



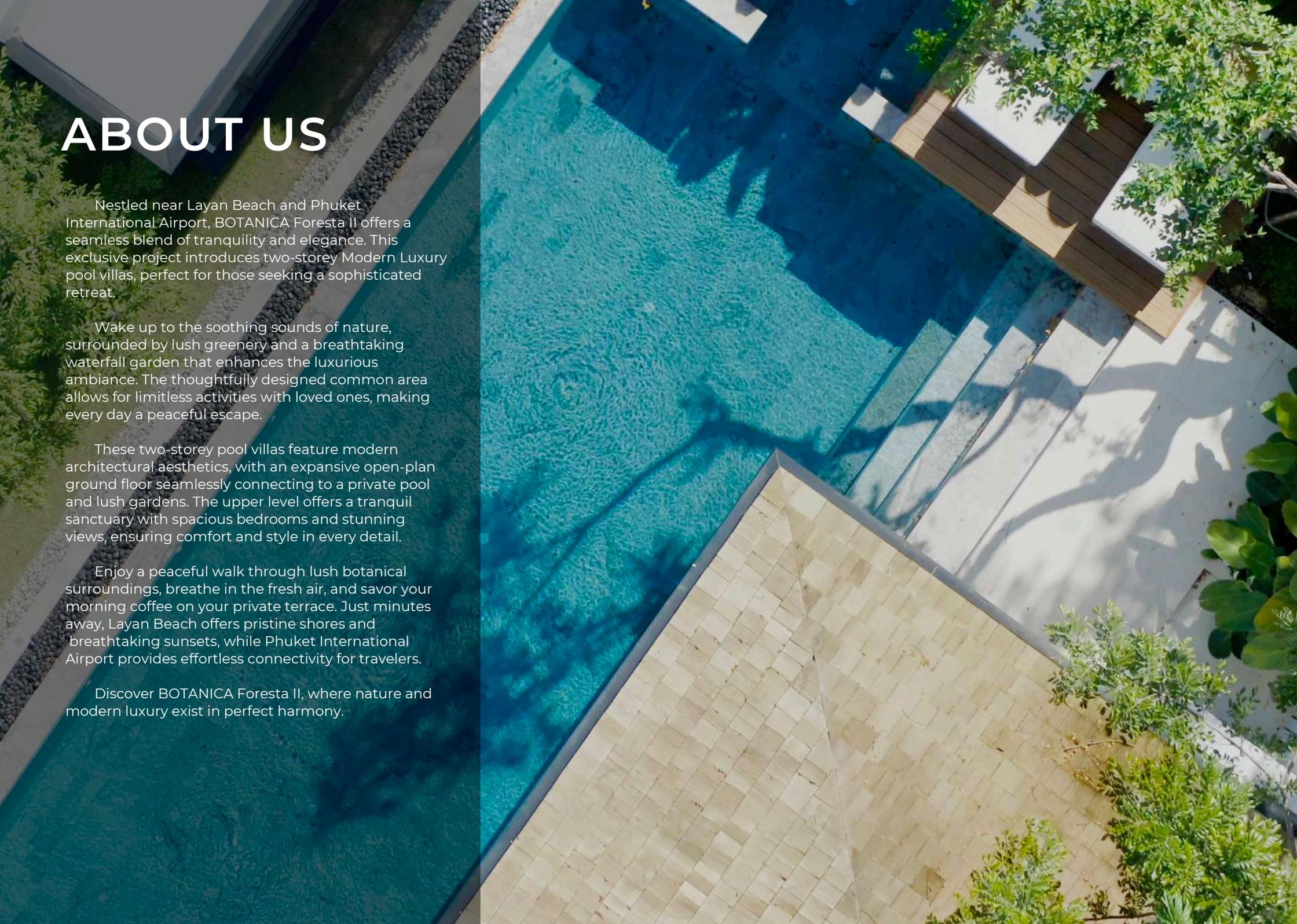
BOTANICA
FORESTA II

A Symphony of Serenity Amidst The Forest



BOTANICA
FORESTA II

ABOUT US

An aerial photograph of a swimming pool with a wooden deck and surrounding greenery. The pool is filled with clear blue water, and the wooden deck is made of light-colored planks. The surrounding area is lush with green plants and trees, creating a serene and natural atmosphere. The pool is situated on a raised platform, and the wooden deck extends around it, providing a space for relaxation and outdoor activities.

Nestled near Layan Beach and Phuket International Airport, BOTANICA Foresta II offers a seamless blend of tranquility and elegance. This exclusive project introduces two-storey Modern Luxury pool villas, perfect for those seeking a sophisticated retreat.

Wake up to the soothing sounds of nature, surrounded by lush greenery and a breathtaking waterfall garden that enhances the luxurious ambiance. The thoughtfully designed common area allows for limitless activities with loved ones, making every day a peaceful escape.

These two-storey pool villas feature modern architectural aesthetics, with an expansive open-plan ground floor seamlessly connecting to a private pool and lush gardens. The upper level offers a tranquil sanctuary with spacious bedrooms and stunning views, ensuring comfort and style in every detail.

Enjoy a peaceful walk through lush botanical surroundings, breathe in the fresh air, and savor your morning coffee on your private terrace. Just minutes away, Layan Beach offers pristine shores and breathtaking sunsets, while Phuket International Airport provides effortless connectivity for travelers.

Discover BOTANICA Foresta II, where nature and modern luxury exist in perfect harmony.

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PRIME LOCATION “LAYAN AREA”

BOTANICA Foresta II enjoys a prime location in the prestigious Layan area, offering the perfect balance of seclusion and accessibility. Tucked away in a peaceful forest setting, it is just a short drive from Layan Beach and Phuket International Airport. This high-end, low-density community ensures privacy and tranquility while keeping residents close to essential amenities.

With Layan Beach only 10 minutes away, residents can enjoy pristine shores and breathtaking sunsets. A shopping center and supermarket are also just 10 minutes away, making daily conveniences effortless. Families will appreciate the 15-minute drive to an international school, while frequent travelers benefit from the 25-minute proximity to Phuket International Airport.

BOTANICA Foresta II offers an unparalleled coastal lifestyle, combining the serenity of nature with easy access to Phuket's best attractions.



LOCATION

BOTANICA FORESTA II

A:	Bangtao Beach	7 min
B:	Layan Beach	10 min
C:	Banana Beach	15 min
D:	Naithon Beach	17 min
E:	Phuket Golf Club	7 min
F:	Boat Avenue	10 min
G:	Laguna Golf	14 min
H:	Blue Tree Lagoon	15 min
I:	Porto De Phuket	10 min
J:	Lotus's Supercenter	14 min
K:	Makro	15 min
L:	Central Phuket	35 min
M:	Thalang Police Station	10 min
N:	Thalang Hospital	13 min
O:	Phuket International Airport	25 min
P:	Bangkok Hospital	35 min



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MASTER PLAN



Units Total
35 Villas



The land size starts
from 475.10 - 1,094.06 sq.m.



Built-up size starts
from 345.40 sq.m.



Common Area

Total Project Area :	36,213.97 sq.m.
Driving Area :	5,731.98 sq.m.
Driving Area & Footpath :	2,415.26 sq.m.
Garden Area :	3,784.52 sq.m.



Botanica Foresta II



Modern Luxury Design : TYPE 3A

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TYPE 3A

Modern Luxury Design

Land Plot : 642.26 sq.m.

Ground Floor Plan

Storage, M.&E.	3.50 sq.m.
Living, Dining, Kitchen	75.85 sq.m.
Guest Toilet	4.80 sq.m.
Laundry	4.80 sq.m.
Thai Kitchen	6.00 sq.m.
Pump Room	4.05 sq.m.
Master Bathroom	11.90 sq.m.
Bathroom 1	5.90 sq.m.
Master Bedroom	35.65 sq.m.
Bedroom 1	22.70 sq.m.
Bedroom 2	15.75 sq.m.

Washing Area	3.05 sq.m.
Main Entrance	4.50 sq.m.
Main Terrace,Sunken	28.10 sq.m.
Sun Deck	11.20 sq.m.
Garage	42.00 sq.m.
Swimming Pool	54.70 sq.m.
4.35 x 10.00 m.	
Outdoor Shower	1.90 sq.m.
Walkway	24.55 sq.m.

Usable Area

Internal Area :	190.90 sq.m.
External Area :	170.00 sq.m.
Total :	360.90 sq.m.



Ground Floor Plan

TYPE 3B

Modern Luxury Design

Land Plot : 475.10 sq.m.

Ground Floor Plan

Living, Dining, Kitchen	74.20 sq.m.
Laundry	5.80 sq.m.
Powder Room 1	4.70 sq.m.
Master Bathroom	14.10 sq.m.
Bathroom 1	7.00 sq.m.
Bathroom 2	5.80 sq.m.
Master Bedroom	33.20 sq.m.
Bedroom 1	26.50 sq.m.
Bedroom 2	23.00 sq.m.
Foyer	4.20 sq.m.
Storage, M.&E.	5.00 sq.m.
Pump Room	5.50 sq.m.

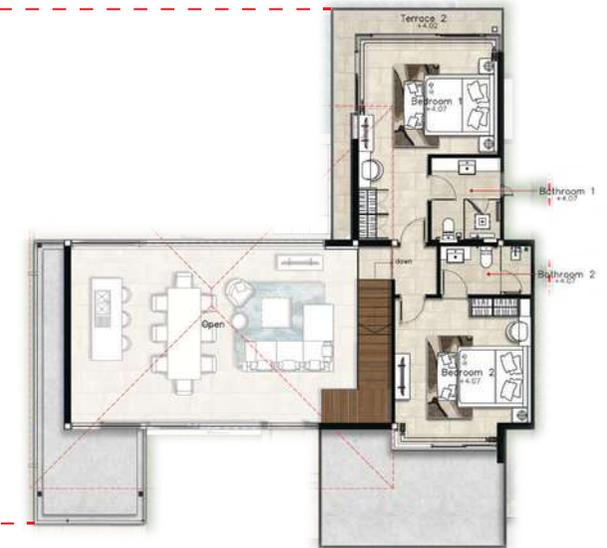
Main Entrance	9.50 sq.m.
Garage	21.90 sq.m.
Washing Area	8.90 sq.m.
Main Terrace, Sunken	36.80 sq.m.
Terrace 1	3.20 sq.m.
Terrace 2	8.80 sq.m.
Swimming Pool	51.70 sq.m.
3.85 x12.25 m.	
Outdoor Shower	1.80 sq.m.
Walkway	24.40 sq.m.

Usable Area

Internal Area :	209.00 sq.m.
External Area :	167.00 sq.m.
Total :	376.00 sq.m.



Ground Floor Plan



Upper Level Plan

Botanica Foresta II



Modern Luxury Design : TYPE 4A

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TYPE 4A

Modern Luxury Design

Land Plot : 799.71 sq.m.

Ground Floor Plan

Living, Dining, Kitchen	83.10 sq.m.
Thai Kitchen	9.35 sq.m.
Laundry	5.90 sq.m.
Powder Room 1	3.15 sq.m.
Powder Room 2	4.30 sq.m.
Master Bathroom	12.60 sq.m.
Bathroom 1	5.75 sq.m.
Bathroom 2	6.30 sq.m.
Bathroom 3	5.75 sq.m.
Master Bedroom	33.50 sq.m.
Bedroom 1	24.40 sq.m.
Bedroom 2	17.00 sq.m.
Bedroom 3	18.50 sq.m.
Storage	4.35 sq.m.
Garbage	2.20 sq.m.
Gas Room	0.40 sq.m.
Pump Room	5.30 sq.m.
Main Entrance	4.50 sq.m.
Garage	39.90 sq.m.
Washing Area	1.80 sq.m.
Main Terrace, Sunken	28.20 sq.m.
Terrace 1	30.80 sq.m.
Sala	35.35 sq.m.
Swimming Pool	55.80 sq.m.
3.50 x10.80 m.	
Outdoor Shower	2.40 sq.m.
Walkway	21.40 sq.m.

Usable Area

Internal Area :	241.85 sq.m.
External Area :	220.15 sq.m.
Total :	462.00 sq.m.



Ground Floor Plan

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TYPE 4A.1

Modern Luxury Design

Land Plot : 691.10 sq.m.

Ground Floor Plan

Living, Dining, Kitchen	88.20 sq.m.
Thai Kitchen	9.30 sq.m.
Laundry	5.60 sq.m.
Powder Room 1	3.90 sq.m.
Powder Room 2	4.20 sq.m.
Master Bathroom	12.60 sq.m.
Bathroom 1	6.10 sq.m.
Bathroom 2	6.10 sq.m.
Bathroom 3	6.10 sq.m.
Master Bedroom	32.90 sq.m.
Bedroom 1	25.10 sq.m.
Bedroom 2	11.50 sq.m.
Bedroom 3	22.70 sq.m.
Storage, M.&E.	5.50 sq.m.
Garbage	
Gas Room	2.20 sq.m.
Pump Room	0.40 sq.m.
Main Entrance	5.30 sq.m.
Garage	11.50 sq.m.
Washing Area	42.90 sq.m.
Main Terrace, Sunken	34.00 sq.m.
Terrace	22.20 sq.m.
Sala	35.30 sq.m.
Swimming Pool	54.20 sq.m.
3.50 X 10.80 m.	
Outdoor Shower	2.30 sq.m.
Walkway	42.60 sq.m.

Usable Area

Internal Area :	247.70 sq.m.
External Area :	250.30 sq.m.
Total :	498.00 sq.m.



Ground Floor Plan

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Botanica Foresta II



Modern Luxury Design : TYPE 4A.1

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TYPE 4B

Modern Luxury Design

Land Plot : 580.00 sq.m.

Ground Floor Plan

Living, Dining, Kitchen	74.20 sq.m.
Laundry	5.80 sq.m.
Powder Room 1	4.65 sq.m.
Master Bathroom	14.05 sq.m.
Bathroom 1	7.00 sq.m.
Bathroom 2	4.60 sq.m.
Bathroom 3	4.30 sq.m.
Master Bedroom	33.20 sq.m.
Bedroom 1	26.40 sq.m.
Bedroom 2	27.90 sq.m.
Kidsroom	12.40 sq.m.
Foyer	6.80 sq.m.
Storage, M.&E.	4.65 sq.m.
Pump Room	5.45 sq.m.

Main Entrance	10.50 sq.m.
Garage	37.60 sq.m.
Washing Area	8.90 sq.m.
Main Terrace, Sunken	36.75 sq.m.
Terrace 1	3.20 sq.m.
Terrace 2	26.40 sq.m.
Terrace 3	5.00 sq.m.
Swimming Pool	51.65 sq.m.
3.85 x 12.25 m.	
Outdoor Shower	1.80 sq.m.
Walkway	17.80 sq.m.

Usable Area

Internal Area :	231.40 sq.m.
External Area :	199.60 sq.m.
Total :	431.00 sq.m.



Ground Floor Plan



Upper Level Plan

Botanica Foresta II



Modern Luxury Design

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TYPE 4C

Modern Luxury Design

Land Plot : 1003.97 sq.m.

Ground Floor Plan

Living ,Dining ,Kitchen	96.15 sq.m.
Thai kitchen	8.75 sq.m.
Laundry	6.15 sq.m.
Powder room 1	2.90 sq.m.
Powder room 2	4.80 sq.m.
Master Bathroom	19.20 sq.m.
Bathroom 1	5.60 sq.m.
Bathroom 2	6.65 sq.m.
Bathroom 3	5.50 sq.m.
Master Bedroom	55.60 sq.m.
Bedroom 1	19.60 sq.m.
Bedroom 2	24.25 sq.m.
Bedroom 3	19.30 sq.m.
Storage,M.&E.	4.70 sq.m.
Gas room	0.85 sq.m.
Pump room	4.50 sq.m.
Main Entrance	4.85 sq.m.
Entry	3.70 sq.m.
Garage	52.30 sq.m.
Washing area	2.30 sq.m.
Main Terrace,Sunke	52.20 sq.m.
Pool deck	65.90 sq.m.
Sala	27.40 sq.m.
Swimming pool	92.80 sq.m.
3.60 x 13.00 m.	
Outdoor Shower	4.50 sq.m.
Plant box	47.40 sq.m.
Walkway	66.15 sq.m.

Usable Area

Internal Area :	284.50 sq.m.
External Area :	419.50 sq.m.
Total :	704.00 sq.m.



Ground Floor Plan

Botanica Foresta II



Modern Luxury Design

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BOTANICA
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PRE-LAUNCH PRICE LIST

Phase 1

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)
F 01	3A	3 Beds 3 Baths	642	360.90	190.90	170.00	4.35 x 10.00	39,105,900
F 02	3A	3 Beds 3 Baths	644	360.90	190.90	170.00	4.35 x 10.00	36,571,900
F 03	3A	3 Beds 3 Baths	639	360.90	190.90	170.00	4.35 x 10.00	36,486,900
F 04	3A	3 Beds 3 Baths	767	360.90	190.90	170.00	4.35 x 10.00	38,662,900
F 05	3A	3 Beds 3 Baths	757	360.90	190.90	170.00	4.35 x 10.00	38,492,900
F 06	3A	3 Beds 3 Baths	587	360.90	190.90	170.00	4.35 x 10.00	35,602,900
F 07	3A	3 Beds 3 Baths	566	345.40	190.70	154.70	3.50 x 9.75	34,145,400
F 08	3A	3 Beds 3 Baths	493	345.40	190.70	154.70	3.50 x 9.75	32,904,400
F 09	4C	4 Beds 6 Baths	1021	704.00	284.50	419.50	3.60 x 13.00	66,637,000
F 10	4A.1	4 Beds 6 Baths	695	498.00	247.70	250.30	3.50 x 10.80	48,667,000
F 11	4A.1	4 Beds 6 Baths	816	498.00	247.70	250.30	3.50 x 10.80	50,724,000
F 12	4A.1	4 Beds 6 Baths	905	498.00	247.70	250.30	3.50 x 10.80	52,237,000
F 13	4A.1	4 Beds 6 Baths	824	498.00	247.70	250.30	3.50 x 10.80	50,860,000
F 14	4A.1	4 Beds 6 Baths	766	498.00	247.70	250.30	3.50 x 10.80	49,874,000

BOTANICA FORESTA II

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PRE-LAUNCH PRICE LIST

Phase 1

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)
F 17	4A.1	4 Beds 6 Baths	710	498.00	247.70	250.30	3.50 x 10.80	48,922,000
F 18	4A.1	4 Beds 6 Baths	691	498.00	247.70	250.30	3.50 x 10.80	48,599,000
F 19	4A	4 Beds 6 Baths	799	462.00	241.85	220.15	3.50 x 10.80	47,771,000
F 16	4A	4 Beds 6 Baths	801	462.00	241.85	220.15	3.50 x 10.80	47,805,000
F 20	4A	4 Beds 6 Baths	1094	462.00	241.85	220.15	3.50 x 10.80	52,786,000
F 21	4A	4 Beds 6 Baths	797	462.00	241.85	220.15	3.50 x 10.80	47,737,000
F 22	4A	4 Beds 6 Baths	796	420.00	220	200	3.50 x 10.80	44,612,000
F 23	4C	4 Beds 6 Baths	1003	704.00	284.50	419.50	3.60 x 13.00	66,331,000
F 24	3B	2-storey 3 Beds 4 Baths	510	376.00	209.00	167.00	3.85 x 12.25	34,802,000
F 25	3B	2-storey 3 Beds 4 Baths	531	376.00	209.00	167.00	3.85 x 12.25	35,159,000
F 26	3B	2-storey 3 Beds 4 Baths	528	376.00	209.00	167.00	3.85 x 12.25	35,108,000
F 27	3B	2-storey 3 Beds 4 Baths	475	376.00	209.00	167.00	3.85 x 12.25	34,207,000 29,900,000
F 28	3B	2-storey 3 Beds 4 Baths	475	376.00	209.00	167.00	3.85 x 12.25	34,207,000 29,900,000
F 29	3B	2-storey 3 Beds 4 Baths	499	376.00	209.00	167.00	3.85 x 12.25	34,615,000

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PRE-LAUNCH PRICE LIST

Phase 1

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)
F 45	4B	2-storey 4 Beds 4 Baths	500	405.00	229	176	3.85 x 12.25	36,647,500
F 30	4B	2-storey 4 Beds 4 Baths	688	431.00	231.40	199.60	3.85 x 12.25	41,650,500
F 31	4B	2-storey 4 Beds 4 Baths	638	431.00	231.40	199.60	3.85 x 12.25	40,800,500
F 32	4B	2-storey 4 Beds 4 Baths	580	431.00	231.40	199.60	3.85 x 12.25	39,814,500
 F 34	4B	2-storey 4 Beds 4 Baths	580	405.00	229	176	3.85 x 12.25	40,327,500

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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



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