

# BOTANICA HYTHE



"Botanica Grand Avenue Luxury Condominium"



**HYTHE**  
*by* BOTANICA



# HYTHE

*by* BOTANICA

- This marks Botanica's venture into developing luxury vertical villas. We cleverly intertwine the word "HEIGHT" with "HYTHE" symbolizing Botanica's ascent to new heights.
- "HYTHE" refers to a landing place in a river, mirroring each condo's unique pool access, and lake access.
- In Old English, "HYTHE" signifies a safe haven, perfectly encapsulating Botanica Condo as a secure and stunning haven to call home.



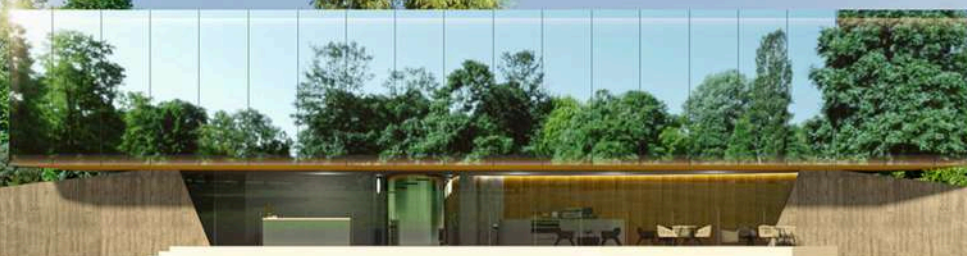


HYTHER by Botanica



Sales gallery

Computer generated image for advertising purpose only





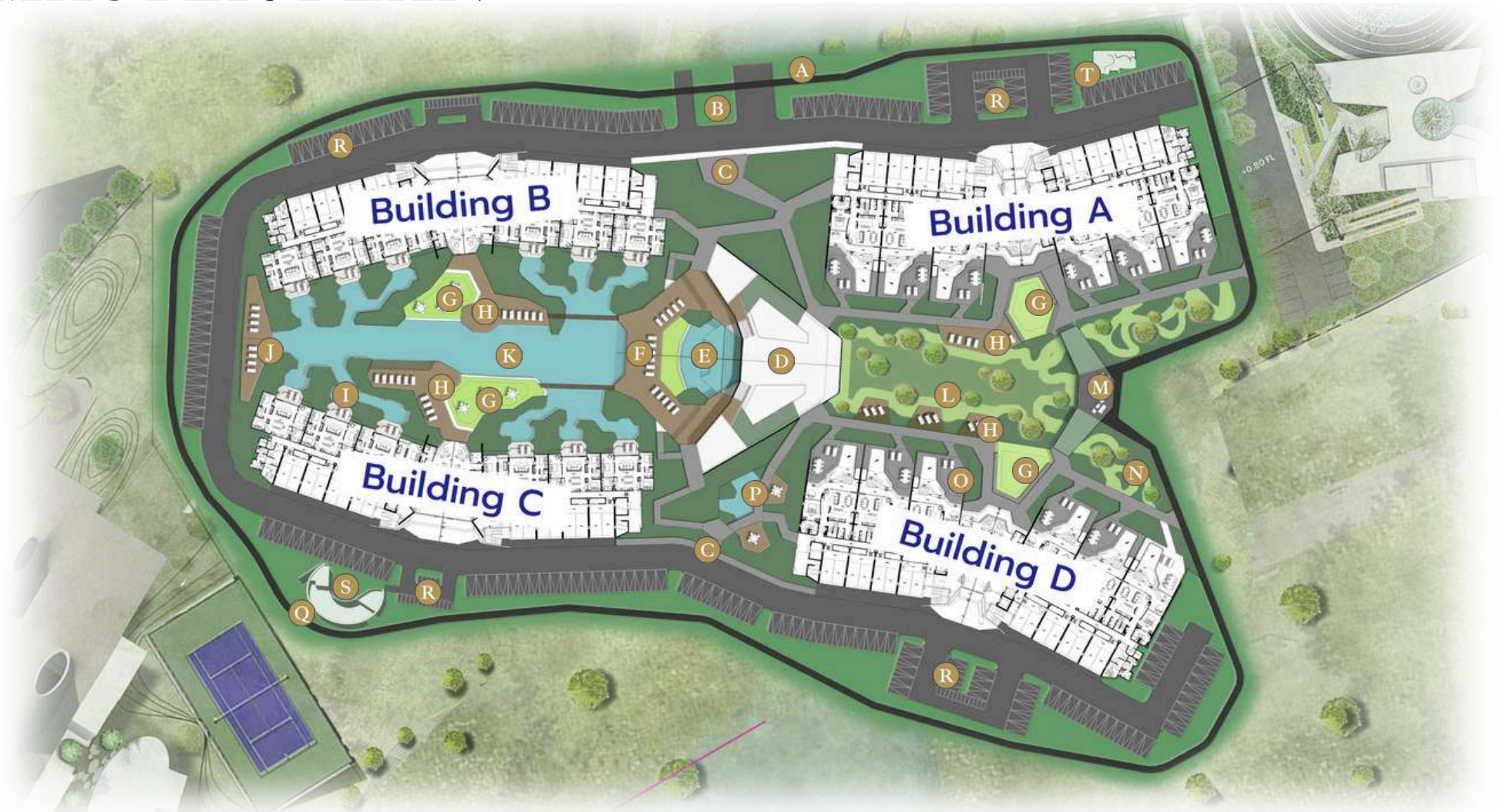
# BOTANICA GRAND AVENUE



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.



# MASTER PLAN












- |                              |  |                         |  |
|------------------------------|--|-------------------------|--|
| <b>A</b> Signage             | <b>F</b> Party Deck                    | <b>K</b> Lab Pool       | <b>P</b> Kid Zone                        |
| <b>B</b> Guardhouse          | <b>G</b> Sunken Lawn                   | <b>L</b> Natural Park   | <b>Q</b> Jogging Track                   |
| <b>C</b> Drop Off            | <b>H</b> Daybed Deck                   | <b>M</b> Bridge Deck    | <b>R</b> Car Parking                     |
| <b>D</b> Signature Clubhouse | <b>I</b> Private Jacuzzi & Pool Access | <b>N</b> Forest Stream  | <b>S</b> Juristic & Back of House Office |
| <b>E</b> Party Pool          | <b>J</b> Mini Signature Pavilion       | <b>O</b> Duplex Terrace | <b>T</b> Main Mechanical & Garbage       |

DISCLAIMER: WHILEST 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.



# 1st FLOOR PLAN



-  SOLD
-  Type 1BR  
1 Bed
-  Type 2BR  
2 Bed
-  Type 3BR1  
3 Bed
-  Type 3BR2  
3 Bed
-  Type 3BR3  
3 Bed
-  Type 3BR4  
3 Bed
-  Type DP  
DUPLEX
-  Type PH  
PENTHOUSE

DISCLAIMER: WHILE EVERY CARE HAS BEEN TAKEN IN PREPARING THE SALES INFORMATION AND ARTIST'S 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.
















# 3rd FLOOR PLAN












- 
SOLD
- 
Type 1BR  
1 Bed
- 
Type 2BR  
2 Bed
- 
Type 3BR1  
3 Bed
- 
Type 3BR2  
3 Bed
- 
Type 3BR3  
3 Bed
- 
Type 3BR4  
3 Bed
- 
Type DP  
DUPLEX
- 
Type PH  
PENTHOUSE

DISCLAIMER: WHILE EVERY CARE HAS BEEN TAKEN IN PREPARING THE SALES INFORMATION AND ARTIST'S 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.



# 4th FLOOR PLAN












-  SOLD
-  Type 1BR  
1 Bed
-  Type 2BR  
2 Bed
-  Type 3BR1  
3 Bed
-  Type 3BR2  
3 Bed
-  Type 3BR3  
3 Bed
-  Type 3BR4  
3 Bed
-  Type DP  
DUPLEX
-  Type PH  
PENTHOUSE

DISCLAIMER: WHILE EVERY CARE HAS BEEN TAKEN IN PREPARING THE SALES INFORMATION AND ARTIST'S 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.



# 5th FLOOR PLAN












-  SOLD
-  Type 1BR  
1 Bed
-  Type 2BR  
2 Bed
-  Type 3BR1  
3 Bed
-  Type 3BR2  
3 Bed
-  Type 3BR3  
3 Bed
-  Type 3BR4  
3 Bed
-  Type DP  
DUPLEX
-  Type PH  
PENTHOUSE

DISCLAIMER: WHILE EVERY CARE HAS BEEN TAKEN IN PREPARING THE SALES INFORMATION AND ARTIST'S 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.



# 6th FLOOR PLAN



-  **SOLD**
-  Type 1BR  
1 Bed
-  Type 2BR  
2 Bed
-  Type 3BR1  
3 Bed
-  Type 3BR2  
3 Bed
-  Type 3BR3  
3 Bed
-  Type 3BR4  
3 Bed
-  Type DP  
DUPLEX
-  Type PH  
PENTHOUSE

DISCLAIMER: WHILE EVERY CARE HAS BEEN TAKEN IN PREPARING THE SALES INFORMATION AND ARTIST'S 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 1BR

DESIGN: 1 Bedroom

Area : 59.52 sq.m.

1. Entrance
2. Bathroom
3. Bedroom
4. Living Area
5. Pantry
6. Dining Area
7. Terrace



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.





1 Bedroom Type

Computer generated image for advertising purpose only



# TYPE 2BR

DESIGN: 2 Bedrooms

Area : 88.19 sq.m.

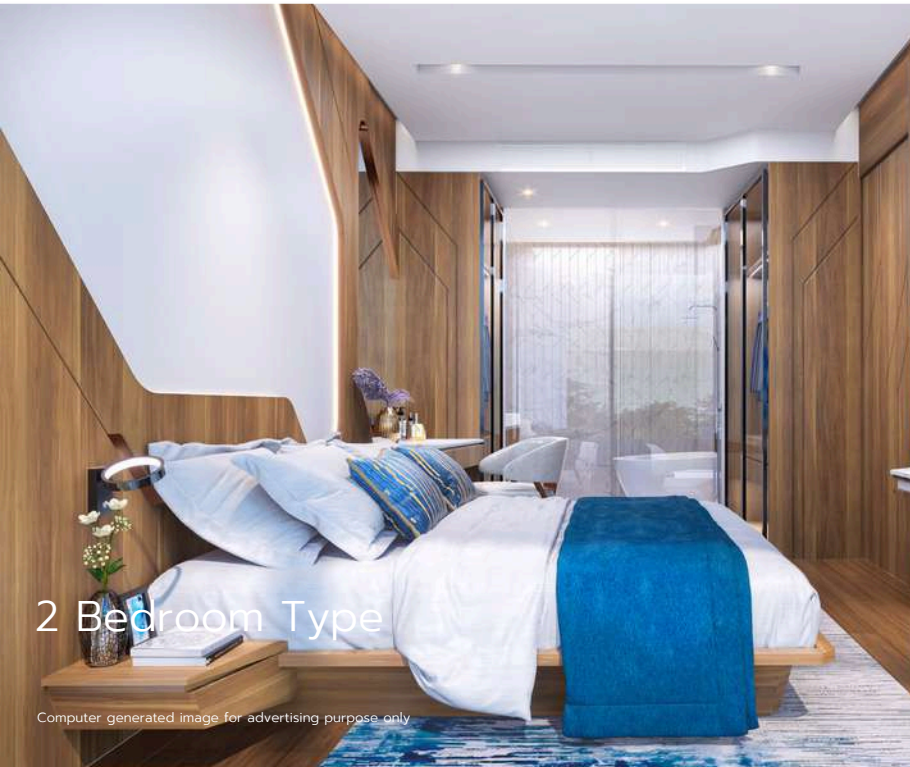
1. Entrance
2. Bathroom 1
3. Bedroom 1
4. Living Area
5. Pantry
6. Dining Area
7. Master Bedroom
8. Master Bathroom
9. Terrace



Floor Plan



HYTHE by Botanica



2 Bedroom Type

Computer generated image for advertising purpose only





# TYPE 3BR1

DESIGN: 3 Bedroom

Area : 127.23 sq.m

1. Entrance
2. Pantry
3. Living Area
4. Dining Area
5. Walk-in Closet
6. Master Bedroom
7. Master Bathroom
8. Bedroom 2
9. Bathroom 2-3
10. Bedroom 3
11. Terrace



Floor Plan



# TYPE 3BR2

DESIGN: 3 Bedroom

Area : 185.82 sq.m

1. Entrance
2. Pantry
3. Living Area
4. Dining Area
5. Master Bedroom
6. Master Bathroom
7. Bedroom 2
8. Bathroom 2-3
9. Bedroom 3
10. Terrace



Floor Plan



# TYPE 3BR3

DESIGN: 3 Bedroom

Area : 217.04 sq.m

1. Entrance
2. Pantry
3. Living Area
4. Dining Area
5. Walk-in Closet
6. Master Bedroom
7. Master Bathroom
8. Bedroom 2
9. Bathroom 2-3
10. Bedroom 3
11. Terrace



Floor Plan



HYPHE by Botanica



3 Bedroom Type

Computer generated image for advertising purpose only

HYPHE  
by BOTANICA

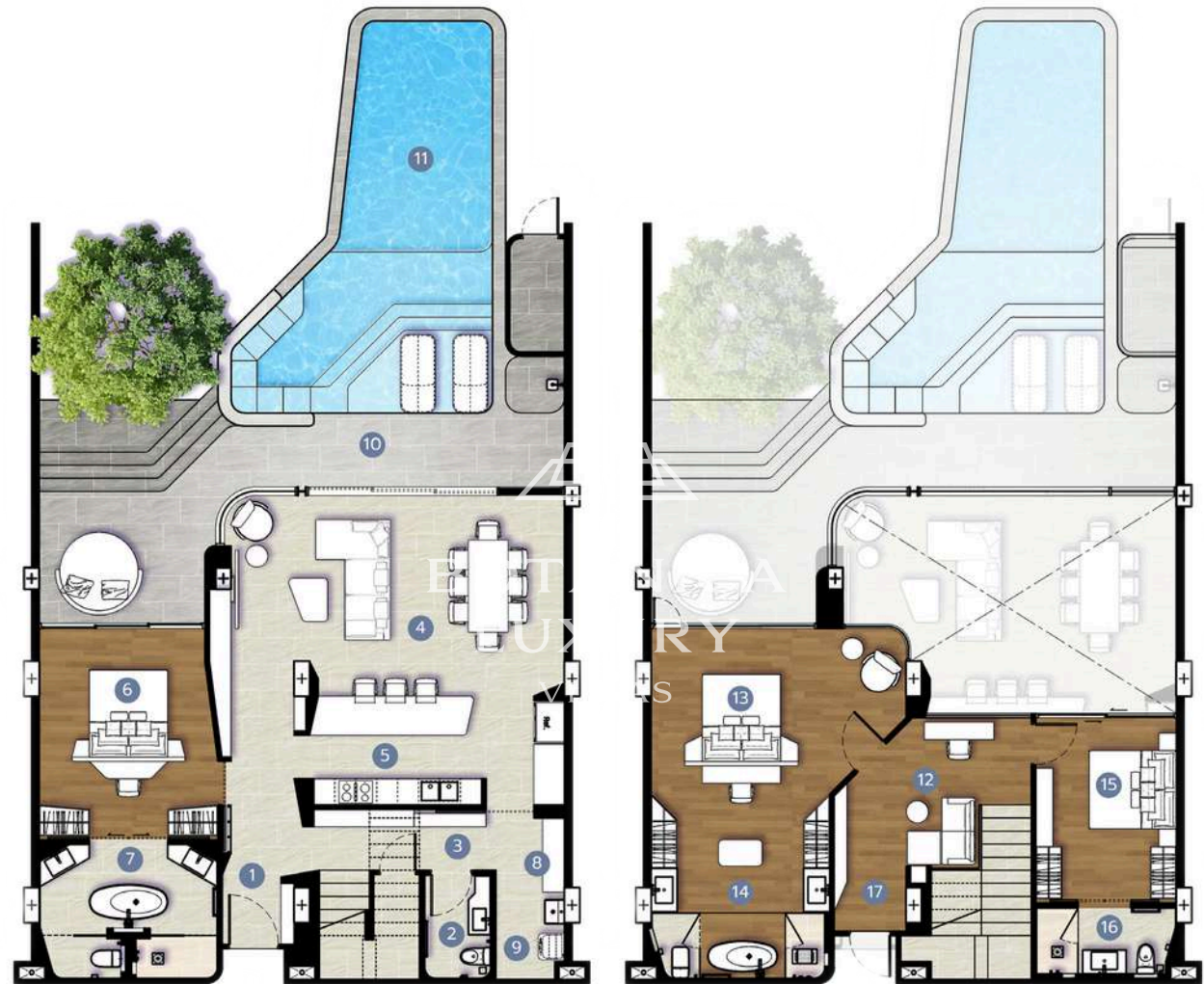


# TYPE DP

## DESIGN: DUPLEX

Area : 363.23 sq.m

1. Entrance
2. Powder Room
3. Shoe Storage
4. Living & Dining Area
5. Pantry
6. Bedroom 2
7. Bathroom 2
8. Storage
9. Laundry
10. Terrace
11. Swimming Pool
12. Family Room
13. Master Bedroom
14. Master Bathroom
15. Bedroom 3
16. Bathroom 3
17. Emergency Exit



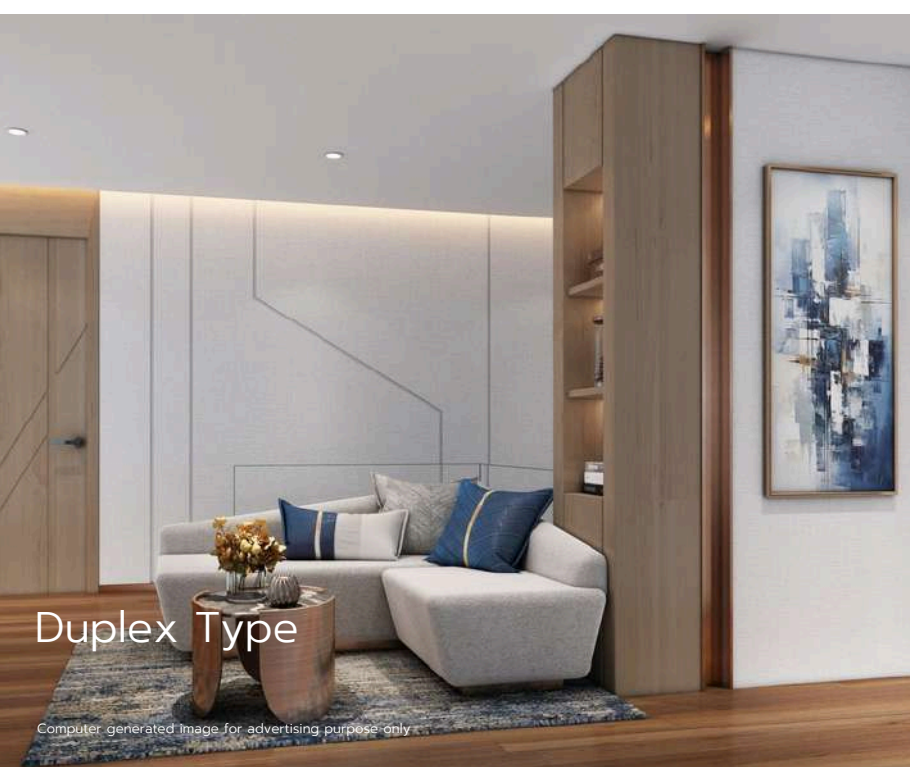
1st Floor Plan

2nd 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.



HYPHE by Botanica



Duplex Type

Computer generated image for advertising purpose only



HYPHE  
by BOTANICA



# TYPE PH

## DESIGN: PENTHOUSE

Area : 713.53 sq.m

- |                     |                   |
|---------------------|-------------------|
| 1. Entrance         | 14. Bathroom 3    |
| 2. Shoe Storage     | 15. Bedroom 4     |
| 3. Foyer            | 16. Bathroom 4    |
| 4. Wine Cellar      | 17. Laundry       |
| 5. Living Area      | 18. Maid Room     |
| 6. Dining Area1     | 19. Maid Bathroom |
| 7. Pantry           | 20. Terrace       |
| 8. Master Bedroom   | 21. Sunken Seat   |
| 9. Walk-in Closet   | 22. Living Area 2 |
| 10. Master Bathroom | 23. Swimming Pool |
| 11. Bedroom 2       | 24. Toilet        |
| 12. Bathroom 2      | 25. Thai Kitchen  |
| 13. Bedroom 3       | 26. Gabage        |





HYTHER by Botanica



HYTHER Condominium

Computer generated image for advertising purpose only





HYTHE by Botanica



Interior Design

Computer generated image for advertising purpose only





# Nature-Inspired Amenities

A computer-generated architectural rendering of a modern residential development. The scene is dominated by lush greenery, including tall trees and dense hedges. A paved path leads through the garden. In the background, a building with a green roof and a man walking are visible, suggesting a serene and nature-integrated living environment.

HYTHE by Botanica offers a serene living experience, seamlessly blending modern amenities with the beauty of nature.

## Central Garden and Swimming Pool

The central garden is a peaceful haven with diverse plants and trees, perfect for relaxation and leisurely walks. Adjacent to this, the large central swimming pool is surrounded by lush greenery, providing a refreshing escape for both exercise and relaxation.

## Children's Zone

The project includes a dedicated children's zone, ensuring a safe and enjoyable space for young residents to play and explore, fostering a love for nature.

## Fitness Center

The state-of-the-art fitness center is nestled within the greenery, offering modern equipment and panoramic views of the natural surroundings, promoting both physical and mental well-being.





HYTHE by Botanica



Facilities

Computer generated image for advertising purpose only



HYTHE  
by BOTANICA





**HYTHE**  
by BOTANICA

# PRICE LIST BOTANICA HYTHE : Building A

No.	Floor	Room Type	View	Unit Size (Sq.M)	Selling Price (THB)
A101	1	DUPLEX	Grand Lake View	417	<b>56,970,000</b>
A102	1	DUPLEX	Grand Lake View	417	<b>56,970,000</b>
A103	1	DUPLEX	Grand Lake View	417	<b>56,970,000</b>
A104	1	DUPLEX	Grand Lake View	417	<b>56,970,000</b>
A105	1	DUPLEX	Grand Lake View	417	<b>56,970,000</b>
A106	1	DUPLEX	Grand Lake View	417	<b>56,970,000</b>
A306	3	1 BR	Golf Court View	60	<b>11,475,000</b>
A307	3	1 BR	Golf Court View	60	<b>11,475,000</b>
A308	3	1 BR	Golf Court View	60	<b>11,475,000</b>
A313	3	1 BR	Golf Court View	60	<b>11,475,000</b>
A305	3	3 BR-1	Golf Court View	127	<b>24,288,750</b>
A316	3	3 BR-4	Golf Court View	153	<b>29,261,250</b>
A406	4	1 BR	Golf Court View	60	<b>12,150,000</b>
A408	4	1 BR	Golf Court View	60	<b>12,150,000</b>
A413	4	1 BR	Golf Court View	60	<b>12,150,000</b>



# PRICE LIST BOTANICA HYTHE : Building A

No.	Floor	Room Type	View	Unit Size (Sq.M)	Selling Price (THB)
A415	4	2 BR-A	Golf Court View	90	<b>18,225,000</b>
A403	4	2 BR	Grand Lake View	88	<b>18,315,000</b>
A404	4	2 BR	Grand Lake View	88	<b>18,315,000</b>
A409	4	2 BR	Grand Lake View	88	<b>18,315,000</b>
A410	4	2 BR	Grand Lake View	88	<b>18,315,000</b>
A411	4	2 BR	Grand Lake View	88	<b>18,315,000</b>
A401	4	3 BR-1	Grand Lake View	127	<b>25,717,500</b>
A405	4	3 BR-1	Golf Court View	127	<b>25,717,500</b>
A506	5	2 BR-A	Golf Court View	90	<b>19,237,500</b>
A507	5	1 BR	Golf Court View	60	<b>12,825,000</b>
A508	5	1 BR	Golf Court View	60	<b>12,825,000</b>
A513	5	1 BR	Golf Court View	60	<b>12,825,000</b>
A514	5	1 BR	Golf Court View	60	<b>12,825,000</b>
A515	5	2 BR-A	Golf Court View	90	<b>19,237,500</b>
A502	5	2 BR	Grand Lake View	88	<b>19,305,000</b>



# PRICE LIST BOTANICA HYTHE : Building A

No.	Floor	Room Type	View	Unit Size (Sq.M)	Selling Price (THB)
A503	5	2 BR	Grand Lake View	88	<b>19,305,000</b>
A504	5	2 BR	Grand Lake View	88	<b>19,305,000</b>
A509	5	2 BR	Grand Lake View	88	<b>19,305,000</b>
A510	5	2 BR	Grand Lake View	88	<b>19,305,000</b>
A511	5	2 BR	Grand Lake View	88	<b>18,810,000</b>
A501	5	3 BR-1	Grand Lake View	127	<b>27,146,250</b>
A512	5	3 BR-1	Grand Lake View	127	<b>27,146,250</b>
A601	6	PENTHOUSE	Grand Lake View	710	<b>142,725,000</b>
A602	6	PENTHOUSE	Grand Lake View	702	<b>140,925,000</b>



HYTHER by Botanica



HYTHER Condominium

Computer generated image for advertising purpose only





# PRICE LIST BOTANICA HYTHE : Building B

No.	Floor	Room Type	View	Unit Size (Sq.M)	Selling Price (THB)
B101	1	3 BR-2	Pool View	190	<b>29,220,000</b>
B102	1	3 BR-2	Pool View	190	<b>29,220,000</b>
B103	1	3 BR-3	Pool View	223	<b>34,740,000</b>
B104	1	3 BR-3	Pool View	223	<b>34,740,000</b>
B105	1	3 BR-2	Pool View	190	<b>29,220,000</b>
B106	1	3 BR-2	Pool View	190	<b>29,220,000</b>
B206	2	1 BR	Golf Court View	60	<b>10,800,000</b>
B213	2	1 BR	Pool View	60	<b>10,800,000</b>
B304	3	2 BR	Pool View	88	<b>17,325,000</b>
B309	3	2 BR	Pool View	88	<b>17,325,000</b>
B305	3	3 BR-4	Golf Court View	153	<b>29,261,250</b>
B408	4	1 BR	Golf Court View	60	<b>12,052,800</b>
B413	4	1 BR	Golf Court View	60	<b>12,052,800</b>
B414	4	1 BR	Golf Court View	60	<b>12,052,800</b>
B402	4	2 BR	Pool View	88	<b>18,315,000</b>
B403	4	2 BR	Pool View	88	<b>18,315,000</b>



# PRICE LIST BOTANICA HYTHE : Building B

No.	Floor	Room Type	View	Unit Size (Sq.M)	Selling Price (THB)
B404	4	2 BR	Pool View	88	<b>18,315,000</b>
B409	4	2 BR	Pool View	88	<b>18,315,000</b>
B410	4	2 BR	Pool View	88	<b>18,315,000</b>
B411	4	2 BR	Pool View	88	<b>18,315,000</b>
B405	4	3 BR-4	Golf Court View	153	<b>30,982,500</b>
B412	4	3 BR-1	Pool View	127	<b>25,717,500</b>
B506	5	2 BR-A	Golf Court View	90	<b>19,237,500</b>
B507	5	1 BR	Golf Court View	60	<b>12,825,000</b>
B508	5	1 BR	Golf Court View	60	<b>12,825,000</b>
B513	5	1 BR	Golf Court View	60	<b>12,825,000</b>
B514	5	1 BR	Golf Court View	60	<b>12,825,000</b>
B502	5	2 BR	Pool View	88	<b>19,305,000</b>
B503	5	2 BR	Pool View	88	<b>19,305,000</b>
B504	5	2 BR	Pool View	88	<b>19,305,000</b>
B509	5	2 BR	Pool View	88	<b>19,305,000</b>
B510	5	2 BR	Pool View	88	<b>19,305,000</b>





**HYTHE**  
by BOTANICA

# PRICE LIST BOTANICA HYTHE : Building B

No.	Floor	Room Type	View	Unit Size (Sq.M)	Selling Price (THB)
B511	5	2 BR	Pool View	88	<b>19,305,000</b>
B501	5	3 BR-1	Pool View	127	<b>27,146,250</b>
B505	5	3 BR-1	Golf Court View	127	<b>27,146,250</b>
B601	6	PENTHOUSE	Pool View	716	<b>144,300,000</b>
B602	6	PENTHOUSE	Pool View	709	<b>142,500,000</b>





Facilities

Computer generated image for advertising purpose only





# PRICE LIST BOTANICA HYTHE : Building C

No.	Floor	Room Type	View	Unit Size (Sq.M)	Selling Price (THB)
C102	1	3 BR-2	Pool View	190	<b>29,220,000</b>
C104	1	3 BR-3	Pool View	223	<b>34,740,000</b>
C105	1	3 BR-2	Pool View	190	<b>29,220,000</b>
C106	1	3 BR-2	Pool View	190	<b>29,220,000</b>
C203	2	1 BR	Mountain View	60	<b>10,800,000</b>
C205	2	1 BR	Mountain View	60	<b>10,800,000</b>
C207	2	1 BR	Mountain View	60	<b>10,800,000</b>
C208	2	1 BR	Mountain View	60	<b>10,800,000</b>
C209	2	1 BR	Mountain View	60	<b>10,800,000</b>
C213	2	1 BR	Pool View	60	<b>10,800,000</b>
C214	2	1 BR	Pool View	60	<b>10,800,000</b>
C306	3	2 BR-A	Mountain View	90	<b>17,212,500</b>
C307	3	1 BR	Mountain View	60	<b>11,475,000</b>
C308	3	1 BR	Mountain View	60	<b>11,475,000</b>
C313	3	1 BR	Mountain View	60	<b>11,475,000</b>





**HYTHE**  
by BOTANICA

# PRICE LIST BOTANICA HYTHE : Building C

No.	Floor	Room Type	View	Unit Size (Sq.M)	Selling Price (THB)
C304	3	2 BR	Pool View	88	<b>17,325,000</b>
C309	3	2 BR	Pool View	88	<b>17,325,000</b>
C310	3	2 BR	Pool View	88	<b>17,325,000</b>
C305	3	3 BR-1	Mountain View	127	<b>25,003,125</b>
C316	3	3 BR-4	Mountain View	153	<b>30,121,875</b>
C406	4	2 BR-A	Mountain View	90	<b>18,225,000</b>
C407	4	1 BR	Mountain View	60	<b>12,052,800</b>
C408	4	1 BR	Mountain View	60	<b>12,052,800</b>
C413	4	1 BR	Mountain View	60	<b>12,052,800</b>
C414	4	1 BR	Mountain View	60	<b>12,052,800</b>
C415	4	2 BR-A	Mountain View	90	<b>18,225,000</b>
C402	4	2 BR	Pool View	88	<b>18,315,000</b>
C403	4	2 BR	Pool View	88	<b>18,315,000</b>
C404	4	2 BR	Pool View	88	<b>18,315,000</b>
C409	4	2 BR	Pool View	88	<b>18,315,000</b>
C410	4	2 BR	Pool View	88	<b>18,315,000</b>





**HYTHE**  
by BOTANICA

# PRICE LIST BOTANICA HYTHE : Building C

No.	Floor	Room Type	View	Unit Size (Sq.M)	Selling Price (THB)
C411	4	2 BR	Pool View	88	<b>18,315,000</b>
C401	4	3 BR-1	Pool View	127	<b>26,431,875</b>
C405	4	3 BR-1	Mountain View	127	<b>26,431,875</b>
C416	4	3 BR-1	Mountain View	127	<b>26,431,875</b>
C506	5	2 BR-A	Mountain View	90	<b>19,237,500</b>
C507	5	1 BR	Mountain View	60	<b>12,825,000</b>
C508	5	1 BR	Mountain View	60	<b>12,825,000</b>
C513	5	1 BR	Mountain View	60	<b>12,825,000</b>
C514	5	1 BR	Mountain View	60	<b>12,825,000</b>
C515	5	2 BR-A	Mountain View	90	<b>19,237,500</b>
C502	5	2 Bedroom	Pool View	88	<b>19,305,000</b>
C503	5	2 Bedroom	Pool View	88	<b>19,305,000</b>
C504	5	2 Bedroom	Pool View	88	<b>19,305,000</b>
C509	5	2 Bedroom	Pool View	88	<b>19,305,000</b>
C510	5	2 Bedroom	Pool View	88	<b>19,305,000</b>
C511	5	2 Bedroom	Pool View	88	<b>19,305,000</b>





**HYTHE**  
by **BOTANICA**

# PRICE LIST BOTANICA HYTHE : Building C

No.	Floor	Room Type	View	Unit Size (Sq.M)	Selling Price (THB)
C505	5	3 BR-1	Mountain View	127	<b>27,860,625</b>
C512	5	3 BR-1	Pool View	127	<b>27,860,625</b>
C516	5	3 BR-1	Mountain View	127	<b>27,860,625</b>
C601	6	Penthouse	Pool View	716	<b>144,300,000</b>
C602	6	Penthouse	Pool View	709	<b>142,500,000</b>



HYTHE by Botanica



Facilities

Computer generated image for advertising purpose only







**HYTHE**  
by BOTANICA

# PRICE LIST BOTANICA HYTHE : Building D

No.	Floor	Room Type	View	Unit Size (Sq.M)	Selling Price (THB)
D101	1	Duplex	Grand Lake View	417	<b>56,970,000</b>
D102	1	Duplex	Grand Lake View	417	<b>56,970,000</b>
D103	1	Duplex	Grand Lake View	417	<b>56,970,000</b>
D105	1	Duplex	Grand Lake View	417	<b>56,970,000</b>
D106	1	Duplex	Grand Lake View	417	<b>56,970,000</b>
D204	2	1 BR	Mountain View	60	<b>10,800,000</b>
D205	2	1 BR	Mountain View	60	<b>10,800,000</b>
D207	2	1 BR	Mountain View	60	<b>10,800,000</b>
D306	3	2 BR-A	Mountain View	90	<b>17,212,500</b>
D308	3	1 BR	Mountain View	60	<b>11,475,000</b>
D313	3	1 BR	Mountain View	60	<b>11,475,000</b>
D314	3	1 BR	Mountain View	60	<b>11,475,000</b>
D315	3	2 BR-A	Mountain View	90	<b>17,212,500</b>
D301	3	3 BR-1	Grand Lake View	127	<b>24,288,750</b>



# PRICE LIST BOTANICA HYTHE : Building D

No.	Floor	Room Type	View	Unit Size (Sq.M)	Selling Price (THB)
D305	3	3 BR-1	Mountain View	127	<b>24,288,750</b>
D316	3	3 BR-1	Mountain View	127	<b>24,288,750</b>
D406	4	2 BR-A	Mountain View	90	<b>18,225,000</b>
D407	4	1 BR	Mountain View	60	<b>12,150,000</b>
D408	4	1 BR	Mountain View	60	<b>12,150,000</b>
D413	4	1 BR	Mountain View	60	<b>12,150,000</b>
D415	4	2 BR-A	Mountain View	90	<b>18,225,000</b>
D409	4	2 BR	Grand Lake View	88	<b>18,315,000</b>
D410	4	2 BR	Grand Lake View	88	<b>18,315,000</b>
D405	4	3 BR-1	Mountain View	127	<b>25,717,500</b>
D416	4	3 BR-1	Mountain View	127	<b>25,717,500</b>
D506	5	2 BR-A	Mountain View	90	<b>19,237,500</b>
D507	5	1 BR	Mountain View	60	<b>12,825,000</b>
D508	5	1 BR	Mountain View	60	<b>12,825,000</b>
D513	5	1 BR	Mountain View	60	<b>12,825,000</b>
D514	5	1 BR	Mountain View	60	<b>12,825,000</b>





**HYTHE**  
by BOTANICA

# PRICE LIST BOTANICA HYTHE : Building D

No.	Floor	Room Type	View	Unit Size (Sq.M)	Selling Price (THB)
D515	5	2 BR-A	Mountain View	90	<b>19,237,500</b>
D502	5	2 BR	Grand Lake View	88	<b>19,305,000</b>
D503	5	2 BR	Grand Lake View	88	<b>19,305,000</b>
D504	5	2 BR	Grand Lake View	88	<b>19,305,000</b>
D510	5	2 BR	Grand Lake View	88	<b>19,305,000</b>
D511	5	2 BR	Grand Lake View	88	<b>18,810,000</b>
D501	5	3 BR-1	Grand Lake View	127	<b>27,146,250</b>
D505	5	3 BR-1	Mountain View	127	<b>27,146,250</b>
D512	5	3 BR-1	Grand Lake View	127	<b>27,146,250</b>
D516	5	3 BR-1	Mountain View	127	<b>27,146,250</b>
D601	6	Penthouse	Grand Lake View	710	<b>142,725,000</b>
D602	6	Penthouse	Grand Lake View	702	<b>140,925,000</b>



# Terms and Conditions

## Ownership Types:

- A. Freehold ownership : The freehold title is exclusively available to Thai buyers and Thai companies.  
: Foreign freehold is extra charge 10,000 baht / sqm.
- 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 Condominium).

1st Reservation Agreement	200,000 THB.
2nd Sale & Purchase Agreement	35%
3rd Building Foundation Completion	20%
4th 4th Payment Installment	20%
5th 5th Payment Installment	10%
6th 6th Payment Installment	10%
7th Unit Ownership Transfer	5%

## 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 fully furnished.
- Sinking fund 650 THB./sqm. ( One-time payment )
- Monthly common area management fee 65 THB / sqm. including 24-hour security, garbage collection communal electricity and landscaping.
- Facilities are swimming pool, gym, sauna, library, co-working space and pantry lounge.

# Payment Terms

## 1. Payment Terms for Thai :

Payment Terms	Description	Rate
<b>1st Payment</b>	<ul style="list-style-type: none"><li>Reservation Payment</li></ul>	<b>THB 200,000</b>
<b>2nd Payment</b>	<ul style="list-style-type: none"><li>Contract signing payment (deduct reservation payment)</li></ul>	<b>10%</b>
<b>3rd Payment</b>	<ul style="list-style-type: none"><li>Down Payment 27 Installments</li></ul>	<b>25%</b>
<b>Final Payment</b>	<ul style="list-style-type: none"><li>Handover and ownership registration</li></ul>	<b>65%</b>

## 2. Payment Terms for Foreigner :

Payment Terms	Description	Rate
<b>1st Payment</b>	<ul style="list-style-type: none"><li>Reservation Agreement</li></ul>	<b>THB 200,000</b>
<b>2nd Payment</b>	<ul style="list-style-type: none"><li>Sale &amp; Purchase Agreement</li></ul>	<b>35%</b>
<b>3rd Payment</b>	<ul style="list-style-type: none"><li>Building Foundation Completion</li></ul>	<b>20%</b>
<b>4th Payment</b>	<ul style="list-style-type: none"><li>4th Payment Installment</li></ul>	<b>20%</b>
<b>5th Payment</b>	<ul style="list-style-type: none"><li>5th Payment Installment</li></ul>	<b>10%</b>
<b>6th Payment</b>	<ul style="list-style-type: none"><li>6th Payment Installment</li></ul>	<b>10%</b>
<b>Final Payment</b>	<ul style="list-style-type: none"><li>Unit Ownership Transfer</li></ul>	<b>5%</b>

## 3. Additional Expenses :

Payment Terms	Description
<b>Maintenance Fee</b>	<ul style="list-style-type: none"><li>THB 65 / sq.m. / Month (Pay annually in advance)</li></ul>
<b>Sinking Fund</b>	<ul style="list-style-type: none"><li>THB 650 / sq.m. (One-time payment)</li></ul>
<b>Transfer Fee</b>	<ul style="list-style-type: none"><li>All the taxes and transfer fees will be equally shared 50/50 between the developer and the buyer</li></ul>

## 4. Notes : Prices are subjected to change without prior notice.



# LOCATION

## BOTANICA HYTHE

A	Layan Beach	5 min
B	Bangtao Beach	10 min
C	Naithon Beach	13 min
D	Surin Beach	15 min
E	Boat Avenue	10 min
F	Blue Tree Lagoon	15 min
G	Laguna Golf	10 min
H	Blue Canyon Golf	23 min
I	Porto De Phuket	10 min
J	Lotus's	14 min
K	Old Phuket Town	35 min
L	Central Phuket	35 min
M	Thalang Hospital	13 min
N	Robinson Lifestyle	15 min
O	Phuket International Airport	25 min
P	Bangkok Hospital	35 min



# 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