3 Baths	579	320	168	151	9.50 x 3.80	<b>RESERVED</b>
WD-36	A	3 Beds 3 Baths	589	320	168	151	9.50 x 3.80	<b>SHOW UNIT</b>
WD-37	B	3 Beds 3 Baths	837	340	168	171	9.50 x 3.80	<b>RESERVED</b>
WD-39	A	3 Beds 3 Baths	462	320	168	151	9.50 x 3.80	<del>22,770,000</del> <b>19,900,000</b> 
WD-40	A	3 Beds 3 Baths	462	320	168	151	9.50 x 3.80	<del>22,770,000</del> <b>19,900,000</b> 
WD-41	A	3 Beds 3 Baths	563	320	168	151	9.50 x 3.80	<b>24,605,000</b>
WD-42	B	3 Beds 3 Baths	495	340	168	171	9.50 x 3.80	<b>24,302,500</b>
WD-43	B	3 Beds 3 Baths	627	340	168	171	9.50 x 3.80	<b>26,612,500</b>
WD-44	A	3 Beds 3 Baths	502	320	168	151	9.50 x 3.80	<b>23,690,000</b>
WD-45	A	3 Beds 3 Baths	462	320	168	151	9.50 x 3.80	<del>22,770,000</del> <b>19,900,000</b> 

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# PRE-LAUNCH PRICE LIST

## Wisdom 46-60

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)
WD-46	A	3 Beds 3 Baths	457	320	168	151	9.50 x 3.80	<del>22,695,000</del> <b>19,900,000</b>
WD-47	B	3 Beds 3 Baths	612	340	168	171	9.50 x 3.80	<b>26,350,000</b>
WD-48	A	3 Beds 3 Baths	591	320	168	151	9.50 x 3.80	<b>25,025,000</b>
WD-49	A	3 Beds 3 Baths	584	320	168	151	9.50 x 3.80	<b>25,796,000</b>
WD-50	A	3 Beds 3 Baths	462	320	168	151	9.50 x 3.80	<b>24,245,000</b>
WD-51	A	3 Beds 3 Baths	462	320	168	151	9.50 x 3.80	<b>24,245,000</b>
WD-52	A	3 Beds 3 Baths	456	320	168	151	9.50 x 3.80	<b>24,140,000</b>
WD-53	B	3 Beds 3 Baths	647	340	168	171	9.50 x 3.80	<b>26,962,500</b>
WD-54	A	3 Beds 3 Baths	601	320	168	151	9.50 x 3.80	<b>26,076,500</b>
WD-55	A	3 Beds 3 Baths	556	320	168	151	9.50 x 3.80	<b>24,500,000</b>
WD-56	A	3 Beds 3 Baths	505	320	168	151	9.50 x 3.80	<b>23,735,000</b>
WD-57	B	3 Beds 3 Baths	591	340	168	171	9.50 x 3.80	<b>25,982,500</b>
WD-58	B	3 Beds 3 Baths	516	340	168	171	9.50 x 3.80	<b>24,670,000</b>
WD-59	A	3 Beds 3 Baths	569	320	168	151	9.50 x 3.80	<b>24,695,000</b>
WD-60	B	3 Beds 3 Baths	722	340	168	171	9.50 x 3.80	<b>28,275,000</b>

Promotion

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# PRE-LAUNCH PRICE LIST

Wisdom 61-68

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)
WD-61	B	3 Beds 3 Baths	689	340	168	171	9.50 x 3.80	<b>27,697,500</b>
WD-62	B	3 Beds 3 Baths	541	340	168	171	9.50 x 3.80	<b>25,107,500</b>
WD-63	B	3 Beds 3 Baths	608	340	168	171	9.50 x 3.80	<b>26,280,000</b>
WD-64	A	3 Beds 3 Baths	527	320	168	151	9.50 x 3.80	<b>24,065,000</b>
WD-65	A	3 Beds 3 Baths	490	320	168	151	9.50 x 3.80	<b>23,510,000</b>
WD-66	A	3 Beds 3 Baths	489	320	168	151	9.50 x 3.80	<b>23,495,000</b>
WD-67	A	3 Beds 3 Baths	597	320	168	151	9.50 x 3.80	<b>26,010,500</b>
WD-68	A	3 Beds 3 Baths	484	320	168	151	9.50 x 3.80	<b>24,630,000</b>

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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 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	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.







# ABOUT DEVELOPER



Botanica Luxury Phuket Company Limited

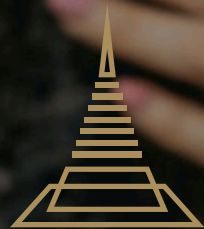
20 Years Experience

In Luxury Pool Villas In Phuket

Attasit Intarachoti

CEO & Founder

Botanica Luxury Phuket Company Limited



**BOTANICA  
LUXURY**

VILLAS