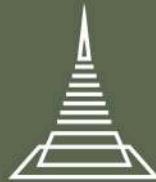




BOTANICA
FORESTIQUE

THE ART OF LUXURY LIVING



BOTANICA
FORESTIQUE

About Us

Botanica Forestique is ideally situated between Surin, Bangtao, and Layan Beaches, offering residents seamless access to three of Phuket's most iconic coastlines. As the second project to feature Botanica's Modern Luxury Design, it presents contemporary elegance while also honoring the brand's heritage with villas in the Signature Tropical Balinese style. The tree-lined avenue entrance enhances the sense of arrival, creating a serene and nature-rich atmosphere.

Adding to its allure, the project will soon feature a boutique community mall at the front, bringing everyday convenience just steps away from home. With its prime location, timeless design choices, and lifestyle amenities, Botanica Forestique embodies a perfect balance of sophistication, tropical charm, and modern living in Phuket's most connected beachside neighborhood.



LOCATION

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A	Lanyan 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



MASTER PLAN



Modern Luxury Design
53 Villas



The land size starts
from 654.40 - 1,115.84 sq.m.



Built-up size starts
from 425.75 sq.m.



Tropical Balinese Design
10 Villas



The land size starts
from 673.33 - 1,210.21 sq.m.



Built-up size starts
from 318 sq.m.

Common Area

Total Project Area :	78,376.72 sq.m.
Driving Area :	11,993.07 sq.m.
Driving Area & Footpath :	3,990.17 sq.m.
Garden Area :	5,641.40 sq.m.



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

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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.

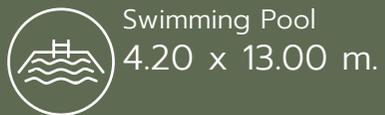


Ground Floor Plan

TYPE 4C

Modern luxury design

Land Plot : 900 sq.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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PRICE LIST

Modern luxury 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)	Construction progress
FQ04	4A.1	4 Bedroom 5 Bathroom	654	425	220	205	3.50 x 10.80	44,105,000	55%
FQ06	4A.1	4 Bedroom 5 Bathroom	713	417	222	195	3.50 x 10.80	44,701,000	52%
FQ12	4A	4 Bedroom 6 Bathroom	772	434	219	215	3.50 x 10.80	47,122,000	49%
FQ13	4A	4 Bedroom 6 Bathroom	739	433	220	213	3.50 x 10.80	46,389,000	47%
FQ19	4A	3 Bedroom 4 Bathroom	727	425	219	206	3.50 x 10.80	45,565,000	41%
FQ27	4A	4 Bedroom 5 Bathroom	672	428	222	206	3.50 x 10.80	44,976,000	45%
FQ34	4A	4 Bedroom 5 Bathroom	695	434	219	215	3.50 x 10.80	45,582,000	5%
FQ35	4A	4 Bedroom 5 Bathroom	720	426	220	206	3.50 x 10.80	45,498,000	5%
FQ47	4A	4 Bedroom 5 Bathroom	894	429	220	209	3.50 x 10.80	49,197,000	5%
FQ51	4C	4 Bedroom 6 Bathroom	900	567	282	285	4.20 x 12.00	57,123,000	0%
FQ52	4C	4 Bedroom 6 Bathroom	900	567	282	285	4.20 x 12.00	57,123,000	0%
FQ53	4C	4 Bedroom 6 Bathroom	900	567	282	285	4.20 x 12.00	57,123,000	0%
FQ59	4C	4 Bedroom 6 Bathroom	1,087	567	282	285	4.20 x 12.00	60,863,000	5%
FQ60	4C	4 Bedroom 6 Bathroom	1,210	567	282	285	4.20 x 12.00	63,323,000	5%
FQ65	4A	4 Bedroom 5 Bathroom	767	432	223	209	3.50 x 10.80	SOLD	SHOW UNIT

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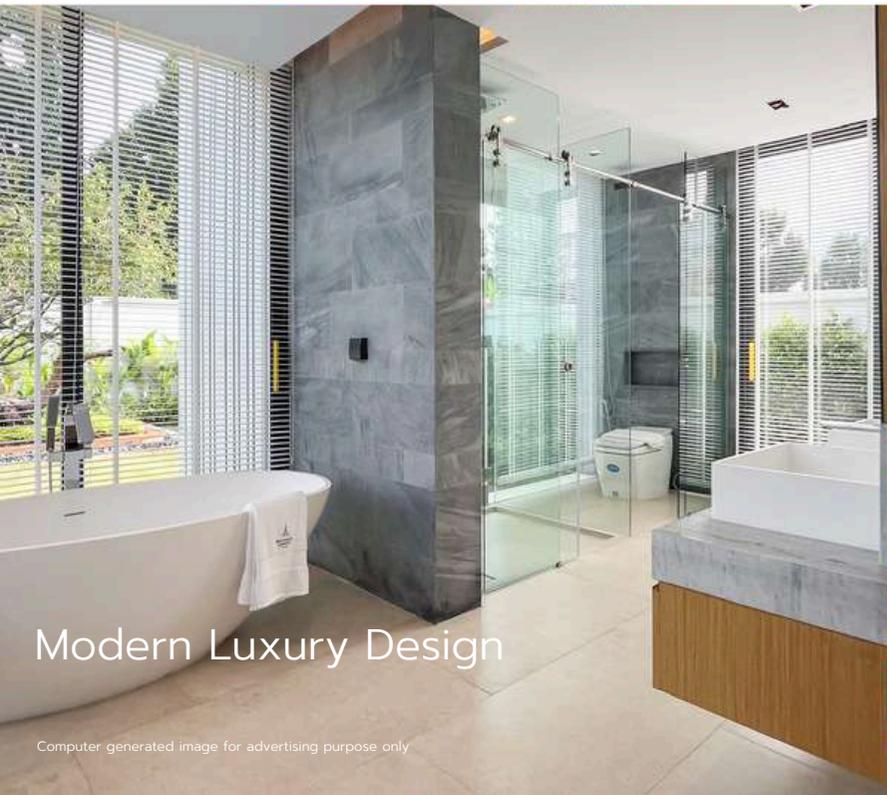
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TYPE 3B

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

TYPE 3B.1

Tropical Balinese Design

Land Plot : 900 sq.m.

 : 3 Bedrooms

 : 3 Bathrooms

 : 4.00 x 10.00 m.

Usable Area

Internal Area : 180 sq.m.
External Area : 190 sq.m.
All Area : 370 sq.m.



Ground Floor Plan

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PRICE LIST

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)	Construction progress
FQ50	4B	4 Bedroom 5 Bathroom	900	535	219	316	4.00 x 12.00	54,915,000	5%
FQ54	4B	4 Bedroom 5 Bathroom	1047	545	224	321	4.00 x 12.00	58,545,000	5%
FQ55	4B	4 Bedroom 5 Bathroom	977	535	219	316	4.00 x 12.00	56,455,000	5%
FQ56	4B	4 Bedroom 5 Bathroom	911	535	219	316	4.00 x 12.00	55,135,000	5%
FQ57	3B	3 Bedroom 3 Bathroom	673	318	167	151	4.00 x 9.55	36,402,000	5%
FQ58	4B	4 Bedroom 5 Bathroom	946	535	219	316	4.00 x 12.00	55,835,000	5%

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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 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

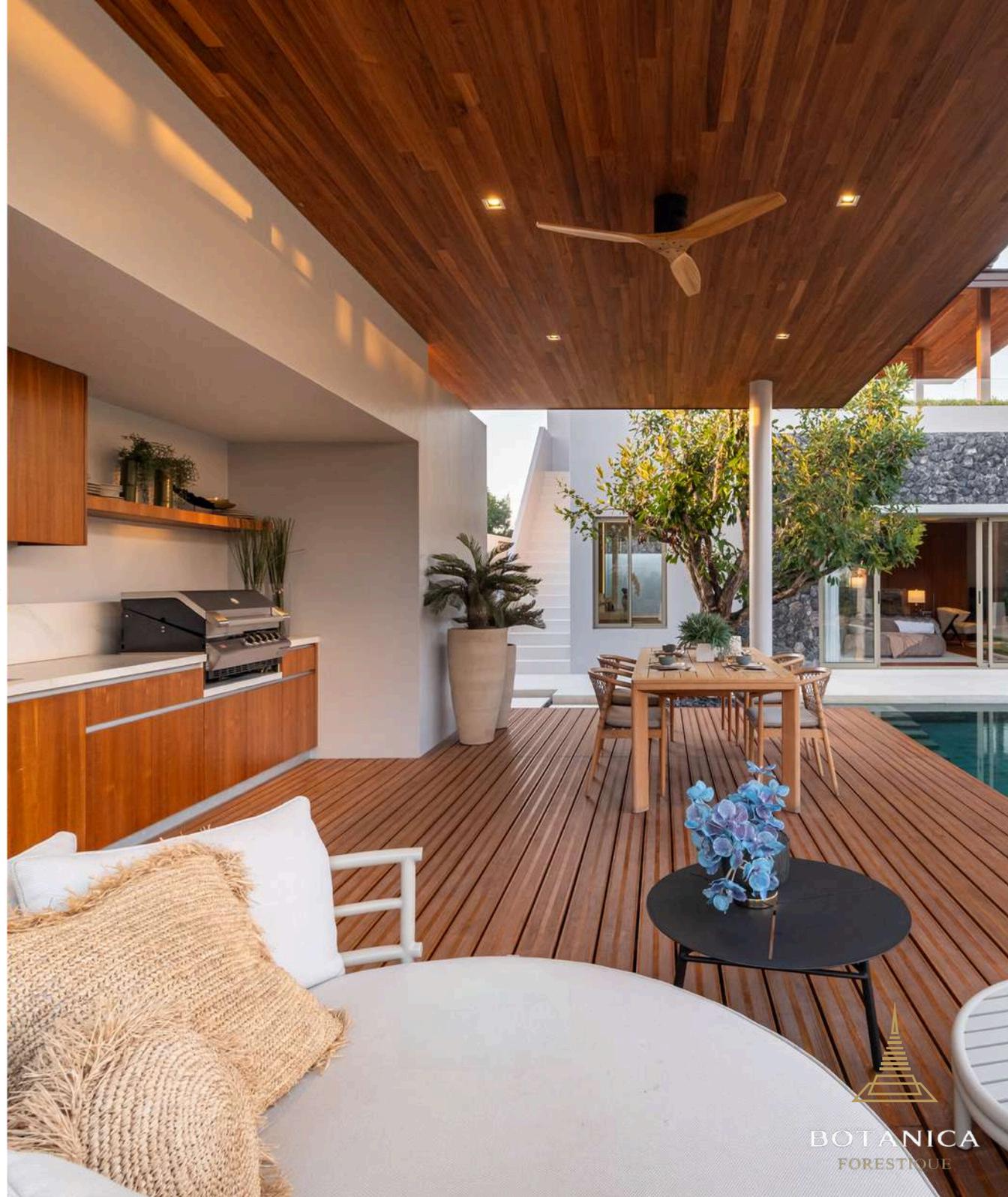
- All private pool villas are finished with swimming pool, air-condition, built-in wardrobe, kitchen and landscape design.
- All selling prices are fixed in Thai baht only.
- Furniture package is optional.
- Sinking fund 100,000 THB. (one time payment)
- Monthly common area management fee 20 THB / sqm. including 24-hour security, garbage collection common electricity, common area landscaping.

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Tropical Balinese Design

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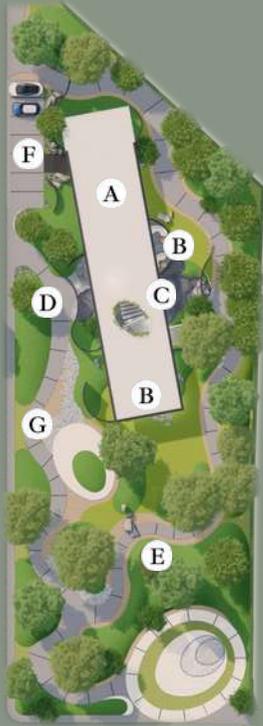


CLUBHOUSE

BOTANICA Forestique

The clubhouse at Botanica Forestique offers a relaxing and refreshing environment, blending nature with modern amenities. At its core, a pond and terrace create a peaceful space for residents to unwind and connect with the outdoors. This area acts as the heart of the community, fostering social interaction and well-being.

The clubhouse is equipped with a fitness center and gym, catering to diverse workouts, including cardio and strength training. Surrounding it is a jogging path, ideal for morning runs or leisurely walks, promoting a healthy lifestyle. With its mix of natural elements and functional design, the Botanica Forestique clubhouse provides an ideal setting for both relaxation and activity.



Landscape

- A** Gym
- B** Terrace
- C** Pond
- D** Entrance
- E** Garden
- F** Parking
- G** Jogging Path



Botanica Forestique



Clubhouse

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ABOUT DEVELOPER



Botanica Luxury Phuket Company Limited

21 Years Experience

In Luxury Pool Villas In Phuket

Attasit Intarachooti

CEO & Founder

Botanica Luxury Phuket Company Limited



**BOTANICA
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VILLAS



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