



BOTANICA  
LUXURY HUAHIN

A Paradise Beyond Imagination



BOTANICA  
LUXURY  
HUAHIN

# ABOUT US

Step into the world of Botanica Luxury Hua Hin, where modern loft living transcends the ordinary and invites you into a realm of sophisticated indulgence. Situated in the heart of Hua Hin, Prachuap Khiri Khan, our exquisite residences offer a haven just 7 minutes from pristine beaches and a charming 15-minute drive from delightful Pranburi. Here, elegance meets convenience in a dance of luxury and tranquility.

Immerse yourself in unparalleled convenience with premier amenities at your fingertips. Six renowned hospitals and two vibrant shopping centers are moments away, ensuring that every need is effortlessly met. Enjoy the perfect blend of serenity and excitement with a swift 3-hour journey to the pulsating heart of Bangkok, offering both a tranquil escape and dynamic urban experiences.

Discover a new standard of opulence at Botanica Luxury Hua Hin, where each sleek, modern loft is crafted to cocoon you in ultimate comfort and style. Experience a lifestyle that merges refined sophistication with effortless elegance, and let every moment in your new home be a testament to the luxury and grace you deserve. Unveil the extraordinary and embrace a living experience that is nothing short of sublime.





Modern Loft Design

image for advertising purpose only



**BOTANICA  
LUXURY**  
HUAHIN

# LOCATION

## BOTANICA Luxury Huahin



THAILAND

PRACHUAP KHIRI KHAN

- |                                     |        |
|-------------------------------------|--------|
| <b>A</b> Khao Tao Beach             | 7 min  |
| <b>B</b> Sainoi Beach               | 10 min |
| <b>C</b> Pranburi Beach             | 15 min |
| <b>D</b> Khao Takiab Beach          | 17 min |
| <b>E</b> Hua Hin Beach              | 7 min  |
| <b>F</b> Bluport Mall Huahin        | 10 min |
| <b>G</b> Marketvillage Huahin       | 14 min |
| <b>H</b> Hua Hin Night Market       | 15 min |
| <b>I</b> Bangkok hospital Huahin    | 10 min |
| <b>J</b> Huahin Hospital            | 14 min |
| <b>K</b> Vana Nava Water Jungle     | 15 min |
| <b>L</b> Police Station Hua Hin     | 35 min |
| <b>M</b> Hua Hin Railway Station    | 9 min  |
| <b>N</b> Rajamangala University     | 4 min  |
| <b>O</b> Pineapple Valley Golf Club | 20 min |
| <b>P</b> Cicada Market              | 13 min |
| <b>X</b> Hua Hin Airport            | 20 min |



An aerial photograph of Hua Hin, Thailand, showing a wide, sandy beach curving along the coast. The beach is bordered by a row of modern, multi-story buildings, likely hotels or resorts. The ocean is a clear, light blue, and a few small boats are visible in the water. The sky is bright blue with scattered white clouds. The text 'HUA HIN' is overlaid on the right side of the image in a large, dark blue, serif font.

# HUA HIN

Hua Hin, nestled along the Gulf of Thailand, embodies the perfect fusion of luxury and leisure. This captivating destination seamlessly integrates upscale living, vibrant nightlife, and exquisite dining, all within a short drive from Bangkok. With its lavish resorts, private villas, and five-star hotels, Hua Hin offers world-class amenities, including stunning infinity pools, rejuvenating spa services, and exclusive private beach access.

As evening falls, Hua Hin transforms into a dynamic playground, boasting chic beach clubs, sophisticated rooftop bars, and exclusive lounges. The dining scene is nothing short of extraordinary, offering everything from fresh, beachfront seafood to gourmet international cuisine. Experience enchanting private beach dinners under the stars, adding a touch of magic to your culinary journey.

Beyond its opulent accommodations and lively nightlife, Hua Hin is home to modern shopping centers, premier golf courses, wellness retreats, and top-tier medical facilities. The pristine beaches and crystal-clear waters invite sunbathing, swimming, and a range of water sports, while beachside yoga and sunset cruises provide tranquil relaxation.

Located just 200 kilometers from Bangkok, Hua Hin is easily accessible within a three-hour drive, making it an ideal weekend escape. Combining opulence with coastal charm, Hua Hin is a premier destination for those seeking both relaxation and excitement. Discover the allure of Hua Hin and let it captivate your senses.

Botanica Luxury Huahin



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HUAHIN

# A Paradise Beyond Imagination

Experience unparalleled luxury and refined comfort at Botanica Luxury Hua Hin, where modern loft designs seamlessly blend contemporary elegance with functional sophistication. Our meticulously crafted lofts offer stylish, inviting spaces that make your dream living environment a reality. With a commitment to providing an ever-present touch of sophistication and ease, Botanica Luxury Hua Hin is your gateway to a paradise where cutting-edge design meets timeless luxury.



# MASTER PLAN



Modern Loft Design  
30 Villas



The Land Size Starts  
from 480 - 797 sq.m.



Built-up Size Starts  
from 300 sq.m.



## Common Area

Total Project Area :	22,458 sq.m.
Driving Area :	3,595 sq.m.
Driving Area & Footpath :	1,048 sq.m.
Garden Area :	387 sq.m.



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Special for The Event

# TYPE A

Mid-Century Modern Design

Plot : 480 sq.m.



: 3 Bedrooms



: 3 Bathrooms



: 8.50 x 3.50 m.

## Usable Area

Covered : 192 sq.m.  
External : 68 sq.m.  
Total : 260 sq.m.

\*\*Demonstration floor plan only\*\*



Ground Floor Plan

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# TYPE A

Modern Loft Design

Plot : 484 sq.m.

 : 3 Bedrooms

 : 4 Bathrooms

 : 9.00 x 3.50 m.

## Usable Area

Covered : 227 sq.m.  
External : 73 sq.m.  
Total : 300 sq.m.



Ground Floor Plan

**\*\*Demonstration floor plan only\*\***

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Modern Loft Design

image for advertising purpose only



# TYPE C

Modern Loft Design

Plot : 549 sq.m.

 : 4 Bedrooms

 : 4 Bathrooms

 : 10.00 x 4.00 m.

## Usable Area

Covered : 260 sq.m.  
External : 120 sq.m.  
Total : 380 sq.m.

**\*\*Demonstration floor plan only\*\***



Ground Floor Plan

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# TYPE C.1

Modern Loft Design

Plot : 767 sq.m.

 : 4 Bedrooms

 : 4 Bathrooms

 : 10.00 x 4.00 m.

## Usable Area

Internal : 273 sq.m.  
External : 107 sq.m.  
Total : 380 sq.m.

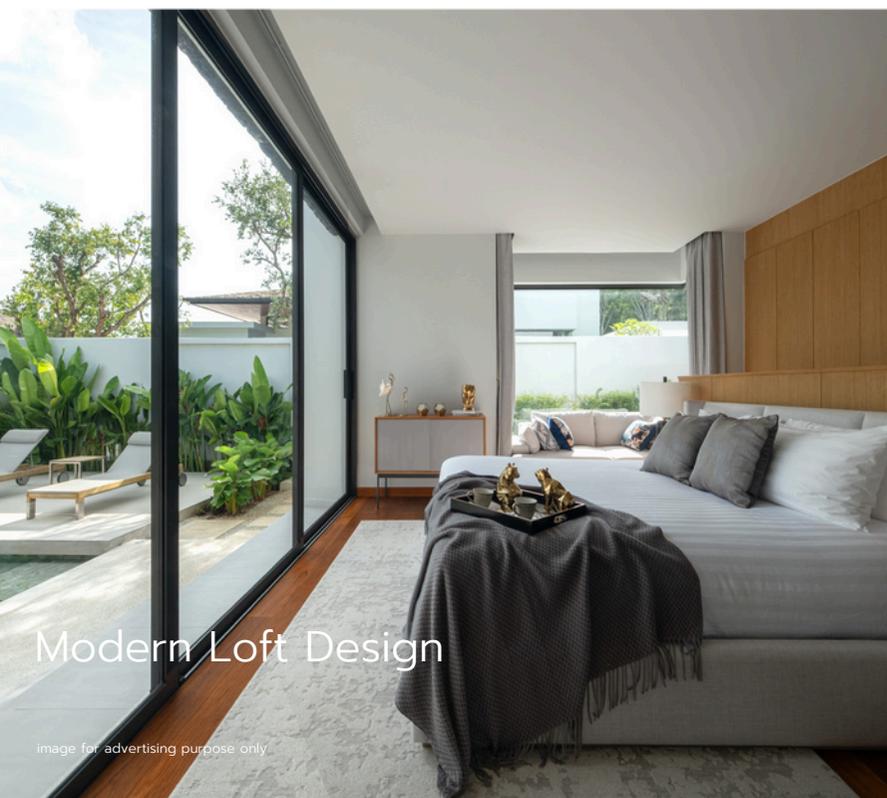


Ground Floor Plan

**\*\*Demonstration floor plan only\*\***

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# Botanica Luxury Huahin



# Modern Loft Design

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# PRE-LAUNCH PRICE LIST

Hua Hin 1-15

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)
BH 01	A.1	3 Beds 4 Baths	500	260	191.98	68	8.50 x 3.50	<del>21,600,000</del> <b>14,800,000</b> 
BH 02	A.1	3 Beds 4 Baths	500	260	191.98	68	8.50 x 3.50	<del>21,600,000</del> <b>14,800,000</b> 
BH 03	A.1	3 Beds 4 Baths	500	260	191.98	68	8.50 x 3.50	<del>21,600,000</del> <b>14,800,000</b> 
BH 04	A.1	3 Beds 4 Baths	500	260	191.98	68	8.50 x 3.50	<del>21,600,000</del> <b>14,800,000</b> 
BH 05	C.1	4 Beds 4 Baths	649	380	273	107	10.00 x 4.00	<b>27,452,000</b>
BH 06	A	3 Beds 4 Baths	501	300	226.65	73.35	9.00 x 3.50	<b>21,618,000</b>
BH 07	A	3 Beds 4 Baths	502	300	226.65	73.35	9.00 x 3.50	<b>21,636,000</b>
BH 08	A	3 Beds 4 Baths	503	300	226.65	73.35	9.00 x 3.50	<b>21,654,000</b>
BH 09	A	3 Beds 4 Baths	504	300	226.65	73.35	9.00 x 3.50	<b>21,672,000</b>
BH 10	C.1	4 Beds 4 Baths	700	380	273	107	10.00 x 4.00	<b>28,370,000</b>
BH 11	A	3 Beds 4 Baths	505	300	226.65	73.35	9.00 x 3.50	<b>21,690,000</b>
BH 12	A	3 Beds 4 Baths	506	300	226.65	73.35	9.00 x 3.50	<b>21,708,000</b>
BH 13	A	3 Beds 4 Baths	506	300	226.65	73.35	9.00 x 3.50	<b>21,708,000</b>
BH 14	A	3 Beds 4 Baths	563	300	226.65	73.35	9.00 x 3.50	<b>22,734,000</b>
BH 15	C.1	4 Beds 4 Baths	766	380	273	107	10.00 x 4.00	<b>29,558,000</b>

"Kindly be informed that prices are subject to change without prior notice once the pre-launch pricing period has concluded."

# PRE-LAUNCH PRICE LIST

Hua Hin 16-30

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)
BH 16	C	4 Beds 4 Baths	549	380	259.7	120.3	10.00 x 4.00	<b>26,032,000</b>
BH 17	C	4 Beds 4 Baths	549	380	259.7	120.3	10.00 x 4.00	<b>26,032,000</b>
BH 18	C	4 Beds 4 Baths	549	380	259.7	120.3	10.00 x 4.00	<b>26,032,000</b>
BH 19	C	4 Beds 4 Baths	549	380	259.7	120.3	10.00 x 4.00	<b>26,032,000</b>
BH 20	C	4 Beds 4 Baths	549	380	259.7	120.3	10.00 x 4.00	<b>SHOW UNIT</b>
BH 21	C.1	4 Beds 4 Baths	797	383.03	273	107	10.00 x 4.00	<b>30,116,000</b>
BH 22	A	3 Beds 4 Baths	502	300	226.65	73.35	9.00 x 3.50	<b>21,636,000</b>
BH 23	A.1	3 Beds 4 Baths	484	260	191.98	68	8.50 x 3.50	<b>RESERVED</b>
BH 24	A.1	3 Beds 4 Baths	480	260	191.98	68	8.50 x 3.50	<b>RESERVED</b>
BH 25	C	4 Beds 4 Baths	583	380	259.7	120.3	10.00 x 4.00	<b>26,644,000</b>
BH 26	C	4 Beds 4 Baths	517	380	259.7	120.3	10.00 x 4.00	<b>25,456,000</b>
BH 27	C	4 Beds 4 Baths	543	380	259.7	120.3	10.00 x 4.00	<b>25,924,000</b>
BH 28	C	4 Beds 4 Baths	583	380	259.7	120.3	10.00 x 4.00	<b>26,644,000</b>
BH 29	C	4 Beds 4 Baths	549	380	259.7	120.3	10.00 x 4.00	<b>26,032,000</b>
BH 30	C	4 Beds 4 Baths	589	380	259.7	120.3	10.00 x 4.00	<b>26,752,000</b>

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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 deposit	2%
2nd Sales & purchase agreement signature Within 30 days after reservation	28%
3rd Finished foundation post	20%
4th Finished concrete structure	15%
5th Finished wall and roof structure	15%
6th Completed floor finishing, built-in furniture and paint, window and door frames	10%
7th Transfer 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 10 THB / sqm. including 24-hour security, garbage collection common electricity, common area landscaping.

# 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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