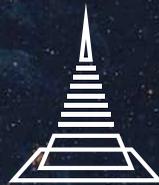




BOTANICA  
GRAND AVENUE

" Unravelling the Epitome of Luxury Living "  
BOTANICA Grand Avenue



BOTANICA  
GRAND AVENUE

# FOREWORD

Explore the epitome of luxurious living at BOTANICA Grand Avenue, a magnificent addition to the esteemed Botanica Luxury Villas legacy in Phuket. Nestled within the prestigious Laguna area on a vast 284,800 sq.m. canvas, this architectural masterpiece features four distinct designs, each meticulously crafted with world-class materials to redefine indulgence.

Immerse yourself in sophistication and convenience with an array of exceptional amenities. From the serene Grand Lake and urban medical center to fine dining restaurants, fully equipped gym, jogging track, and versatile multi-purpose corners – every detail caters to a well-rounded lifestyle.

BOTANICA Grand Avenue presents a limited collection of exclusive residences, with prices ranging from 67 to 202 million Thai Baht, reflecting the grandeur that awaits within. This mega project epitomizes Botanica Luxury Villas' commitment to unparalleled excellence.

Step into a life beyond ordinary boundaries, where luxury meets legacy, and every moment radiates wonder. BOTANICA Grand Avenue invites you to unlock the unimaginable and embrace the phenomenon. Your luxury lifestyle awaits in this extraordinary realm – a testament to the enduring legacy of Botanica Luxury Villas.



[Master Plan](#)

[Zone A1](#)

[Zone A2](#)

[Zone B](#)

[Zone C1](#)

# CONTENTS

A: LOCATION	1
B: MASTER PLAN	3
ZONE A1	5
Grand Modern Zen Design	13
ZONE A2	18
ZONE B	23
ZONE C1	29
C: INTERIOR	37
D: FACILITIES	39
E: THE ICONIC	41
F: INNOVATION & SUSTAINABILITY	43
RECYCLE & CARBON NEUTRALY	45
G: SECURITY	46
H: ABOUT DEVELOPER	47



# LOCATION

## BOTANICA GRAND AVENUE

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



## Botanica Grand Avenue Facilities Design

# ONE OF THE BEST FACILITIES IN PHUKET

Botanica Grand Avenue is a luxurious residential development offering extensive amenities. At its center lies a grand central lagoon, providing a serene focal point for residents. The property features spacious jogging paths and natural seating areas that create an atmosphere reminiscent of a vast forest. The residents will get to enjoy the world-class stand gym, fine dining restaurants and café, and the urban wellness center in just a couple of steps' walk from your zoned residences. With large trees, expansive lawns, and ample greenery,

Botanica Grand Avenue fosters a deep connection to nature. Furthermore, it includes spacious tennis courts for sports enthusiasts to participate in. Overall, Botanica Grand Avenue offers a grand experience with ample open spaces and a profound integration with the natural world.





# THE ICONIC

Welcome to 'The Iconic' at Botanica Grand Avenue – Where Modern Grandeur Meets Everyday Indulgence

Step into The Iconic — the crown jewel of Botanica Grand Avenue and the epitome of refined living. More than just a central landmark, The Iconic is a lifestyle destination that redefines the meaning of luxury in everyday life. Designed to impress, this architectural centerpiece is not only the largest but also the most dynamic, offering a seamless fusion of style, convenience, and upscale sophistication.

Explore a curated selection of world-class experiences, where modern shopping avenues, gourmet fine dining, elegant cafés, and tranquil lounges harmoniously coexist. Whether you're savoring culinary artistry in the Fine Dining zone, relaxing at the stylish Lounge + Office area, or unwinding in the serene ambiance of our Wellness Spa & Treatment center, every corner of The Iconic has been crafted to elevate your lifestyle.

For those who value health and vitality, The Iconic boasts an advanced Fitness Area with a dedicated Classes Area designed for group sessions, personal training, and holistic wellness programs. Test your skills or unwind in the immersive Golf Simulator Area, offering precision play and entertainment in a private, tech-driven setting.

Ease of access is reimagined with our cutting-edge passenger Drop-off Points, while the Restroom Area combines thoughtful design and luxurious comfort for all visitors.

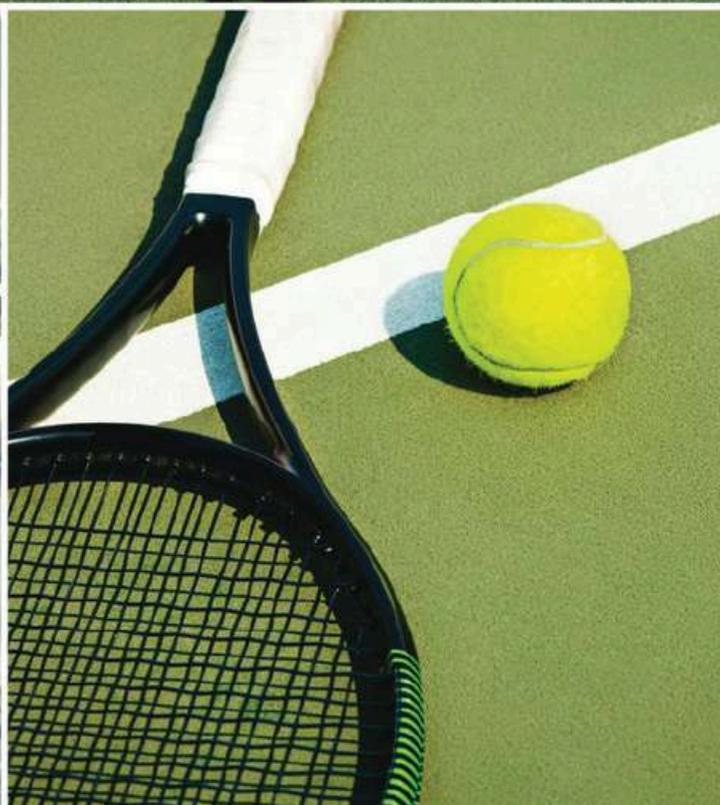
From everyday essentials to exclusive experiences, The Iconic invites you to be part of something greater – a vibrant hub that brings together indulgence, innovation, and community. Join us in redefining contemporary elegance and become a part of a space where extraordinary living is simply the standard.



## All Area

- |                         |                   |
|-------------------------|-------------------|
| A: Fine Dining Area     | E: Classes Area   |
| B: Reception and Lounge | F: Golf Simulator |
| C: Wellness Spa         | G: Tennis Court   |
| D: Fitness Area         | H: Terrace        |





# Botanica Grand Avenue



Total Project

Real image with simulated atmosphere for advertisement purposes only



# Botanica Grand Avenue



## Total Project

Real image with simulated atmosphere for advertisement purposes only



# MASTER PLAN

TROPICAL BALINESE

Zone A2

GRAND MODERN ZEN DESIGN

GRAND SIGNATURE

Zone B

MODERN ELEGANCE

Zone C1

FUTURE

ZONE C2

GRAND FOREST ZONE

Zone A1

FUTURE

ZONE F

GRAND FOREST DESIGN

GRAND MODERN LUXURY DESIGN

THE ICONIC  
CLUBHOUSE

SALE GALLERY  
พื้นที่รวม : 4,618.40 ตร.ม.  
( 2 บล็อก 54.6 ตร.ม.)

BOTANICA PRESTIGE

Zone D

HYTHE by BOTANICA

ZONE E

## Common Area

Total Project Area :	285,017.00 sq.m.
Driving Area :	10,421.00 sq.m.
Driving Area & Footpath :	14,368.00 sq.m.
Garden Area :	5,938.00 sq.m.

DISCLAIMER: The advertised images and its contents are real and/or for illustration purposes. Information contained in this sales and marketing material as shown herein are to be used for the purposes of advertising and guideline only. Any information, terms and conditions will be reserved the right to change at any time without prior notice. Reproduction, distribution, photocopy, adaptation, communication to public, publication, exploitation of all or any parts hereof and/or retransmission of material contained without permission is prohibited.



# Zone A1



Units Total  
**42/14 Villas**



The land size starts  
**from 720.00 - 2,080.90 sq.m.**



Built-up size starts  
**from 435 - 1,870.00 sq.m.**

-  **TYPE GF**  
4 Bedrooms - 5 Bathrooms
-  **TYPE GFA**  
4 Bedrooms - 5 Bathrooms
-  **TYPE GFB**  
5 Bedrooms - 7 Bathrooms - 1 Family room
-  **TYPE GFC**  
5 Bedrooms - 8 Bathrooms - Leisure Area
-  **TYPE GFD**  
5 Bedrooms - 7 Bathrooms - 1 Home Theater

## Common Area

Total Project Area :	74,595.40 sq.m
Driving Area :	8,043.04 sq.m
Driving Area & Footpath :	3,773.23 sq.m
Garden Area :	9,849.86 sq.m.



# TYPE GF

Modern Luxury Design

Land Plot : 750.00 sq.m.

## Ground Floor Plan

Garage	38.75 sq.m.
Laundry	5.55 sq.m.
Pump Room	6.20 sq.m.
Storage - M&E Room	3.30 sq.m.
Living, Dining, Kitchen	75.45 sq.m.
Master Bedroom	35.00 sq.m.
Master Bathroom	12.60 sq.m.
Bedroom 1	27.00 sq.m.
Bathroom 1	5.75 sq.m.
Bedroom 2	16.70 sq.m.
Bathroom 2	6.30 sq.m.
Bedroom 3	17.15 sq.m.
Bathroom 3	5.50 sq.m.
Guest's Toilet 1	3.25 sq.m.
Main Terrace, Plant Box	40.70 sq.m.
Walkway	
Main Entrance	27.30 sq.m.
Sala, Sun Deck	4.80 sq.m.
Outdoor Shower	42.65 sq.m.
Swimming Pool	1.70 sq.m.
3.50 X 10.80 M.	54.30 sq.m.
Washing Area	4.85 sq.m.
Gabage Area	1.00 sq.m.

## Usable Area

Covered Area :	258.50 sq.m.
External Area :	177.30 sq.m.
Total :	435.80 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 GFA

Modern Luxury Design

Land Plot : 990 sq.m.

## Ground Floor Plan

Garag	57.60 sq.m.
Laundry	12.15 sq.m.
Pump Room	4.56 sq.m.
M&E Room	4.00 sq.m.
Storage - Gabage Room	6.34 sq.m.
Living, Dining, Kitchen	97.20 sq.m.
Master Bedroom	53.95 sq.m.
Master Bathroom	22.20 sq.m.
Bedroom 1	24.95 sq.m.
Bathroom 1	6.30 sq.m.
Bedroom 2	20.00 sq.m.
Bathroom 2	6.00 sq.m.
Bedroom 3	19.65 sq.m.
Bathroom 3	5.20 sq.m.
Guest's Toilet 1	3.25 sq.m.
Main Terrace, Plant Box	55.15 sq.m.
Walkway	42.15 sq.m.
Main Entrance	5.65 sq.m.
Sala, Sun Deck	57.95 sq.m.
Outdoor Shower 1	3.50 sq.m.
Outdoor Shower 2	2.35 sq.m.
Swimming Pool	83.85 sq.m.
3.50 X 10.80 M.	
Washing Area	6.20 sq.m.
Toilet2	4.65 sq.m.
Plant Box	2.20 sq.m.

## Usable Area

Covered Area :	343.35 sq.m.
External Area :	263.65 sq.m.
Total :	607.00 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.

Botanica Grand Avenue : Zone A1



GRAND Modern Luxury Design

Real image with simulated atmosphere for advertisement purpose



# TYPE GFB

Modern Luxury Design

Land Plot : 1,321.50 sq.m.

## Ground Floor Plan

Garage	54.80 sq.m.
Laundry	7.55 sq.m.
Pump Room	4.50 sq.m.
Storage, Gabage, M&E	9.50 sq.m.
Maid's Bedroom	8.95 sq.m.
Maid's Toilet	3.10 sq.m.
Thai Kitchen	15.75 sq.m.
Living, Dining, Kitchen	99.40 sq.m.
Master Bedroom	53.30 sq.m.
Master Bathroom	22.20 sq.m.
Master Bedroom 2	53.60 sq.m.
Master Bathroom 2	6.75 sq.m.
Bedroom 1	20.45 sq.m.
Bathroom 1	5.75 sq.m.
Bedroom 2	24.80 sq.m.
Bathroom 2	5.80 sq.m.
Bedroom 3	21.20 sq.m.
Bathroom 3	5.50 sq.m.
Guest's Toilet 1	4.90 sq.m.
Toilet 2	4.95 sq.m.
Sunken Lounge	12.65 sq.m.
Sala, Sun Deck	80.10 sq.m.
Outdoor Shower 1	4.50 sq.m.
Outdoor Shower 2	2.10 sq.m.
Swimming Pool	101.30 sq.m.
4.70 x 15.00 M.	
Washing Area	10.50 sq.m.
Plant Box Walkway,	4.90 sq.m.
Terrace & Utilities	157.70 sq.m.

## Usable Area

Covered Area :	466.40 sq.m.
External Area :	340.10 sq.m.
Total :	806.50 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.

# GRAND MODERN *Zen*

A New Standard of Refined Living by BOTANICA Luxury Villas

Introducing Grand Modern Zen, the latest limited-edition collection by BOTANICA Luxury Villas, designed exclusively for BOTANICA Grand Avenue. With only five private villas, this concept reimagines luxury through the lens of Modern Zen design, where architecture gracefully embraces nature.

Each villa is thoughtfully arranged around a central pool and garden, with dual terraces inspired by Shinden Zukuri, reflecting timeless harmony and openness. The distinctive circular wave-like lighting on the ceiling echoes the raked patterns of Zen gardens, adding a serene, artistic touch.

Grand Modern Zen is more than a residence – it's a calm retreat, where minimalist elegance and spiritual balance come together in perfect form.

**TYPE: GFC - Grand Modern Zen Design**

# TYPE GFC

GRAND Modern Zen Design

Land Plot : 1,657.60 sq.m.

## Ground Floor Plan

Garage	52.20 sq.m.
Storage, M&E, Grabage	7.45 sq.m.
Living, Dinning, Kitchen	100.45 sq.m.
Leisure Area	103.45 sq.m.
Laundry Room	15.85 sq.m.
Thai Kitchen, Storage	23.75 sq.m.
Master Bedroom	56.90 sq.m.
Master Bathroom	18.95 sq.m.
Onsen	27.90 sq.m.
Bedroom 2	45.00 sq.m.
Bathroom 2	15.90 sq.m.
Bedroom 3	24.00 sq.m.
Bathroom 3	6.35 sq.m.
Bedroom 4	23.20 sq.m.
Bathroom 4	6.60 sq.m.
Bedroom 5	22.90 sq.m.
Bathroom 5	6.50 sq.m.
Powder Room	7.15 sq.m.
Toilet	4.60 sq.m.
Maid Bedroom	16.60 sq.m.
Maid Bathroom	5.30 sq.m.
Wine Cellar	14.90 sq.m.
Bathroom 6	7.85 sq.m.
Pump Room	8.80 sq.m.
Swimming Pool 5.30 x 16.20 M.	103.00 sq.m.
Outdoor Shower	1.85 sq.m.
Walkway, Terrace & Utilities	325.90 sq.m.

## Usable Area

Covered Area :	692.45 sq.m.
External Area :	360.85 sq.m.
Total :	1,053.30 sq.m.



Ground Floor Plan

# Botanica Grand Avenue : Zone A1



TYPE: GFD - Grand Modern Luxury Design

Real image with simulated atmosphere for advertisement purposes only



**BOTANICA**  
GRAND AVENUE

# TYPE GFD

GRAND Modern Luxury Design

Land Plot : 1,800.00 sq.m.

## Ground Floor Plan

Garage	72.40 sq.m.	Master Bedroom	30.20 sq.m.
Living, Dining, Kitchen 1	166.50 sq.m.	Master Bathroom	33.30 sq.m.
Bedroom 1	52.15 sq.m.	Walk-in Closet Master	42.40 sq.m.
Bathroom Bedroom 1	27.15 sq.m.	Balcony 1	18.60 sq.m.
Walk-In Closet 1	15.45 sq.m.	Comidor	103.85 sq.m.
Terrace 1 Bedroom 1	10.05 sq.m.	Bedroom 3	44.70 sq.m.
Terrace 2 Bathroom 1	7.85 sq.m.	Bathroom Bedroom 3	13.15 sq.m.
Bedroom 2	20.50 sq.m.	Balcony 2	17.50 sq.m.
Bathroom 2	10.80 sq.m.	Bedroom 4	33.50 sq.m.
Walk-In Closet 2	9.70 sq.m.	Bathroom Bedroom 4	7.50 sq.m.
Maid Room	12.05 sq.m.	Bathroom 5	8.80 sq.m.
Kitchen 1	20.50 sq.m.	Balcony 3	9.05 sq.m.
Laundry Room	6.00 sq.m.	Balcony 4	7.30 sq.m.
Guest's Toilet 1	5.70 sq.m.	Home Theater	44.70 sq.m.
Bathroom 6	3.90 sq.m.	Storage - M&E room	8.90 sq.m.
Living, Dining, Kitchen 2	83.50 sq.m.		
Toilet 2	10.25 sq.m.		
Pond 1	84.25 sq.m.		
Sunken	24.40 sq.m.		
Pond 2	75.15 sq.m.		
Outdoor Shower	2.90 sq.m.		
Pump Room	2.30 sq.m.		
Swimming Pool	127.00 sq.m.		
5.30 x 16.20 M.			
Deck	44.25 sq.m.		
M&E Room	21.70 sq.m.		
Grabage Room	2.00 sq.m.		
Plant Box	18.50 sq.m.		
Condensing Unit Area	5.35 sq.m.		
Walkway & Terrace	350.05 sq.m.		

## Usable Area

Covered Area :	957.90 sq.m.
External Area :	757.85 sq.m.
Total :	1,715.75 sq.m.

Upper Level Plan



Ground Floor Plan



Botanica Grand Avenue

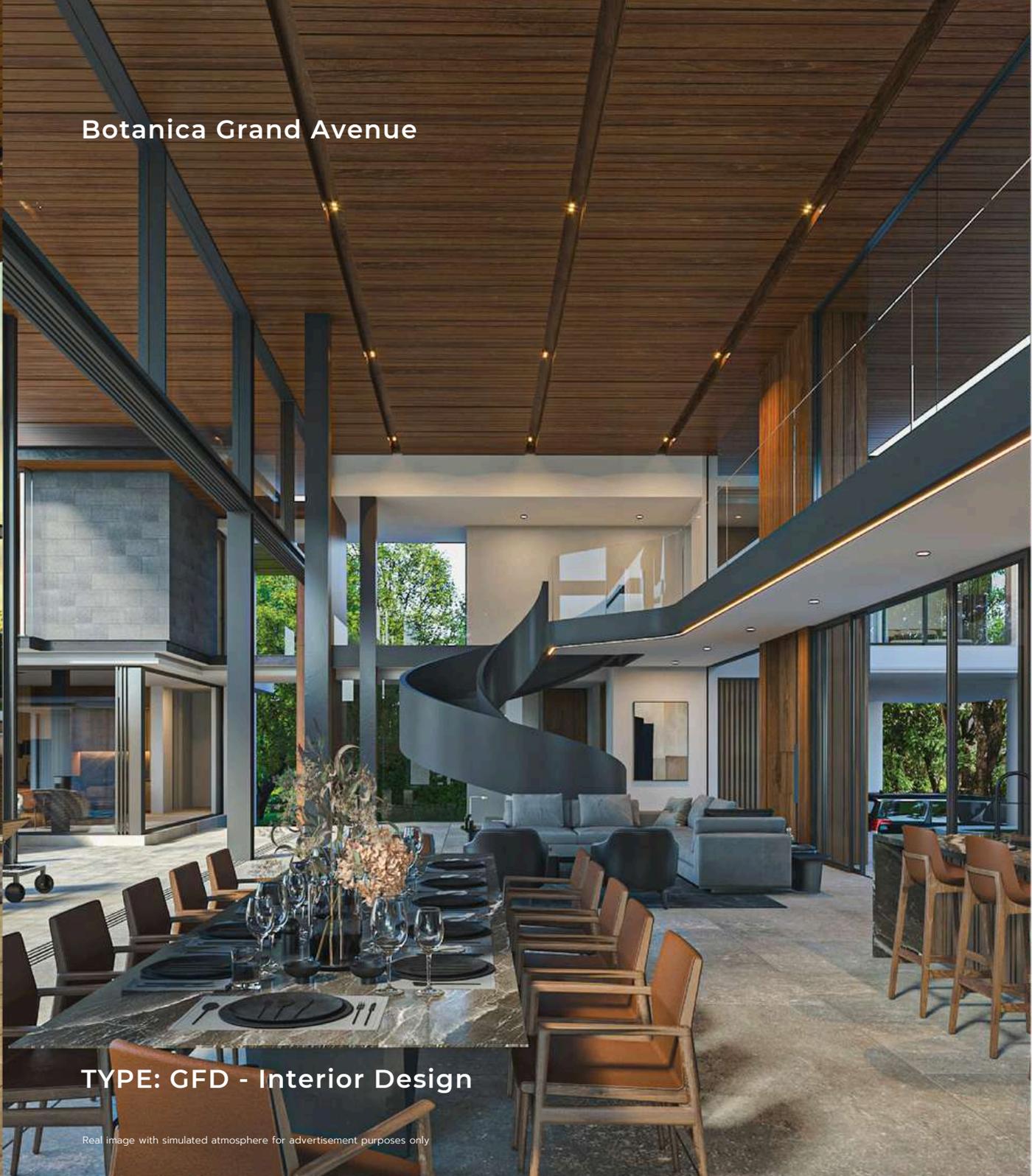


TYPE: GFD - Interior Design

Real image with simulated atmosphere for advertisement purposes only

  
BOTANICA  
GRAND AVENUE

Botanica Grand Avenue



TYPE: GFD - Interior Design

Real image with simulated atmosphere for advertisement purposes only



  
BOTANICA  
GRAND AVENUE

# PRICE LIST

Zone : A1

Modern Luxury Design

No.	Type	Plot size (Sq.M)	Total Built up (Sq.M)	Internal Area (Sq.M)	External Area (Sq.M)	Pool Size (M.)	Selling Price (THB)
GF TYPE, 4 BEDS 5 BATHS							
A09	GF	1139.82	437	220	217	3.50 x 10.80	<b>68,090,800</b>
A12	GF	750	435	219	216	3.50 x 10.80	<b>SOLD</b> 
A13	GF	1281.55	756	290	465	3.50 x 10.80	<b>SOLD</b> 
A28	GF	720	435	219	216	3.50 x 10.80	<b>58,140,000</b> 
A30	GF.1	984	569	280	288	3.50 x 10.80	<b>76,924,000</b>
GFA TYPE, 4 BEDS 6 BATHS							
A29	GFA.2	1,261	593	295	298	3.50 x 10.80	<b>88,722,000</b>
A37	GFA	1421	607	345.85	261.15	4.20 x 13.00	<b>92,901,000</b>

## BOTANICA GRAND AVENUE

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

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.

# PRICE LIST

Zone : A1

**GFC TYPE:** 5 Beds,+1 Maids, 8 Baths

GRAND Modern **Zen** Design

No.	Type	Plot size (Sq.M)	Total Built up (Sq.M)	Covered Area (Sq.M)	External Area (Sq.M)	Pool Size (M.)	Selling Price (THB)
A38	GFC	1827	1053.3	692.45	360.85	5.30 x 16.20	<b>180,852,000</b>
A39	GFC	1658	1053.3	692.45	360.85	5.30 x 16.20	<b>176,204,000</b>
A40	GFC	1736	1053.3	692.45	360.85	5.30 x 16.20	<b>178,349,000</b>
A41	GFC	1869	1053.3	692.45	360.85	5.30 x 16.20	<b>182,007,000</b>
A42	GFC	1657	1053.3	692.45	360.85	5.30 x 16.20	<b>176,177,000</b>

**GFD Type:** 5 Beds, +1 Maid, 7 Bath, 1 Home Theatre

GRAND Modern Design

No.	Type	Plot size (Sq.M)	Total Built up (Sq.M)	Covered Area (Sq.M)	External Area (Sq.M)	Pool Size (M.)	Selling Price (THB)
A14	GFD	2038	1870	867	1003	5.50 x 17.50	<b>254,937,000</b> 
A15	GFD	2080	1848	839	1008	5.50 x 17.50	<b>254,016,000</b>
A34	GFD	1800	1715	957	757	5.50 x 17.50	<b>231,706,500</b>
A35	GFD	1795	1715	957	757	5.50 x 17.50	<b>231,549,000</b>

## BOTANICA GRAND AVENUE

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

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.

# PRICE LIST

Zone : A1

# GRAND Modern Zen Design

No.	Type	Number Bedroom	Plot size (Sq.M)	Total Built up (Sq.M)	Covered Area (Sq.M)	External Area (Sq.M)	Pool Size (M.)	Selling Price (THB)
A38	GFC	5 Beds,+1 Maids, 8 Baths	1827	1053.3	692.45	360.85	5.30 x 16.20	<b>180,852,000</b>
A39	GFC	5 Beds,+1 Maids, 8 Baths	1658	1053.3	692.45	360.85	5.30 x 16.20	<b>176,204,000</b>
A40	GFC	5 Beds,+1 Maids, 8 Baths	1736	1053.3	692.45	360.85	5.30 x 16.20	<b>178,349,000</b>
A41	GFC	5 Beds,+1 Maids, 8 Baths	1869	1053.3	692.45	360.85	5.30 x 16.20	<b>182,007,000</b>
A42	GFC	5 Beds,+1 Maids, 8 Baths	1657	1053.3	692.45	360.85	5.30 x 16.20	<b>176,177,000</b>

## BOTANICA GRAND AVENUE

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

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 Grand Avenue : Zone A2



Tropical Balinese Design

Real image with simulated atmosphere for advertisement purposes only



**BOTANICA**  
GRAND AVENUE

# Zone A2



Units Total  
**30/21 Villas**



The land size starts  
**from 526.50 - 1,126.33 sq.m.**



Built-up size starts  
**from 381.00 - 507.63 sq.m.**

-  **TYPE A**  
3 Bedrooms - 3 Bathrooms
-  **TYPE B**  
3 Bedrooms - 3 Bathrooms
-  **TYPE C**  
4 Bedrooms - 6 Bathrooms

## Common Area

Total Project Area : 25,521.56 sq.m.  
Driving Area : 3,401.79 sq.m.  
Driving Area & Footpath : 1,828.96 sq.m.  
Garden Area : 1,804.09 sq.m.



# TYPE A

Tropical Balinese Design

Land Plot : 524.55 sq.m.

## Ground Floor Plan

Living, Dining, Kitchen	60.97 sq.m.
Hallway	5.88 sq.m.
Laundry	8.25 sq.m.
Guest Bathroom	6.47 sq.m.
Master Bedroom	31.52 sq.m.
Master Bathroom	12.74 sq.m.
Bedroom 1	20.07 sq.m.
Bathroom 1	5.59 sq.m.
Bedroom 2	16.77 sq.m.
M&E And Storage	5.88 sq.m.
Pump Room	4.48 sq.m.
Separate Entrance	3.52 sq.m.
Main Entrance	8.23 sq.m.
Main Terrace	22.08 sq.m.
Parking	41.48 sq.m.
Walkway	17.18 sq.m.
Terrace Master Bedroom	17.52 sq.m.
Terrace Bedroom 2	4.30 sq.m.
Sun Deck	12.76 sq.m.
Outdoor Shower	1.69 sq.m.
Swimming Pool	47.13 sq.m.
4.00 x 10.00 M.	
Washing Area	7.99 sq.m.

## Usable Area

Covered Area :	178.62 sq.m.
External Area :	183.88 sq.m.
Total :	362.50 sq.m.



Ground Floor Plan

# TYPE B

Tropical Balinese Design

Land Plot : 567 sq.m.

## Ground Floor Plan

Foyer	11.52 sq.m.
Living ,Dining , Kitchen	63.63 sq.m.
Thai Kitchen	7.38 sq.m.
Laundry	8.38 sq.m.
Guest's Toilet	4.93 sq.m.
Master Bedroom	38.42 sq.m.
Master Bathroom	12.88 sq.m.
Bedroom 1	15.91 sq.m.
Bathroom 1	11.70 sq.m.
Bedroom 2	22.16 sq.m.
Bathroom 2	6.75 sq.m.
Pump Room	3.68 sq.m.
M&E And Storage	8.16 sq.m.
Separate Entrance	3.10 sq.m.
Main Entrance	11.56 sq.m.
Main Terrace	23.01 sq.m.
Terrace Thai Kitchen	3.12 sq.m.
Terrace Master Bedroom	7.18 sq.m.
Terrace Bedroom 2	3.79 sq.m.
Garage	30.35 sq.m.
Walkway	20.59 sq.m.
Sun Deck	12.00 sq.m.
Outdoor Shower	1.69 sq.m.
Swimming Pool	46.21 sq.m.
3.50 × 10.00 m.	
Washing Area	3.90 sq.m.

## Usable Area

Covered Area :	215.50 sq.m.
External Area :	166.50 sq.m.
Total :	382.00 sq.m.



Ground Floor Plan

# TYPE C

Tropical Balinese Design

Land Plot : 902.90 sq.m.

## Ground Floor Plan

Foyer	15.50 sq.m.
Living, Dining, Kitchen	69.09 sq.m.
Laundry	10.58 sq.m.
Guest's Toilet	3.93 sq.m.
Master Bedroom	47.31 sq.m.
Master Bathroom	16.53 sq.m.
Bedroom 1	23.48 sq.m.
Bathroom 1	7.07 sq.m.
Bedroom 2	18.48 sq.m.
Bathroom 2	6.22 sq.m.
Bedroom 3	18.14 sq.m.
Bathroom 3	5.65 sq.m.
Toilet 2	4.07 sq.m.
Pump Room	5.18 sq.m.
M&E and Storage	9.15 sq.m.
Separate Entrance	3.30 sq.m.
Main Entrance	9.07 sq.m.
Main Terrace	30.88 sq.m.
Terrace	25.98 sq.m.
Garage	44.12 sq.m.
Walkway	15.95 sq.m.
Outdoor Shower	1.69 sq.m.
Sala	37.28 sq.m.
Swimming Pool	73.69 sq.m.
4.00 x 13.00 M.	
Washing Area	5.29 sq.m.

## Usable Area

Covered Area :	260.38 sq.m.
External Area :	247.25 sq.m.
Total :	507.63 sq.m.



Ground Floor Plan

Botanica Grand Avenue : Zone A2



Tropical Balinese Design

Real image with simulated atmosphere for advertisement purposes only



BOTANICA  
GRAND AVENUE

# PRICE LIST

Zone : A2

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)
A2 01	A2-B	3 Beds 4 Baths	567	382	215	167	3.50 x 10.00	<b>45,099,000</b> 
A2 06	A2-C	4 Beds 5 Baths	1126	507	297	210	3.50 x 10.00	<b>70,515,040</b>
A2 07	A2-B	3 Beds 4 Baths	675	382	215	167	3.50 x 10.00	<b>47,448,000</b> 
A2 09	A2-B	3 Beds 4 Baths	567	382	215	167	3.50 x 10.00	<b>44,532,000</b>
A2 10	A2-B	3 Beds 4 Baths	566	382	215	167	3.50 x 10.00	<b>44,505,000</b>
A2 11	A2-B	3 Beds 4 Baths	566	382	215	167	3.50 x 10.00	<b>44,505,000</b>
A2 12	A2-B	3 Beds 4 Baths	603	382	215	167	3.50 x 10.00	<b>45,504,000</b>
A2 18	A2-C	4 Beds 6 Baths	902	507	297	210	4.00 x 13.00	<b>64,467,000</b>
A2 19	A2-B	3 Beds 4 Baths	665	382	215	167	3.50 x 10.00	<b>47,178,000</b>
A2 20	A2-B	3 Beds 4 Baths	567	382	215	167	3.50 x 10.00	<b>44,532,000</b>

## BOTANICA GRAND AVENUE

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

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.

# PRICE LIST

Zone : A2

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)
A2 21	A2-B	3 Beds 4 Baths	567	382	215	167	3.50 x 10.00	<b>44,532,000</b>
A2 22	A2-B	3 Beds 4 Baths	566	382	215	167	3.50 x 10.00	<b>44,505,000</b>
A2 24	A2-B	3 Beds 4 Baths	602	382	215	167	3.50 x 10.00	<b>45,477,000</b>
A2-23	A2-B	3 Beds 4 Baths	566	382	215	167	3.50 x 10.00	<b>44,505,000</b>
A2 25	A2-B	3 Beds 4 Baths	602	382	215	167	3.50 x 10.00	<b>45,477,000</b>
A2 26	A2-B	3 Beds 4 Baths	578	382	215	167	3.50 x 10.00	<b>44,829,000</b>
A2 27	A2-B	3 Beds 4 Baths	594	382	215	167	3.50 x 10.00	<b>45,261,000</b>
A2 28	A2-B	3 Beds 4 Baths	611	382	215	167	3.50 x 10.00	<b>45,720,000</b>
A2 29	A2-B	3 Beds 4 Baths	613	382	215	167	3.50 x 10.00	<b>45,774,000</b>
A2 30	A2-B	3 Beds 4 Baths	757	382	215	167	3.50 x 10.00	<b>49,662,000</b>

## BOTANICA GRAND AVENUE

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

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 Grand Avenue : Zone B



TYPE: SB - SIGNATURE Tropical Balinese Design

Real image with simulated atmosphere for advertisement purposes only



**BOTANICA**  
GRAND AVENUE

# Zone B



Units Total

**12/2**

**Villas**



The land size starts

**from 590.17 - 2,151.77 sqm.**



Built-up size starts

**from 412.50 sq.m.**

**TYPE GF**  
4 Bedrooms - 5 Bathrooms

**TYPE SA**  
4 Bedrooms - 5 Bathrooms

**TYPE SB**  
4 Bedrooms - 6 Bathrooms

**TYPE SC**  
5 Bedrooms - 8 Bathrooms - 1 Family room

## Common Area

Total Project Area :	17,118.84 sq.m.
Driving Area :	1,499.90 sq.m.
Driving Area & Footpath :	829.00 sq.m.
Garden Area :	1,180.97 sq.m.



# TYPE SA

SIGNATURE Tropical Balinese

Land Plot : 862.99 sq.m.

## Ground Floor Plan



: 4 Bedrooms



: 5 Bathrooms



Swimming Pool  
: 3.80 x 12.50 m.



## Usable Area

Covered Area : 259.32 sq.m.

External Area : 257.18 sq.m.

Total : 516.50 sq.m.

Ground Floor Plan

# TYPE SB

SIGNATURE Tropical Balinese

Land Plot : 965.09 sq.m.

## Ground Floor Plan



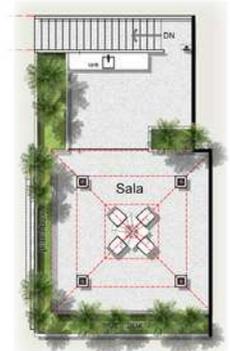
: 4 Bedrooms



: 6 Bathrooms



Swimming Pool  
: 4.80 x 15.00 m.



## Usable Area

Covered Area : 277.01 sq.m.

External Area : 362.99 sq.m.

Total : 640.00 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 SC

SIGNATURE Tropical Balinese

Land Plot : 1,597.46 sq.m.

## Ground Floor Plan



: 5 Bedrooms



: 8 Bathrooms



Swimming Pool  
: 4.80 x 18.03 m.



Kid's Pool  
: 2.75 x 7.13 m.



: 1 Family Room



: 1 Maid's Quarter

## Usable Area

Covered Area : 384.31 sq.m.

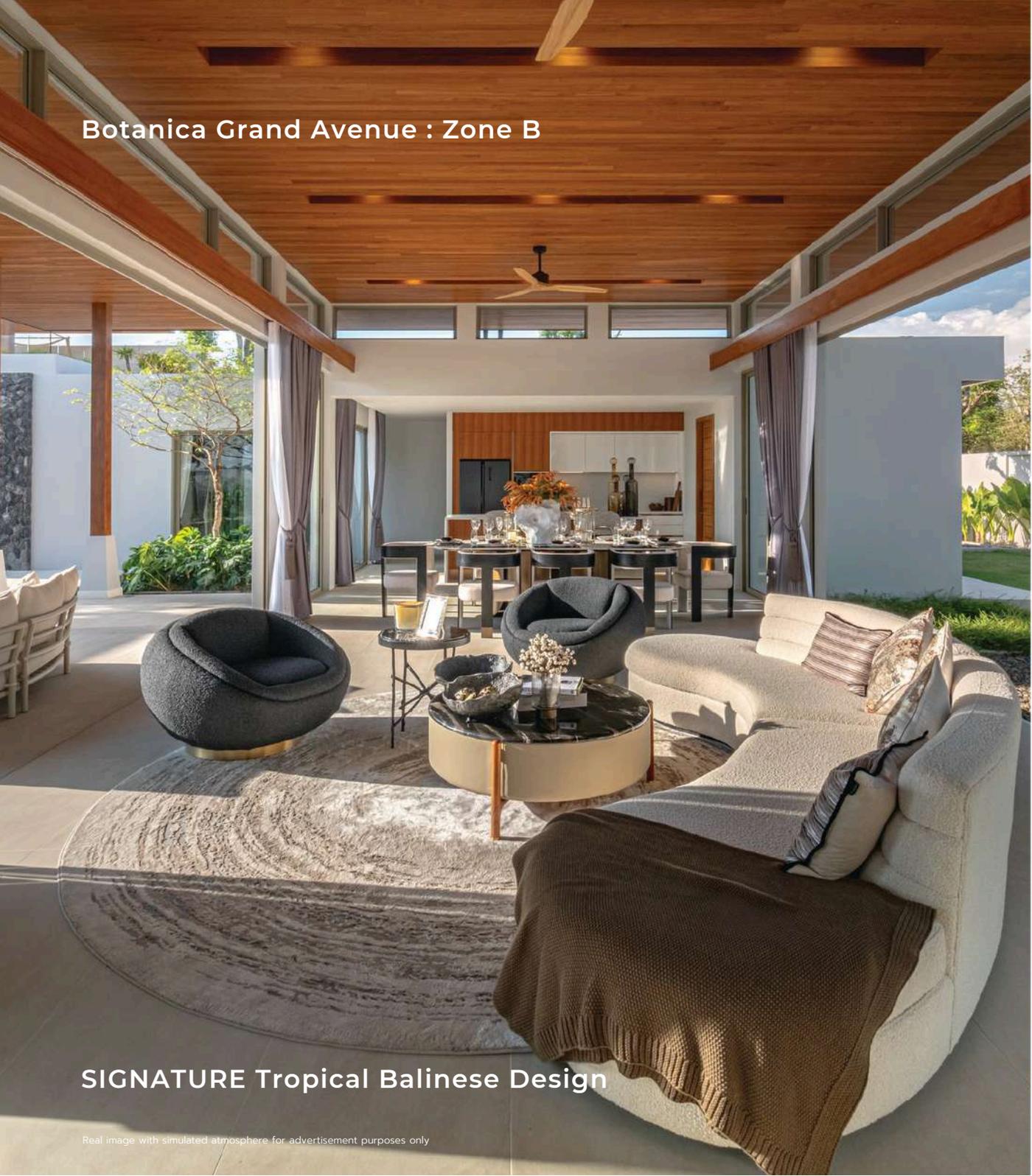
External Area : 500.45 sq.m.

Total : 884.76 sq.m.



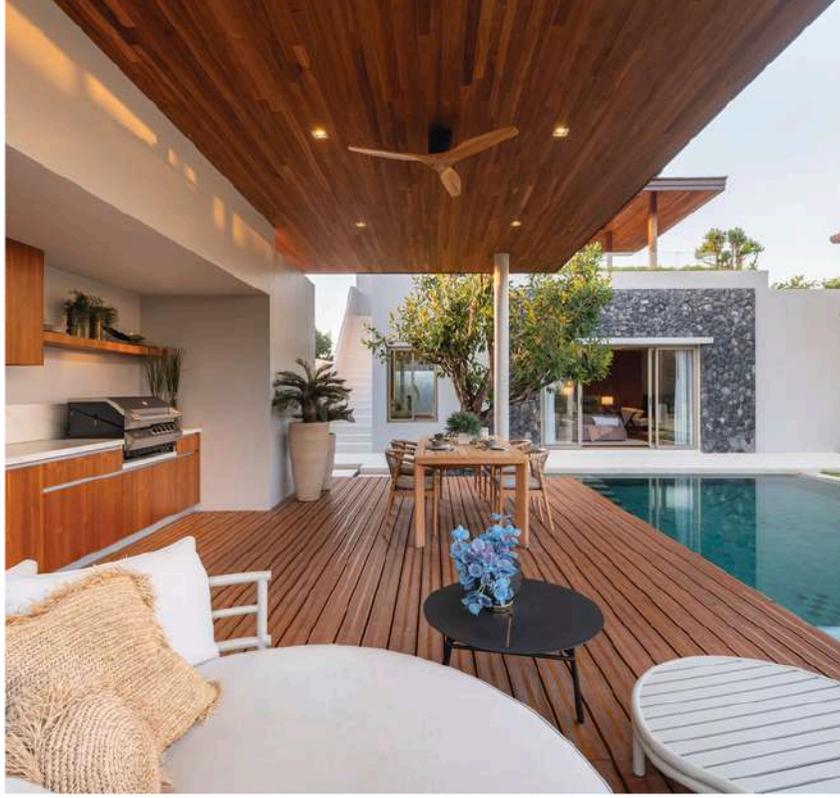
Ground Floor Plan

Botanica Grand Avenue : Zone B



SIGNATURE Tropical Balinese Design

Real image with simulated atmosphere for advertisement purposes only



**BOTANICA**  
GRAND AVENUE

# PRICE LIST

Zone : B

# Signature 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)
B01	SB	4 Beds 6 Baths	1,452	706	265	441	4.80 x 15.00	<b>100,013,000</b> 
B07	SC	5 Beds 8 Baths 1 Family Room	1,930	962	412	550	4.80 x 18.30	<b>130,300,000</b>
B10	SA	4 Beds 6 Baths	804	516	264	252	4.00 x 13.20	<b>67,269,500</b> 

## BOTANICA GRAND AVENUE

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

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.

# Zone C1



Units Total  
**28 Villas**



The land size starts  
**from 459.00 - 1,150.00 sqm.**



Built-up size starts  
**from 406.95 sq.m.**

**TYPE C1A**  
4 Bedrooms - 5 Bathrooms

**TYPE C1B**  
5 Bedrooms - 6 Bathrooms

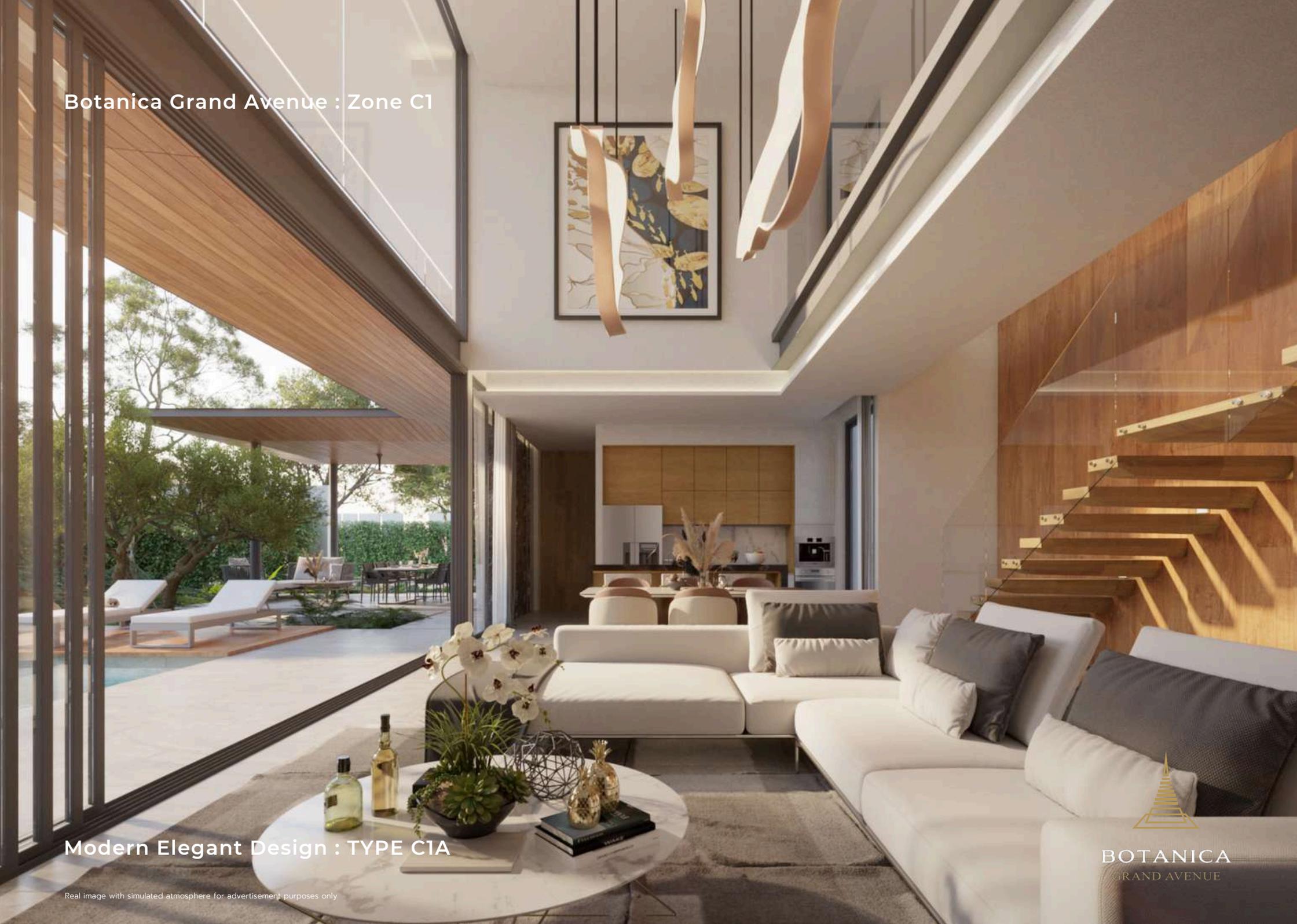
**TYPE C1C**  
6 Bedrooms - 8 Bathrooms

## Common Area

Total Project Area :	31,058.50 sq.m.
Driving Area :	3,994.35 sq.m.
Driving Area & Footpath :	1,012.55 sq.m.
Garden Area :	2,282.80 sq.m.



Botanica Grand Avenue : Zone C1



Modern Elegant Design : TYPE C1A

Real image with simulated atmosphere for advertisement purposes only

  
BOTANICA  
GRAND AVENUE

# TYPE C1A

Modern Elegant Design

Land Plot : 459.00 sq.m.

## Ground Floor Plan

Storage	3.78 sq.m.	Master Bedroom	33.94 sq.m.
Laundry room	4.15 sq.m.	Master Bathroom	17.53 sq.m.
Guest's toilet 1	3.57 sq.m.	Walk-in Closet Master	11.08 sq.m.
Stairs	13.53 sq.m.	Corridor	33.53 sq.m.
Living , Dinning , kitchen	67.08 sq.m.	Bedroom 2	22.30 sq.m.
Bedroom 4	31.96 sq.m.	Bathroom Bedroom 2	8.42 sq.m.
Bathroom 4	7.09 sq.m.	Bedroom 3	18.03 sq.m.
Pump room	5.13 sq.m.	Bathroom Bedroom 3	5.84 sq.m.
Garage	39.23 sq.m.		
Entrance Terrace	8.45 sq.m.		
Terrace (stair)	1.72 sq.m.		
Terrace (pump)	2.52 sq.m.		
Washing area	6.14 sq.m.		
Walkway	22.51 sq.m.		
Separate Entrance	6.10 sq.m.		
Swimming pool 3.80 x 12.20 m.	49.58 sq.m.		
Sun Deck	14.03 sq.m.		
Terrace	23.00 sq.m.		
Pavilion	31.39 sq.m.		
Outdoor Shower	1.96 sq.m.		
Terrace 1	8.63 sq.m.		
Terrace 2	11.13 sq.m.		
Terrace 3	2.75 sq.m.		

## Usable Area

Covered Area :	286.96 sq.m.
External Area :	229.14 sq.m.
Total :	516.10 sq.m.



Ground Floor Plan



Upper Level Plan

# PRICE LIST Zone : C

# Modern Elegant 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)
C02	C1A	4 Beds 5 Baths	459	514	357	157	3.50 x 12.20	<b>57,613,500</b>
C04	C1A	4 Beds 5 Baths	572	514	279	127	3.85 x 12.25	<b>60,778,000</b>
C05	C1A	4 Beds 5 Baths	484	514	279	127	3.85 x 12.25	<b>58,350,000</b>
C06	C1A	4 Beds 5 Baths	484	514	279	127	3.85 x 12.25	<b>58,350,000</b>

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

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.

# PRICE LIST Zone : C

# Modern Elegant Design

No.	Type	Number Bedroom	Plot size (Sq.M)	Total Built up (Sq.M)	Covered Area (Sq.M)	External Area (Sq.M)	Pool Size (M.)	Selling Price (THB)
C01	C1A	4 Beds 5 Baths	459	514	357	157	3.50 x 12.20	<b>SHOW UNIT</b>
C02	C1A	4 Beds 5 Baths	459	514	357	157	3.50 x 12.20	<b>57,613,500</b>
C04	C1C	4 Beds 5 Baths	556	406	279	127	3.85 x 12.25	<b>50,565,700</b>
C05	C1C	4 Beds 5 Baths	459	406	279	127	3.85 x 12.25	<b>47,849,700</b>
C06	C1C	4 Beds 5 Baths	459	406	279	127	3.85 x 12.25	<b>47,849,700</b>
C07	C1C	4 Beds 5 Baths	459	406	279	127	3.85 x 12.25	<b>47,849,700</b>
C08	C1C	4 Beds 5 Baths	459	406	279	127	3.85 x 12.25	<b>47,849,700</b>
C09	C1C	4 Beds 5 Baths	459	406	279	127	3.85 x 12.25	<b>47,849,700</b>
C10	C1C	4 Beds 5 Baths	459	406	279	127	3.85 x 12.25	<b>47,849,700</b>
C11	C1C	4 Beds 5 Baths	459	406	279	127	3.85 x 12.25	<b>47,849,700</b>
C12	C1C	4 Beds 5 Baths	459	406	279	127	3.85 x 12.25	<b>47,849,700</b>
C13	C1C	4 Beds 5 Baths	459	406	279	127	3.85 x 12.25	<b>47,849,700</b>
C14	C1C	4 Beds 5 Baths	631	406	279	127	3.85 x 12.25	<b>52,665,700</b>
C15	C1D	4 Beds 5 Baths	1107	431	291	140	3.85 x 12.25	<b>72,000,000</b>
C16	C1C	4 Beds 5 Baths	521	406	279	127	3.85 x 12.25	<b>49,585,700</b>
C17	C1C	4 Beds 5 Baths	699	406	279	127	3.85 x 12.25	<b>54,569,700</b>
C18	C1C	4 Beds 5 Baths	499	406	279	127	3.85 x 12.25	<b>49,967,700</b>
C19	C1D	4 Beds 5 Baths	987	431	291	140	3.85 x 12.25	<b>68,400,000</b>
C20	C1C.1	4 Beds 5 Baths	522	406	279	127	3.85 x 12.25	<b>50,657,700</b>
C21	C1C.1	4 Beds 5 Baths	522	406	279	127	3.85 x 12.25	<b>50,657,700</b>
C22	C1C.1	4 Beds 5 Baths	522	406	279	127	3.85 x 12.25	<b>49,613,700</b>

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

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.

# PRICE LIST Zone : C

# Modern Elegant 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)
C23	C1D.1	4 Beds 5 Baths	1150	431	291	140	3.85 x 12.25	<b>73,290,000</b>
C24	C1D	4 Beds 5 Baths	623	431	291	140	3.85 x 12.25	<b>56,234,000</b>
C25	C1C	4 Beds 5 Baths	459	406	279	127	3.85 x 12.25	<b>47,849,700</b>
C26	C1C	4 Beds 5 Baths	459	406	279	127	3.85 x 12.25	<b>47,849,700</b>
C27	C1C	4 Beds 5 Baths	459	406	279	127	3.85 x 12.25	<b>47,849,700</b>
C28	C1C	4 Beds 5 Baths	459	406	279	127	3.85 x 12.25	<b>47,849,700</b>
C29	C1C	4 Beds 5 Baths	588	406	279	127	3.85 x 12.25	<b>51,461,700</b>
C30	C1C	4 Beds 5 Baths	459	406	279	127	3.85 x 12.25	<b>47,849,700</b>
C31	C1C	4 Beds 5 Baths	459	406	279	127	3.85 x 12.25	<b>47,849,700</b>
C32	C1C	4 Beds 5 Baths	459	406	279	127	3.85 x 12.25	<b>47,849,700</b>
C33	C1C	4 Beds 5 Baths	459	406	279	127	3.85 x 12.25	<b>47,849,700</b>
C34	C1D	4 Beds 5 Baths	721	431	291	140	3.85 x 12.25	<b>58,978,000</b>
C35	C1A	4 Beds 5 Baths	459	514	279	127	3.50 x 12.20	<b>57,613,500</b>
C36	C1A	4 Beds 5 Baths	459	514	279	127	3.50 x 12.20	<b>57,613,500</b>
C37	C1A	4 Beds 5 Baths	459	514	279	127	3.50 x 12.20	<b>57,613,500</b>
C38	C1A	4 Beds 5 Baths	459	514	279	127	3.50 x 12.20	<b>57,613,500</b>
C39	C1A	4 Beds 5 Baths	541	514	279	127	3.50 x 12.20	<b>59,909,500</b>
C40	C1B	4 Beds 5 Baths	742	697	381	316	4.65 x 14.35	<b>82,884,650</b>
C41	C1A	4 Beds 5 Baths	459	514	279	127	3.50 x 12.20	<b>57,613,500</b>
C42	C1A	4 Beds 5 Baths	459	514	279	127	3.50 x 12.20	<b>57,613,500</b>
C43	C1B	4 Beds 5 Baths	899	697	381	316	4.65 x 14.35	<b>87,280,650</b>

Botanica Grand Avenue : Zone D



Tropical Balinese Design

Real image with simulated atmosphere for advertisement purposes only

# Zone D : BOTANICA PRESTIGE



Units Total  
**7/2 Villas**



The land size starts  
**from 601 - 830 sqm.**



Built-up size starts  
**from 373 sqm.**

-  TYPE C  
**4 Bedrooms - 5 Bathrooms**
-  TYPE C.1  
**3 Bedrooms - 5 Bathrooms**



## Common Area

Total Project Area : 5,932.40 sq.m.



# TYPE C

Tropical Balinese Design

Land Plot : 601 sq.m.

## Ground Floor Plan

 : 4 Bedrooms

 : 5 Bathrooms

 Swimming Pool  
: 11.50 x 3.50 m.



## Usable Area

Covered Area : 235 sq.m.  
External Area : 184 sq.m.  
Total : 419 sq.m.

Ground Floor Plan

DISCLAIMER: The advertised images and its contents are real and/or be for illustration purposes. Information contained in this sales and marketing material as shown herein are to be used for the purposes of advertising and guideline only. Any information, terms and conditions will be reserved the right to change at any time without prior notice. Reproduction, distribution, photocopy, adaptation, communication to public, publication, exploitation of all or any parts hereof and/or retransmission of material contained without permission is prohibited.

# PRICE LIST

Zone : D

# 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)
D02	C	4 Beds 5 Baths	617	420	235	184	3.50 x 11.50	<b>45,520,000</b>
D03	C	4 Beds 5 Baths	601	420	235	184	3.50 x 11.50	<b>45,220,000</b>



## BOTANICA GRAND AVENUE

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

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.

# INNOVATION & SUSTAINABILITY

Dedicated to environmental preservation, we have integrated solar cells to curtail energy consumption, adorned the surroundings with trees for a picturesque and invigorating ambiance, and initiated a Zero Waste Management program to champion eco-friendly waste practices. The EV charger is an option for all residents, and public EV chargers are equipped among the project.



In the spirit of innovation, Botanica Grand Avenue proudly features EV Chargers, championing electric vehicles and contributing to sustainable mobility. The infusion of AI technology into our home systems elevates security measures to unprecedented





To guarantee a constant supply of fresh air and superior air quality, we have introduced the "Fresh Oxygen Hub," lush sanctuaries teeming with trees and plants nestled within the community.

Furthermore, our project boasts a state-of-the-art water supply system to ensure the efficient and sustainable distribution of water.

Strategically designed large windows flood living spaces with ample natural light, creating a vibrant and airy atmosphere during daylight hours.

These meticulously crafted features collectively position Botanica Grand Avenue as a trailblazing project, presenting residents with a living environment that seamlessly integrates security, sustainability, and comfort, aligning perfectly with the expectations of a modern lifestyle



# RECYCLE & CARBON NEUTRALITY

BOTANICA Grand Avenue project promotes sustainability through a color-coded recycling system, making waste disposal more efficient. We collaborate with residents and staff to reduce plastic use and encourage recycling, minimizing environmental impact while raising awareness of resource conservation.

A key feature is the Low Carbon system, which optimizes energy use with advanced technology, reduces plastics, and incorporates renewable energy sources for a greener living environment. These sustainable practices support long-term environmental and social responsibility.



# SECURITY

Botanica Grand Avenue is a visionary endeavor that places paramount importance on safety, sustainability, and innovation, surpassing conventional norms to craft an extraordinary living experience.

When it comes to safety and security, our project ensures an uninterrupted 24/7 secure atmosphere with state-of-the-art surveillance systems, including extensive CCTV coverage monitored and maintained through the local police station, a face-scanning system for project entry, key card access, and advanced Digital Door Locks. Additionally, police officers conduct regular patrols throughout the project 24/7, further enhancing the safety and peace of mind for all residents.



# 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	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, and Villa Handover	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 30 THB / sqm. including 24-hour security, garbage collection common electricity, common area landscaping.



# ABOUT DEVELOPER



Botanica Luxury Phuket Company Limited

21 Years Experience

In Luxury Pool Villas In Phuket

Attasit Intarachoti

CEO & Founder

Botanica Luxury Phuket Company Limited





# BOTANICA LUXURY

VILLAS



 199/9 Moo.4 Thepkasattri, Thalang, Phuket, Thailand 83110  +66 (0)9 8394 7097 (Sales Office)  
 [info@botanicalluxuryvilla.com](mailto:info@botanicalluxuryvilla.com)  [www.botanicalluxuryvilla.com](http://www.botanicalluxuryvilla.com)

DISCLAIMER: The advertised images and its contents are real and/or for illustration purposes. Information contained in this sales and marketing material as shown herein are to be used for the purposes of advertising and guideline only. Any information, terms and conditions will be reserved with right to change at anytime without prior notice. Reproduction, distribution, photocopy, adaptation, communication to public, publication, exploitation of all or any parts thereof and/or retransmission of material contained without permission is prohibited.