

BOTANICA HYTHE



"Botanica Grand Avenue Luxury Condominium"

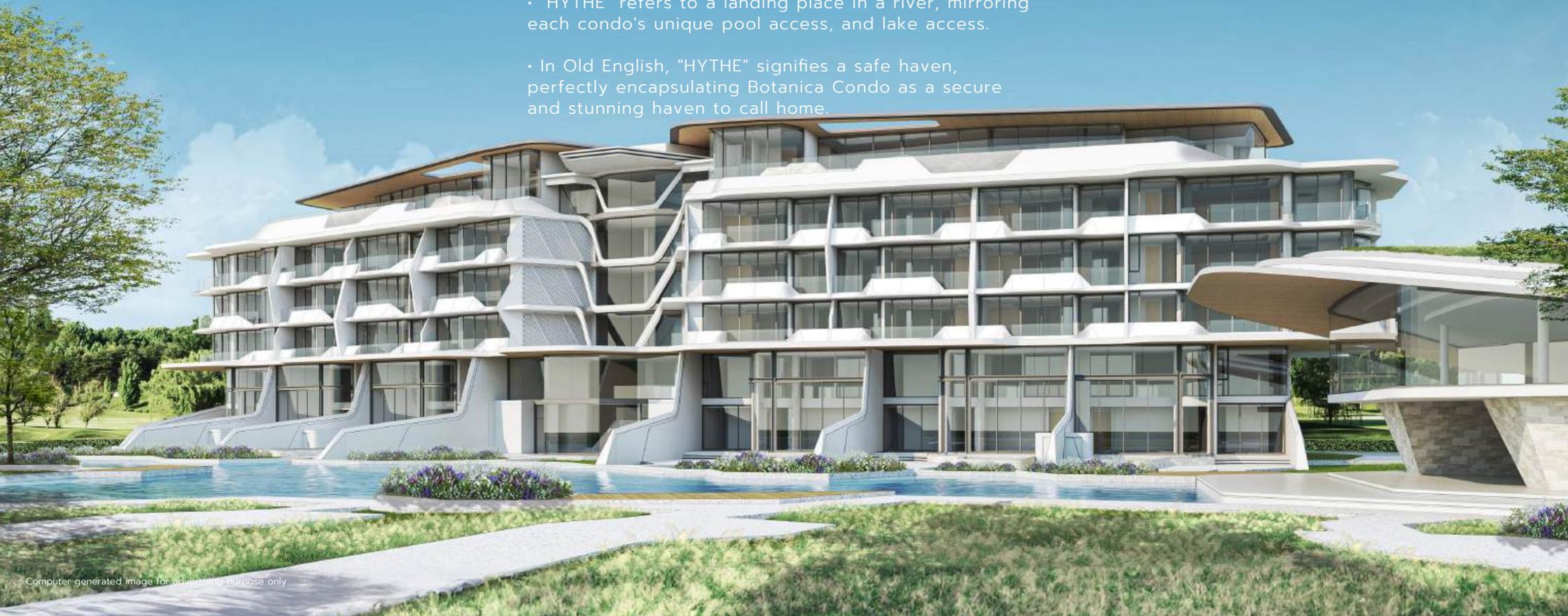


HYTHE
by BOTANICA

HYTHE

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- 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.



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Sales gallery

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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



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

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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

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2nd 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

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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

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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

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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

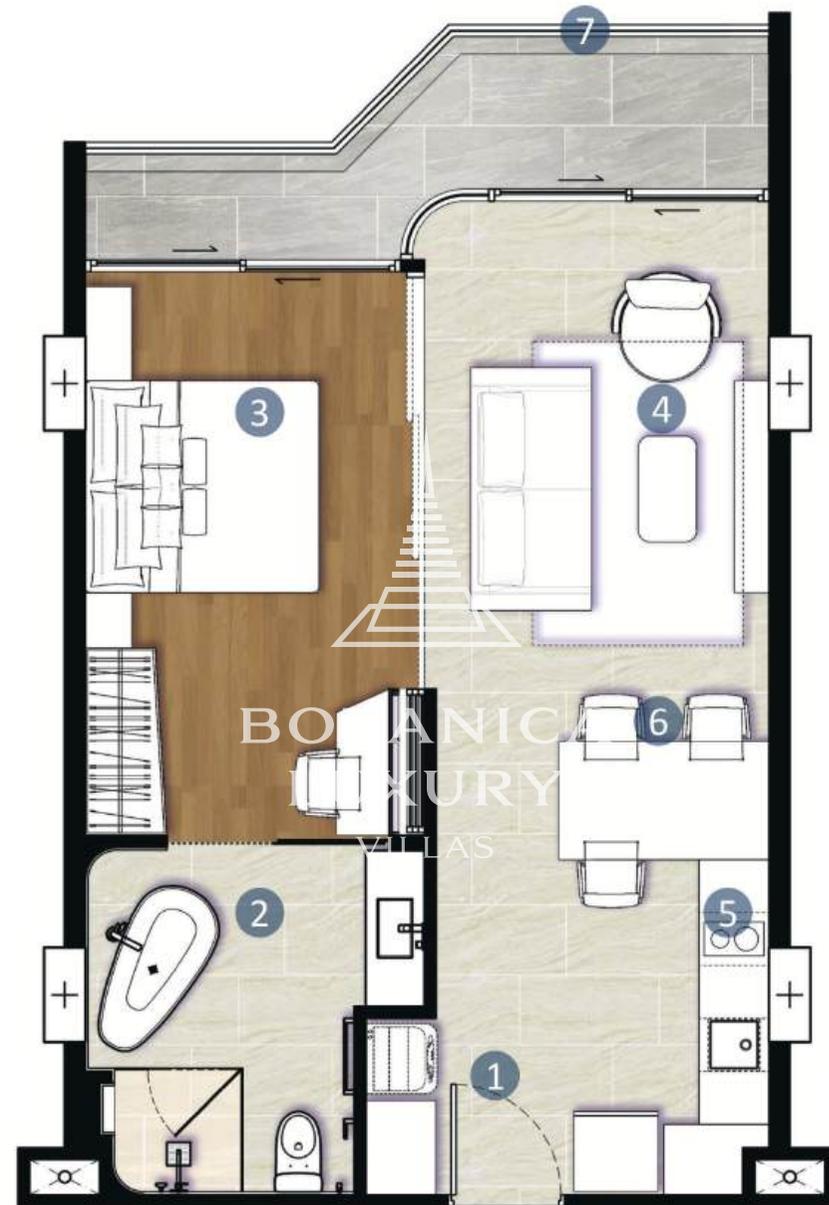
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TYPE 1BR

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

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1 Bedroom Type

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TYPE 2BR

DESIGN: 2 Bedrooms

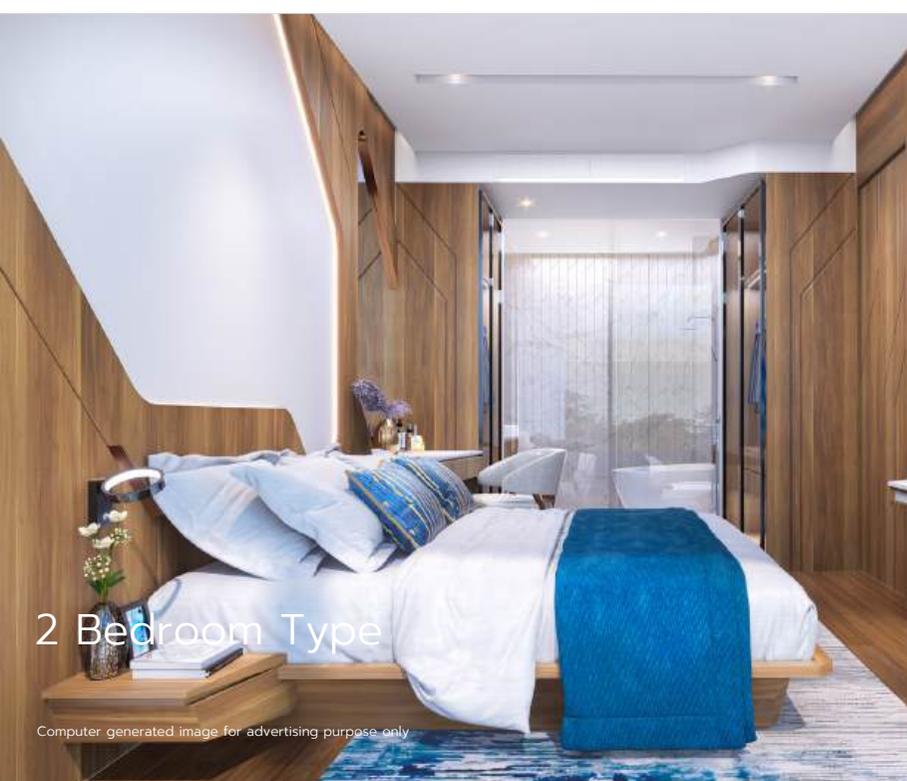
Area : 88.19 sq.m.

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

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2 Bedroom Type

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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

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3 Bedroom Type

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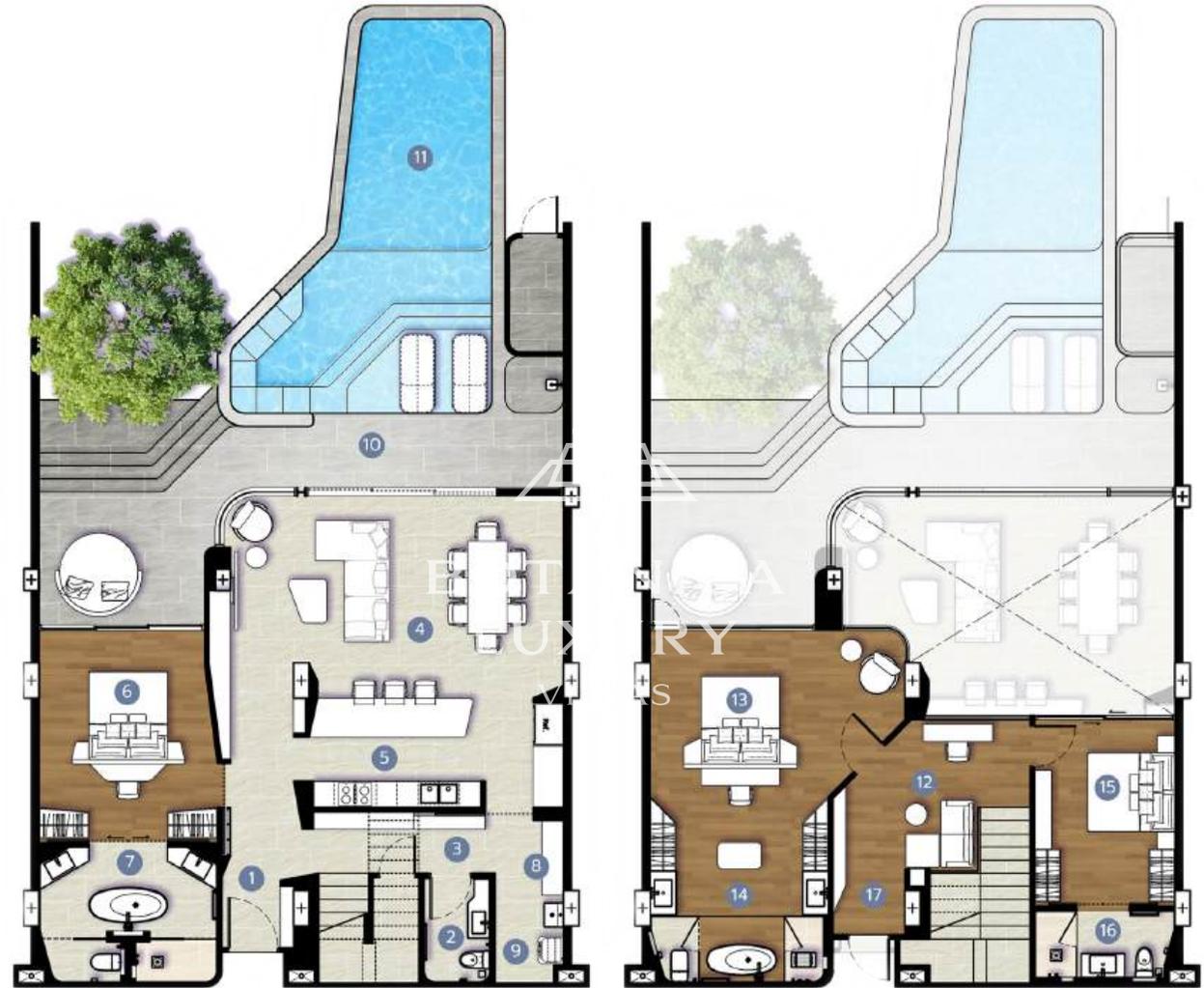
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TYPE DP

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

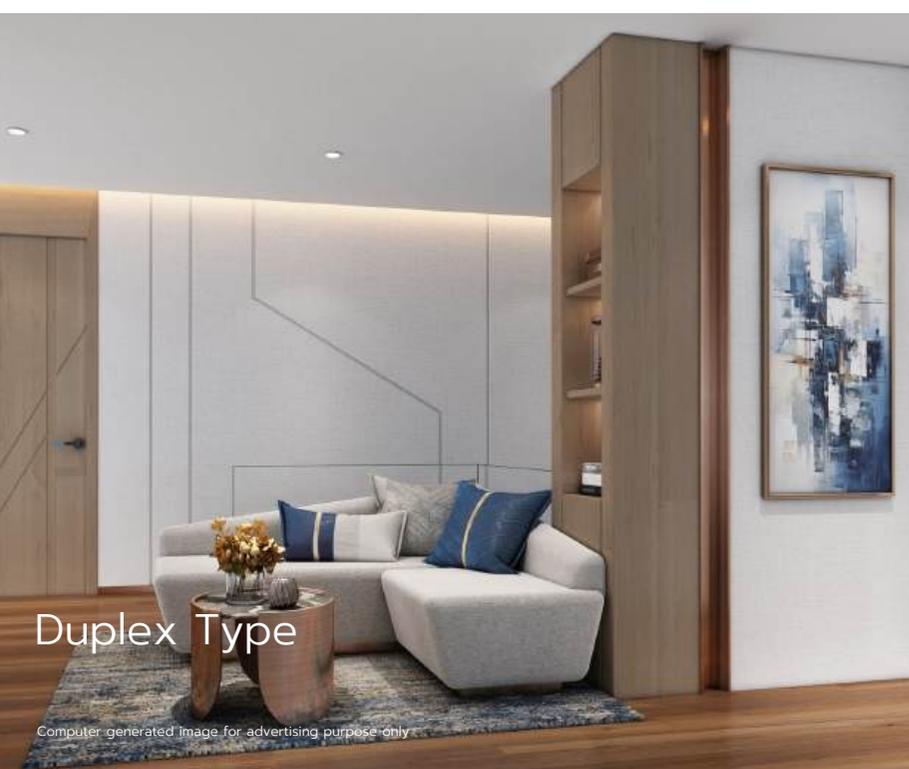


1st Floor Plan

2nd Floor Plan

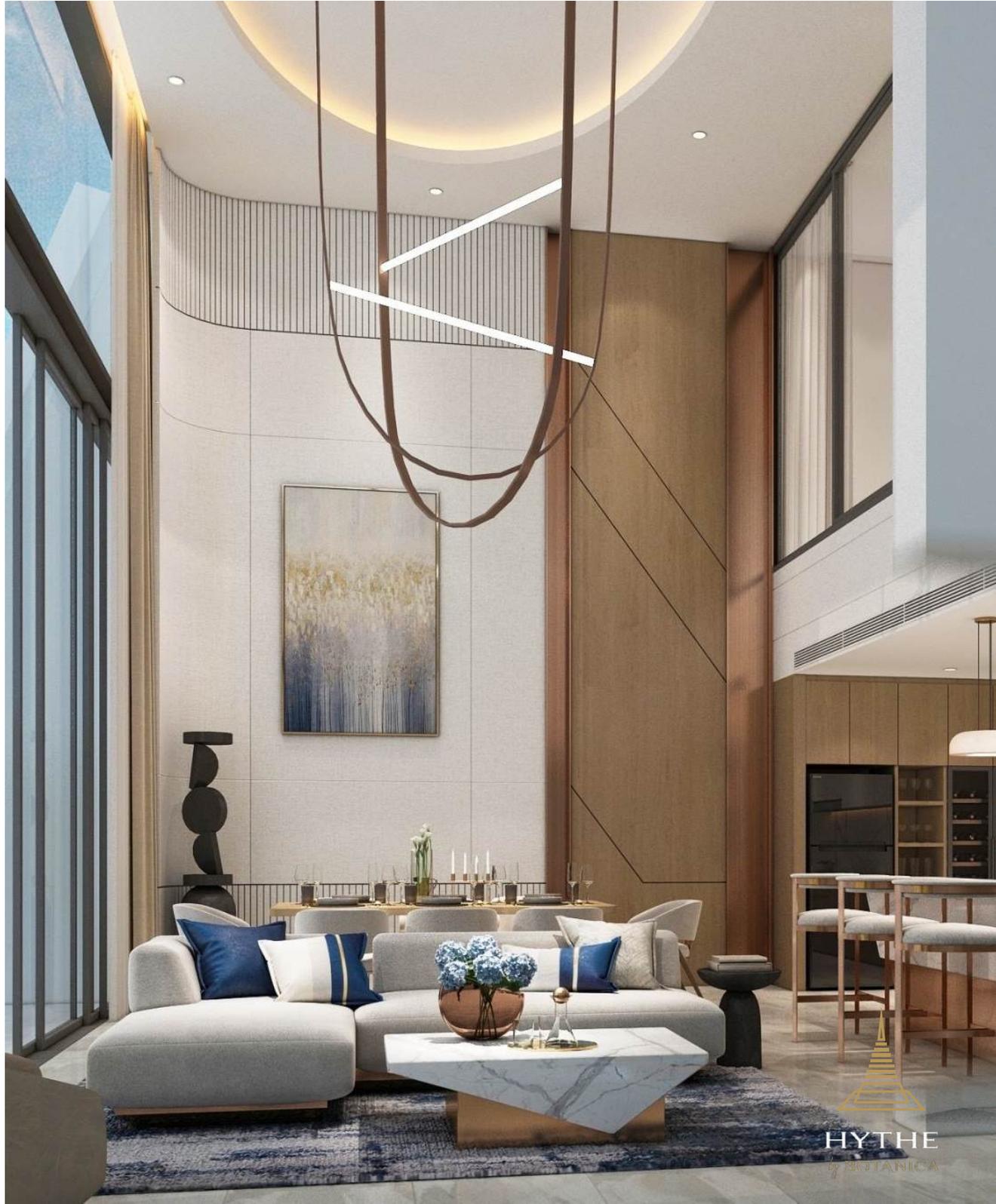
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Duplex Type

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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 |



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HYTHER Condominium

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Interior Design

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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 large windows is visible. A man in a grey shirt and pants is walking along the path. The overall atmosphere is serene and nature-inspired.

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.

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Facilities

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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	56,970,000
A102	1	DUPLEX	Grand Lake View	417	56,970,000
A103	1	DUPLEX	Grand Lake View	417	56,970,000
A104	1	DUPLEX	Grand Lake View	417	56,970,000
A105	1	DUPLEX	Grand Lake View	417	56,970,000
A106	1	DUPLEX	Grand Lake View	417	56,970,000
A306	3	2 BR	Golf Court View	90	17,212,500
A307	3	1 BR	Golf Court View	60	11,475,000
A308	3	1 BR	Golf Court View	60	11,475,000
A313	3	1 BR	Golf Court View	60	11,475,000
A305	3	3 BR-1	Golf Court View	127	24,288,750
A316	3	3 BR-4	Golf Court View	153	29,261,250
A406	4	1 BR	Golf Court View	60	12,150,000
A408	4	1 BR	Golf Court View	60	12,150,000
A413	4	1 BR	Golf Court View	60	12,150,000

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	18,225,000
A403	4	2 BR	Grand Lake View	88	18,315,000
A404	4	2 BR	Grand Lake View	88	18,315,000
A409	4	2 BR	Grand Lake View	88	18,315,000
A410	4	2 BR	Grand Lake View	88	18,315,000
A411	4	2 BR	Grand Lake View	88	18,315,000
A401	4	3 BR-1	Grand Lake View	127	25,717,500
A405	4	3 BR-1	Golf Court View	127	25,717,500
A506	5	2 BR-A	Golf Court View	90	19,237,500
A507	5	1 BR	Golf Court View	60	12,825,000
A508	5	1 BR	Golf Court View	60	12,825,000
A513	5	1 BR	Golf Court View	60	12,825,000
A514	5	1 BR	Golf Court View	60	12,825,000
A515	5	2 BR-A	Golf Court View	90	19,237,500
A502	5	2 BR	Grand Lake View	88	19,305,000

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	19,305,000
A504	5	2 BR	Grand Lake View	88	19,305,000
A509	5	2 BR	Grand Lake View	88	19,305,000
A510	5	2 BR	Grand Lake View	88	19,305,000
A511	5	2 BR	Grand Lake View	88	18,810,000
A501	5	3 BR-1	Grand Lake View	127	27,146,250
A512	5	3 BR-1	Grand Lake View	127	27,146,250
A601	6	PENTHOUSE	Grand Lake View	710	142,725,000
A602	6	PENTHOUSE	Grand Lake View	702	140,925,000

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HYTHER Condominium

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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	186	30,851,250
B102	1	3 BR-2	Pool View	186	30,851,250
B103	1	3 BR-3	Pool View	217	35,805,000
B104	1	3 BR-3	Pool View	217	35,805,000
B105	1	3 BR-2	Pool View	186	30,851,250
B106	1	3 BR-2	Pool View	186	30,851,250
B206	2	1 BR	Golf Court View	60	10,800,000
B304	3	2 BR	Pool View	88	17,325,000
B309	3	2 BR	Pool View	88	17,325,000
B305	3	3 BR-4	Golf Court View	127	24,288,750
B408	4	1 BR	Golf Court View	60	12,052,800
B413	4	1 BR	Golf Court View	60	12,052,800
B414	4	1 BR	Golf Court View	60	12,052,800
B402	4	2 BR	Pool View	88	18,315,000
B403	4	2 BR	Pool View	88	18,315,000

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	18,315,000
B409	4	2 BR	Pool View	88	18,315,000
B410	4	2 BR	Pool View	88	18,315,000
B411	4	2 BR	Pool View	88	18,315,000
B405	4	3 BR-4	Golf Court View	153	30,982,500
B412	4	3 BR-1	Pool View	127	25,717,500
B506	5	2 BR-A	Golf Court View	90	19,237,500
B507	5	1 BR	Golf Court View	60	12,825,000
B508	5	1 BR	Golf Court View	60	12,825,000
B513	5	1 BR	Golf Court View	60	12,825,000
B514	5	1 BR	Golf Court View	60	12,825,000
B502	5	2 BR	Pool View	88	19,305,000
B503	5	2 BR	Pool View	88	19,305,000
B504	5	2 BR	Pool View	88	19,305,000
B509	5	2 BR	Pool View	88	19,305,000
B510	5	2 BR	Pool View	88	19,305,000



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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	19,305,000
B501	5	3 BR-1	Pool View	127	27,146,250
B505	5	3 BR-1	Golf Court View	127	27,146,250
B601	6	PENTHOUSE	Pool View	716	144,300,000
B602	6	PENTHOUSE	Pool View	709	142,500,000



Facilities

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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	186	30,851,250
C104	1	3 BR-3	Pool View	217	35,805,000
C105	1	3 BR-2	Pool View	186	30,851,250
C106	1	3 BR-2	Pool View	186	35,805,000
C203	2	1 BR	Mountain View	60	10,800,000
C205	2	1 BR	Mountain View	60	10,800,000
C207	2	1 BR	Mountain View	60	10,800,000
C208	2	1 BR	Mountain View	60	10,800,000
C209	2	1 BR	Mountain View	60	10,800,000
C213	2	1 BR	Pool View	60	10,800,000
C214	2	1 BR	Pool View	60	10,800,000
C306	3	2 BR-A	Mountain View	90	17,212,500
C307	3	1 BR	Mountain View	60	11,475,000
C308	3	1 BR	Mountain View	60	11,475,000
C313	3	1 BR	Mountain View	60	11,475,000

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	17,325,000
C309	3	2 BR	Pool View	88	17,325,000
C310	3	2 BR	Pool View	88	17,325,000
C305	3	3 BR-1	Mountain View	127	25,003,125
C316	3	3 BR-4	Mountain View	153	30,121,875
C406	4	2 BR-A	Mountain View	90	18,225,000
C407	4	1 BR	Mountain View	60	12,052,800
C408	4	1 BR	Mountain View	60	12,052,800
C413	4	1 BR	Mountain View	60	12,052,800
C414	4	1 BR	Mountain View	60	12,052,800
C415	4	2 BR-A	Mountain View	90	18,225,000
C402	4	2 BR	Pool View	88	18,315,000
C403	4	2 BR	Pool View	88	18,315,000
C404	4	2 BR	Pool View	88	18,315,000
C409	4	2 BR	Pool View	88	18,315,000
C410	4	2 BR	Pool View	88	18,315,000

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	18,315,000
C401	4	3 BR-1	Pool View	127	26,431,875
C405	4	3 BR-1	Mountain View	127	26,431,875
C416	4	3 BR-1	Mountain View	127	26,431,875
C506	5	2 BR-A	Mountain View	90	19,237,500
C507	5	1 BR	Mountain View	60	12,825,000
C508	5	1 BR	Mountain View	60	12,825,000
C513	5	1 BR	Mountain View	60	12,825,000
C514	5	1 BR	Mountain View	60	12,825,000
C515	5	2 BR-A	Mountain View	90	19,237,500
C502	5	2 Bedroom	Pool View	88	19,305,000
C503	5	2 Bedroom	Pool View	88	19,305,000
C504	5	2 Bedroom	Pool View	88	19,305,000
C509	5	2 Bedroom	Pool View	88	19,305,000
C510	5	2 Bedroom	Pool View	88	19,305,000
C511	5	2 Bedroom	Pool View	88	19,305,000



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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	27,860,625
C512	5	3 BR-1	Pool View	127	27,860,625
C516	5	3 BR-1	Mountain View	127	27,860,625
C601	6	Penthouse	Pool View	716	144,300,000
C602	6	Penthouse	Pool View	709	142,500,000

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Facilities

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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	56,970,000
D102	1	Duplex	Grand Lake View	417	56,970,000
D103	1	Duplex	Grand Lake View	417	56,970,000
D105	1	Duplex	Grand Lake View	417	56,970,000
D106	1	Duplex	Grand Lake View	417	56,970,000
D204	2	1 BR	Mountain View	60	10,800,000
D205	2	1 BR	Mountain View	60	10,800,000
D207	2	1 BR	Mountain View	60	10,800,000
D306	3	2 BR-A	Mountain View	90	17,212,500
D308	3	1 BR	Mountain View	60	11,475,000
D313	3	1 BR	Mountain View	60	11,475,000
D314	3	1 BR	Mountain View	60	11,475,000
D315	3	2 BR-A	Mountain View	90	17,212,500
D301	3	3 BR-1	Grand Lake View	127	24,288,750

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	24,288,750
D316	3	3 BR-1	Mountain View	127	24,288,750
D406	4	2 BR-A	Mountain View	90	18,225,000
D407	4	1 BR	Mountain View	60	12,150,000
D408	4	1 BR	Mountain View	60	12,150,000
D413	4	1 BR	Mountain View	60	12,150,000
D415	4	2 BR-A	Mountain View	90	18,225,000
D409	4	2 BR	Grand Lake View	88	18,315,000
D410	4	2 BR	Grand Lake View	88	18,315,000
D405	4	3 BR-1	Mountain View	127	25,717,500
D416	4	3 BR-1	Mountain View	127	25,717,500
D506	5	2 BR-A	Mountain View	90	19,237,500
D507	5	1 BR	Mountain View	60	12,825,000
D508	5	1 BR	Mountain View	60	12,825,000
D513	5	1 BR	Mountain View	60	12,825,000
D514	5	1 BR	Mountain View	60	12,825,000

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	19,237,500
D502	5	2 BR	Grand Lake View	88	19,305,000
D503	5	2 BR	Grand Lake View	88	19,305,000
D504	5	2 BR	Grand Lake View	88	19,305,000
D510	5	2 BR	Grand Lake View	88	19,305,000
D511	5	2 BR	Grand Lake View	88	18,810,000
D501	5	3 BR-1	Grand Lake View	127	27,146,250
D505	5	3 BR-1	Mountain View	127	27,146,250
D512	5	3 BR-1	Grand Lake View	127	27,146,250
D516	5	3 BR-1	Mountain View	127	27,146,250
D601	6	Penthouse	Grand Lake View	710	142,725,000
D602	6	Penthouse	Grand Lake View	702	140,925,000

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

2. Payment Terms for Foreigner :

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

3. Additional Expenses :

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

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

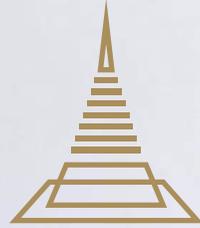
20 Years Experience

In Luxury Pool Villas In Phuket

Attasit Intarachooti

CEO & Founder

Botanica Luxury Phuket Company Limited



BOTANICA LUXURY

VILLAS



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