



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



MASTER PLAN

Total Project Area : 51 Rais

Total
65 Villas



Modern luxury design
52 Villas



Tropical Balinese Design
13 Villas



The land size starts
from 654 - 1115 sqm.



Built-up size starts
from 318 sqm.



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

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

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 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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Modern luxury design



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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)	Pool Size (Sq.M)	Selling Price (THB)
FQ04	4A.1	4 Bedroom 5 Bathroom	654	425	220	205	3.50 x 10.80	41,130,000
FQ06	4A.1	4 Bedroom 5 Bathroom	713	425	220	205	3.50 x 10.80	42,310,000
FQ12	4A	4 Bedroom 6 Bathroom	772	434	219	215	3.50 x 10.80	44,084,000
FQ13	4A	4 Bedroom 6 Bathroom	739	434	219	215	3.50 x 10.80	43,424,000
FQ15	4A	4 Bedroom 5 Bathroom	772	434	219	215	3.50 x 10.80	44,084,000
FQ19	4A	3 Bedroom 4 Bathroom	727	483	219	215	3.50 x 10.80	46,418,000
FQ20	4A	4 Bedroom 5 Bathroom	828	434	219	215	3.50 x 10.80	45,204,000
FQ23	4A	4 Bedroom 5 Bathroom	811	434	219	215	3.50 x 10.80	44,864,000
FQ27	4A	4 Bedroom 5 Bathroom	672	428	222	206	3.50 x 10.80	41,688,000
FQ34	4A	4 Bedroom 5 Bathroom	695	434	219	215	3.50 x 10.80	42,544,000
FQ35	4A	4 Bedroom 5 Bathroom	720	434	219	215	3.50 x 10.80	43,044,000
FQ36	4C	4 Bedroom 6 Bathroom	900	567	282	285	4.20 x 13.00	53,154,000
FQ37	4C	4 Bedroom 6 Bathroom	900	567	282	285	4.20 x 13.00	53,154,000
FQ43	4C	4 Bedroom 6 Bathroom	990	567	282	285	4.20 x 13.00	54,954,000
FQ44	4C	4 Bedroom 6 Bathroom	990	567	282	285	4.20 x 13.00	54,954,000
FQ46	4C	4 Bedroom 6 Bathroom	990	567	282	285	4.20 x 13.00	54,954,000
FQ47	4A	4 Bedroom 5 Bathroom	894	428	222	206	3.50 x 10.80	46,128,000
FQ64	4C	4 Bedroom 6 Bathroom	990	567	282	285	4.20 x 13.03	SHOW UNIT
FQ65	4A	4 Bedroom 5 Bathroom	767	428	222	206	3.50 x 10.80	SHOW UNIT



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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 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

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Tropical Balinese Design



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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)	Pool Size (Sq.M)	Selling Price (THB)
FQ50	4B	4 Bedroom 5 Bathroom	900	535	219	316	4.00 x 12.00	52,775,000
FQ51	4B	4 Bedroom 5 Bathroom	900	535	219	316	4.00 x 12.00	52,775,000
FQ52	4B	4 Bedroom 5 Bathroom	900	535	219	316	4.00 x 12.00	52,775,000
FQ53	4B	4 Bedroom 5 Bathroom	900	535	219	316	4.00 x 12.00	52,775,000
FQ54	4B	4 Bedroom 5 Bathroom	1047	535	219	316	4.00 x 12.00	55,715,000
FQ55	4B	4 Bedroom 5 Bathroom	977	535	219	316	4.00 x 12.00	54,315,000
FQ56	4B	4 Bedroom 5 Bathroom	911	535	219	316	4.00 x 12.00	52,995,000
FQ57	3B	3 Bedroom 4 Bathroom	673	318	167	151	4.00 x 9.55	34,130,000
FQ58	4B	4 Bedroom 5 Bathroom	946	535	219	316	4.00 x 12.00	53,695,000
FQ59	4B	4 Bedroom 5 Bathroom	1087	535	219	316	4.00 x 12.00	53,695,000
FQ60	4B	4 Bedroom 5 Bathroom	1210	535	219	316	4.00 x 12.00	58,975,000

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.

LOCATION

BOTANICA FORESTIQUE

- | | |
|---------------------------------------|--------|
| A Layan 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 |





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