



BOTANICA FOUR SEASONS



ASIA PACIFIC
PROPERTY
AWARDS
DEVELOPMENT

in association with

*American
Standard*

AWARD WINNER

SUSTAINABLE RESIDENTIAL
DEVELOPMENT
THAILAND

BOTANICA FOUR SEASONS
by BOTANICA Luxury
Phuket Co.,Ltd.

2024-2025



BOTANICA
FOUR SEASONS

FOREWORD

Botanica Four Seasons, nestled amidst nature near pristine beaches, embodies more than a residence; it's a commitment to eco-friendly living. With over 6 raís of lush outdoor space, the ambience remains cool, eliminating the need for constant air conditioning. This sustainable haven, adorned with solar cells, showcases a dedication to eco-conscious living.

More than a residential project, Botanica Four Seasons reflects life's diverse stages. Each villa represents a generation, mirroring changing seasons. Spring embodies the new generation, winter signifies teenage efforts, summer celebrates success, and autumn offers a time for reflection and retirement. These stages harmonize with natural surroundings, creating a living experience that evolves with life's rhythm.

Experience an unparalleled blend of luxury and nature at Botanica Four Seasons. Beyond providing a living space, it offers a lifestyle rooted in sustainability, attuned to life's cycles. From cool, tree-lined expanses to innovative solar energy use, Botanica Four Seasons invites you to embrace a harmonious existence with nature, celebrating life's diverse seasons.

FOUR SEASONS

"4 Sesson" is a mesmerizing life composition, a song that beckons everyone to dance through the meaningful passages of existence:

During the blossoming "Spring," the melody captures the essence of fresh beginnings, vibrant with the symphony of new experiences and the harmonious growth of life.

In the resilient "Winter," the music reflects the strength to face challenges, akin to a triumphant passage overcoming obstacles and bidding farewell to the trials of the passing year.

The celebratory "Summer" resonates with a victorious tune, marking the zenith of success and unrestrained joy. As we transition into the contemplative "Autumn," the notes slow down, offering a tranquil interlude to introspect on past creations and embrace the hope of welcoming new chapters.

"4 Sesson" is a lyrical odyssey through the seasons of life, a rich composition of diversity and beauty, capturing the essence of each moment in a symphony that encourages creativity and leaves an everlasting imprint on every soul.

symphony that

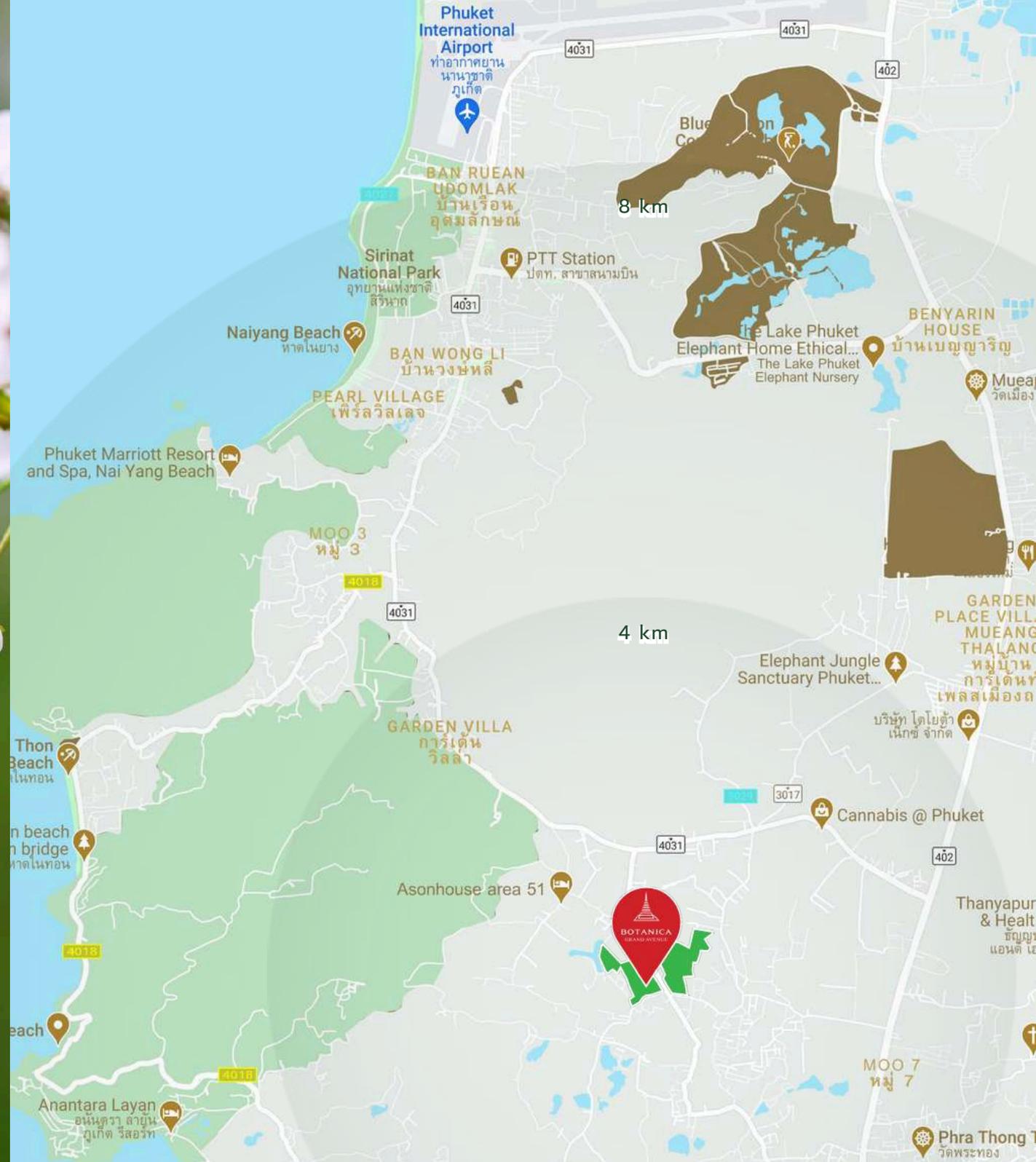
"PRU JAMPA"

"Pru Jampa" is more than a place; it's an enchanting subdistrict celebrated for its tranquil ambiance and rich cultural diversity. Nestled in a peaceful area near the airport, this serene location is close to stunning beaches such as Nai Yang Beach, offering a peaceful escape from the bustling southern region of Phuket.

In addition, it is a new prime location area. "Pru Jampa" is a sanctuary of calm, enveloped by nature and a tight-knit community, making it an ideal setting for residential life. The seamless blend of local wisdom and community collaboration enhances the luxurious lifestyle available here.

As "Pru Jampa" continues to develop, it offers a plethora of activities for those seeking a luxurious lifestyle. Enjoy culinary adventures at the vibrant local night market. In addition to being close to the airport, Pru Jampa is also near international schools, the Blue Canyon Golf Course, and in the future will host Bumrungrad Hospital.

Conveniently located just 10-15 minutes from the airport, "Pru Jampa" ensures smooth travel arrangements. Experience the charm of "Pru Jampa," where a thriving community and modern luxury come together. 8 km



LOCATION

BOTANICA Four Seasons

A:	Nai Yang Beach	14 min
B:	Naithon Beach	15 min
C:	Layan Beach	15 min
D:	Bangtao Beach	17 min
E:	Tonsai Waterfall	15 min
F:	Blue Tree Lagoon	20 min
G:	Laguna Golf	17 min
H:	Blue Canyon Golf	18 min
I:	Porto De Phuket	14 min
J:	Robinson Lifestyle	20 min
K:	Lotus's	20 min
L:	Central Phuket	35 min
M:	Thalang Hospital	10 min
N:	Bangkok Hospital	40 min
O:	Phuket International Airport	17 min
P:	Heroines Monument Phuket	20 min



Botanica Four Seasons

**BOTANICA
Four Seasons**



BOTANICA Pru Jampa

BOTANICA Green Boulevard

Total Project Area

**BOTANICA
FOUR SEASONS**

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MASTER PLAN

Total Project Area : 231,500.12 sq.m



Spring Zone
30 Villas

Spring II Zone
35 Villas

Spring III Zone
100 Villas



Autumn Zone
37 Villas



Summer Zone
39 Villas

Common Area

Total Area of Common Facilities :	14,459.08 sq.m
Driving Area :	3,401.01 sq.m
Driving Area & Footpath :	1,133.46 sq.m
Garden Area :	11,459.10 sq.m
Clubhouse :	1,413.44 sq.m



Botanica Four Seasons : Zone Spring II & III



Modern Zen Design

SPRING



Units Total
30 Villas



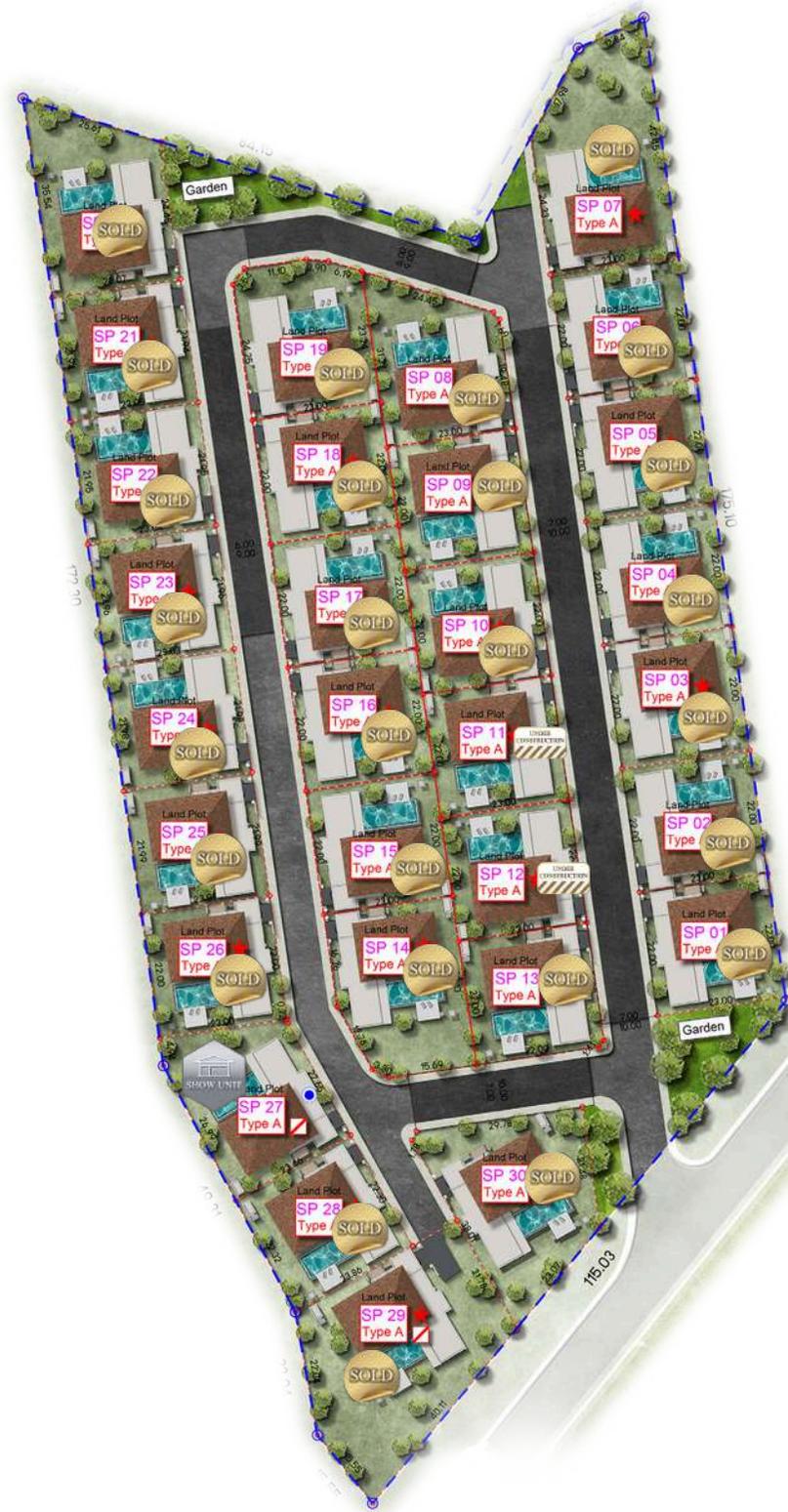
The land size starts
from 506 - 1085 sqm.



Built-up size starts
from 305 sq.m.

Common Area

Total Project Area :	21,942 sq.m.
Driving Area :	2,958 sq.m.
Driving Area & Footpath :	1,308 sq.m.
Garden Area :	657 sq.m.



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SPRING II



Units Total
35 Villas



The land size starts
from 492.37 - 1,067.78 sq.m.



Built-up size starts
from 305 sq.m.



Common Area

Total Project Area :	29,660.97 sq.m.
Driving Area :	4,041.16 sq.m.
Driving Area & Footpath :	1,604.98 sq.m.
Garden Area :	1,789.17 sq.m.

Botanica Four Seasons : Zone Spring II & III



Modern Zen Design

TYPE A

Modern Zen Design

Land Plot : 506.00 sq.m.

Ground Floor Plan



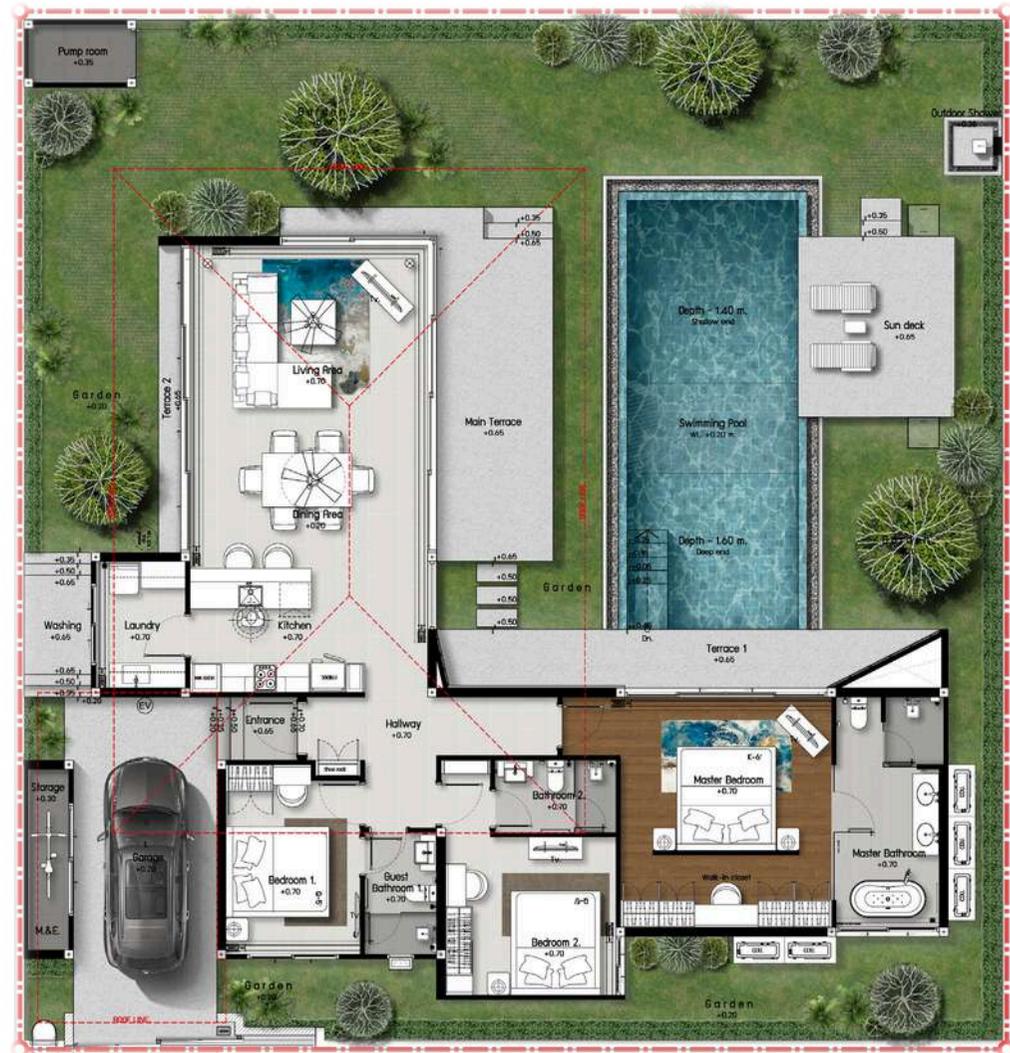
: 3 Bedrooms



: 3 Bathrooms



Swimming Pool
: 9.50 x 3.80 m.



Usable Area

Internal Area : 169.50 sq.m.
External Area : 135.50 sq.m.
Total : 305.00 sq.m.

Ground Floor Plan

TYPE B

Modern Zen Design

Land Plot : 506.00 sq.m.

Ground Floor Plan



: 3 Bedrooms



: 3 Bathrooms



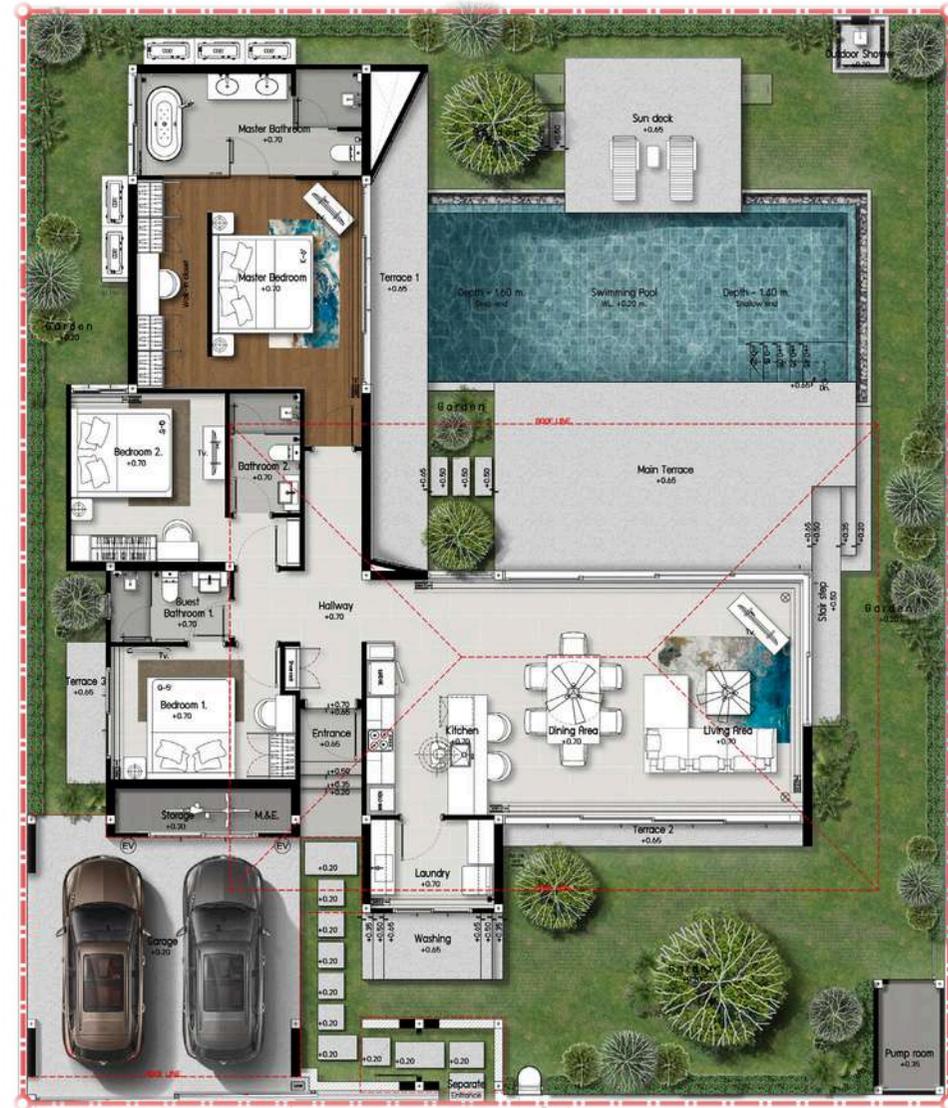
Swimming Pool
: 9.50 x 3.80 m.

Usable Area

Internal Area : 169.91 sq.m.

External Area : 170.09 sq.m.

Total : 340.00 sq.m.



Ground Floor Plan

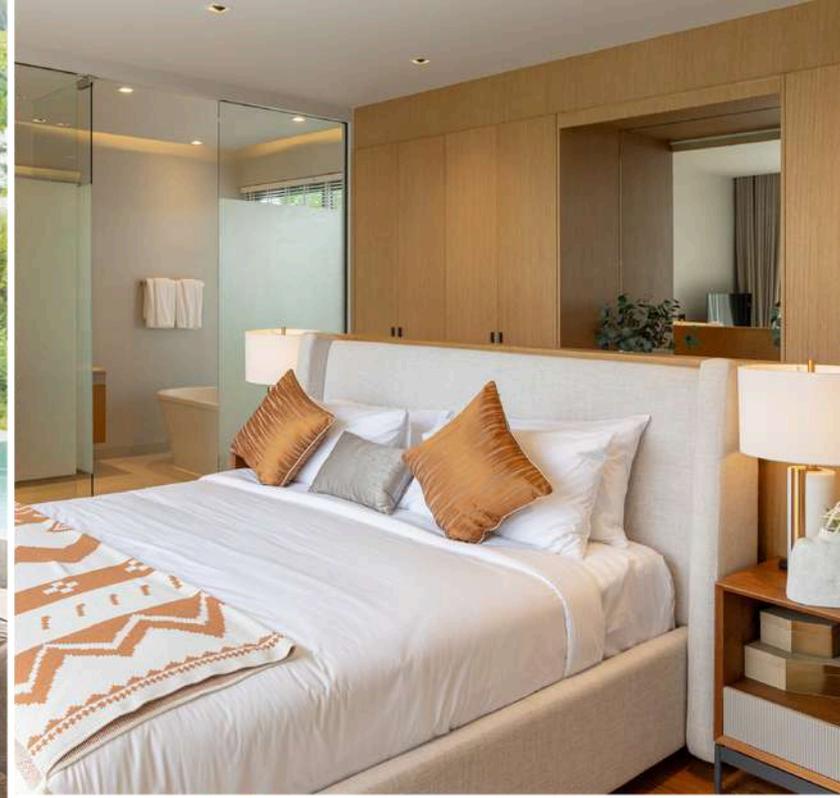
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Botanica Four Seasons : Zone Spring II & III



Modern Zen Design

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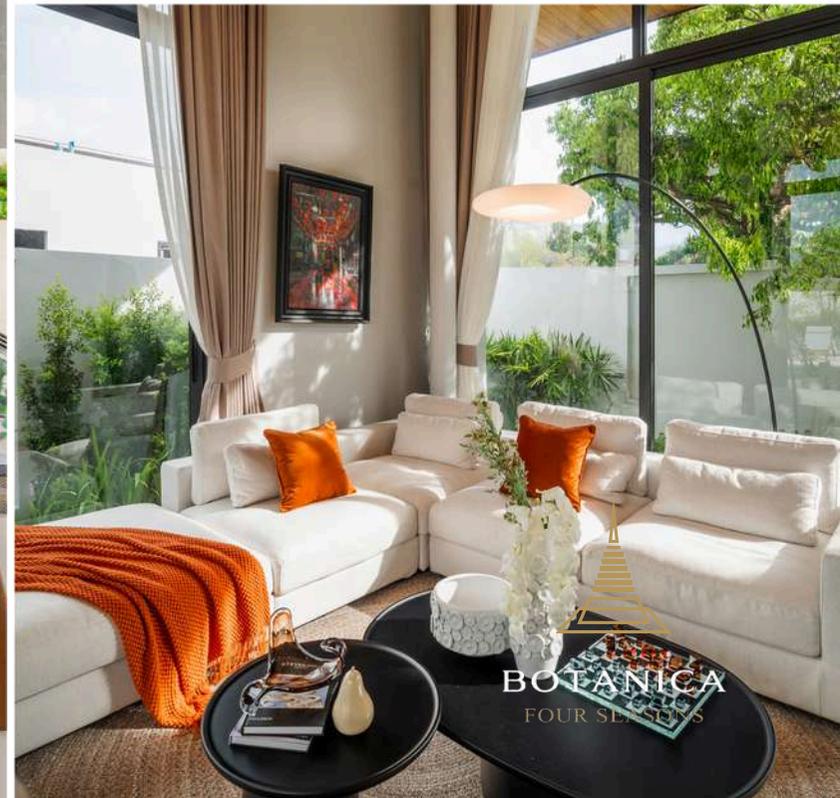
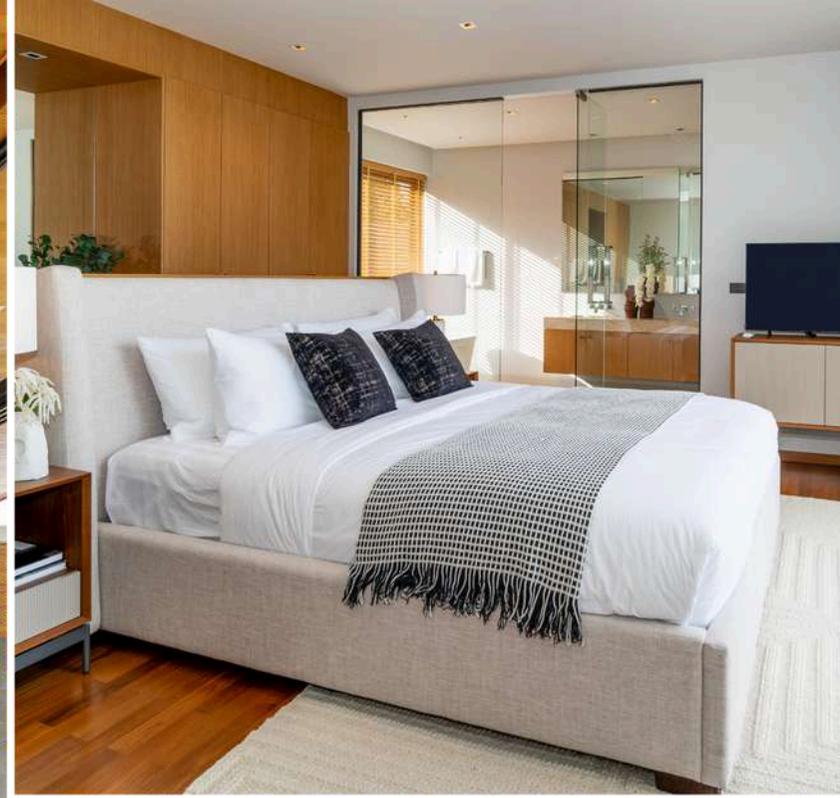
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Botanica Four Seasons : Zone Spring II & III



Modern Zen Design

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PRE-LAUNCH PRICE LIST

Spring Zone

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)
Spring Zone								
SP27	A	3 Beds 3 Baths	641	305	168	136	9.50 x 3.80	25,444,000 
SP11	A	3 Beds 3 Baths	506	305	168	136	9.50 x 3.80	23,554,000 
SP12	A	3 Beds 3 Baths	506	305	168	136	9.50 x 3.80	23,554,000 
Spring II Zone								
SP36	A	3 Beds 3 Baths	492	346	216	130	9.50 x 3.80	25,572,000 
SP42	B	3 Beds 3 Baths	625	340	168	171	9.50 x 3.80	27,790,000
SP43	B	3 Beds 3 Baths	756	346	168	177	9.50 x 3.80	29,990,000
SP44	A	3 Beds 3 Baths	629	308	168	139	9.50 x 3.80	25,970,000
SP46	A	3 Beds 3 Baths	511	305	168	136	9.50 x 3.80	23,624,000
SP50	A	3 Beds 3 Baths	538	309	169.5	141	9.50 x 3.80	24,250,000
SP51	A	3 Beds 3 Baths	533	309	169.5	139	9.50 x 3.80	24,150,000
SP53	A	3 Beds 3 Baths	694	305	169.5	139	9.50 x 3.80	26,235,760
SP54	A	3 Beds 3 Baths	572	305	168	136	9.50 x 3.80	24,478,000
SP55	A	3 Beds 3 Baths	670	305	168	136	9.50 x 3.80	25,738,000
SP56	B	3 Beds 3 Baths	1055	340	168	171	9.50 x 3.80	33,810,000
SP57	B	3 Beds 3 Baths	728	340	168	171	9.50 x 3.80	29,232,000
SP58	B	3 Beds 3 Baths	1031	340	168	171	9.50 x 3.80	33,474,000
SP59	A	3 Beds 3 Baths	775	308.5	169.5	139	9.50 x 3.80	27,650,000
SP63	B	3 Beds 3 Baths	647	329	171	156	9.50 x 3.80	26,770,000
SP64	B	3 Beds 3 Baths	580	340	168	171	9.50 x 3.80	27,160,000
SP65	B	3 Beds 3 Baths	667	344	168	171	9.50 x 3.80	28,378,000
SP66	A	3 Beds 3 Baths	697	305	168	136	9.50 x 3.80	26,228,000

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Botanica Four Seasons : Zone Spring III



TYPE BA & BB : SIGNATURE Tropical Balinese



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SPRING III



Units Total
100 Villas



The land size starts
from 418.00 - 1,064.55 sq.m.



Built-up size starts
from 275 - 590sq.m.



Common Area

Total Area of Common Facilities : 78,379.64 sq.m.
 Driving Area : 13,009.24 sq.m.
 Driving Area & Footpath : 5,665.55 sq.m.
 Garden Area : 1,442.63 sq.m.
 Clubhouse : 200 sq.m.

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SPRING III



Units Total
100 Villas



The land size starts
from 418.00 - 1,064.55 sq.m.



Built-up size starts
from 275 - 590sq.m.



Modern Balinese Design

Modern Zen Design

SIGNATURE Tropical Balinese

Clubhouse

Common Area

Total Area of Common Facilities : 78,379.64 sq.m.
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Botanica Four Seasons : Zone Spring III



TYPE MA : Modern Balinese Design

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TYPE MA

Modern Balinese Design

Land Plot : 428.75 sq.m.

Ground Floor Plan



: 3 Bedrooms



: 4 Bathrooms



Swimming Pool
: 9.00 x 3.50 m.



Usable Area

Internal Area : 165.38 sq.m.

External Area : 134.62 sq.m.

Total : 300.00 sq.m.

Ground Floor Plan

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TYPE ZA

Modern Zen Design

Land Plot : 462.00 sq.m.

Ground Floor Plan



: 3 Bedrooms



: 3 Bathrooms



Swimming Pool
: 9.50 x 3.50 m.



Usable Area

Internal Area : 167.40 sq.m.
External Area : 132.60 sq.m.
Total : 300.00 sq.m.

Ground Floor Plan

Botanica Four Seasons : Zone Spring III



TYPE ZA : Modern Zen Design



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TYPE BA

SIGNATURE TropicalBalinese

Land Plot : 594.48 sq.m.

Ground Floor Plan



: 3 Bedrooms



: 3 Bathrooms



Swimming Pool
: 4.00 x 10.00 m.



Usable Area

Internal Area : 176.00 sq.m.
External Area : 194.00 sq.m.
Total : 370.00 sq.m

Ground Floor Plan

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TYPE BB

SIGNATURE Tropical Balinese

Land Plot : 616.00 sq.m.

Ground Floor Plan



: 4 Bedrooms



: 5 Bathrooms



Swimming Pool
: 4.00 x 11.00 m.



Usable Area

Internal Area : 232.15 sq.m.

External Area : 217.85 sq.m.

Total : 450.00 sq.m.

Ground Floor Plan

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Botanica Four Seasons : Zone Spring III



TYPE BA & BB : SIGNATURE Tropical Balinese



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Botanica Four Seasons : Zone Spring III



TYPE BA & BB : SIGNATURE Tropical Balinese

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Botanica Four Seasons : Zone Spring III



TYPE BA & BB : SIGNATURE Tropical Balinese



BOTANICA
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Botanica Four Seasons : Zone Spring III



TYPE BC : SIGNATURE Tropical Balinese



BOTANICA
FOUR SEASONS

TYPE BC

SIGNATURE Tropical Balinese

Land Plot : 858.37 sq.m.

Ground Floor Plan



: 4 Bedrooms



: 4 Bathrooms



Swimming Pool
:4.00x12.00m.

Usable Area

Internal Area : 268.96 sq.m.

External Area : 321.04 sq.m.

Total : 590.00 sq.m.



Ground Floor Plan

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PRE-LAUNCH PRICE LIST

Spring III Zone

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)
SP68	ZB	3 Beds 4 Baths	702	350	190	160	9.50 x 3.80	30,485,000
SP69	ZB	3 Beds 4 Baths	572	350	190	160	9.50 x 3.80	27,638,000
SP70	ZB	3 Beds 4 Baths	663	350	190	160	9.50 x 3.80	29,139,500
SP71	ZB	3 Beds 4 Baths	709	350	190	160	9.50 x 3.80	29,898,500
SP72	ZA	3 Beds 3 Baths	699	300	172	128	9.00 x 3.50	27,133,500
SP73	ZA	3 Beds 3 Baths	582	300	172	128	9.00 x 3.50	25,203,000
SP76	ZA	3 Beds 3 Baths	525	300	172	128	9.00 x 3.50	24,262,500
SP77	ZB	3 Beds 4 Baths	675	350	190	160	9.50 x 3.80	30,012,500
SP78	ZA	3 Beds 3 Baths	606	300	172	128	9.00 x 3.50	26,205,000
SP83	ZA	3 Beds 3 Baths	541	300	172	128	9.00 x 3.50	24,526,500
SP84	S	3 Beds 3 Baths	474	260	154	106	9.00 x 3.50	22,121,000
SP85	ZA	3 Beds 3 Baths	462	300	172	128	9.00 x 3.50	23,223,000
SP86	ZA	3 Beds 3 Baths	462	300	172	128	9.00 x 3.50	23,223,000
SP87	ZA	3 Beds 3 Baths	462	300	172	128	9.00 x 3.50	23,223,000
SP88	ZA	3 Beds 3 Baths	462	300	172	128	9.00 x 3.50	23,223,000
SP89	ZA	3 Beds 3 Baths	641	300	172	128	9.00 x 3.50	26,176,500
SP90	ZA	3 Beds 3 Baths	556	300	172	128	9.00 x 3.50	24,774,000
SP92	ZA	3 Beds 3 Baths	420	300	172	128	9.00 x 3.50	19,900,000
SP94	ZA	3 Beds 3 Baths	420	300	172	128	9.00 x 3.50	19,900,000
SP95	ZA	3 Beds 3 Baths	445	300	165	135	9.00 x 3.50	19,900,000
SP96	MA	3 Beds 3 Baths	727	300	165	135	9.00 x 3.50	27,595,500
SP97	MA	3 Beds 3 Baths	441	300	165	135	9.00 x 3.50	19,900,000
SP98	MA	3 Beds 3 Baths	451	300	165	135	9.00 x 3.50	23,041,500

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)
SP99	MA	3 Beds 3 Baths	463	300	165	135	9.00 x 3.50	23,239,500
SP100	MA	3 Beds 3 Baths	463	300	165	135	9.00 x 3.50	23,239,500
SP101	MA	3 Beds 3 Baths	490	300	165	135	9.00 x 3.50	23,685,000
SP102	MA	3 Beds 3 Baths	458	300	165	135	9.00 x 3.50	23,157,000
SP103	MA	3 Beds 3 Baths	428	300	165	135	9.00 x 3.50	22,662,000
SP104	MA	3 Beds 3 Baths	428	300	165	135	9.00 x 3.50	19,900,000
SP105	MA	3 Beds 3 Baths	428	300	165	135	9.00 x 3.50	19,900,000
SP106	MA	3 Beds 3 Baths	428	300	165	135	9.00 x 3.50	19,900,000
SP107	MA	3 Beds 3 Baths	460	300	165	135	9.00 x 3.50	23,190,000
SP108	MA	3 Beds 3 Baths	533	300	165	135	9.00 x 3.50	24,394,500
SP109	MA	3 Beds 3 Baths	539	300	165	135	9.00 x 3.50	24,493,500
SP110	MA	3 Beds 3 Baths	539	300	165	135	9.00 x 3.50	24,493,500
SP111	MA	3 Beds 3 Baths	539	300	165	135	9.00 x 3.50	24,493,500
SP112	MA	3 Beds 3 Baths	539	300	165	135	9.00 x 3.50	24,493,500
SP113	MA	3 Beds 3 Baths	587	300	165	135	9.00 x 3.50	25,285,500
SP114	MA	3 Beds 3 Baths	566	300	165	135	9.00 x 3.50	24,939,000
SP115	MA	3 Beds 3 Baths	575	300	165	135	9.00 x 3.50	25,087,500
SP116	MA	3 Beds 3 Baths	428	300	165	135	9.00 x 3.50	19,900,000
SP117	MA	3 Beds 3 Baths	749	300	165	135	9.00 x 3.50	27,958,500
SP118	MA	3 Beds 3 Baths	747	300	165	135	9.00 x 3.50	27,925,500
SP119	MA	3 Beds 3 Baths	428	300	165	135	9.00 x 3.50	19,900,000
SP120	MA	3 Beds 3 Baths	428	300	165	135	9.00 x 3.50	19,900,000
SP121	MA	3 Beds 3 Baths	432	300	165	135	9.00 x 3.50	19,900,000

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PRE-LAUNCH PRICE LIST

Spring III Zone

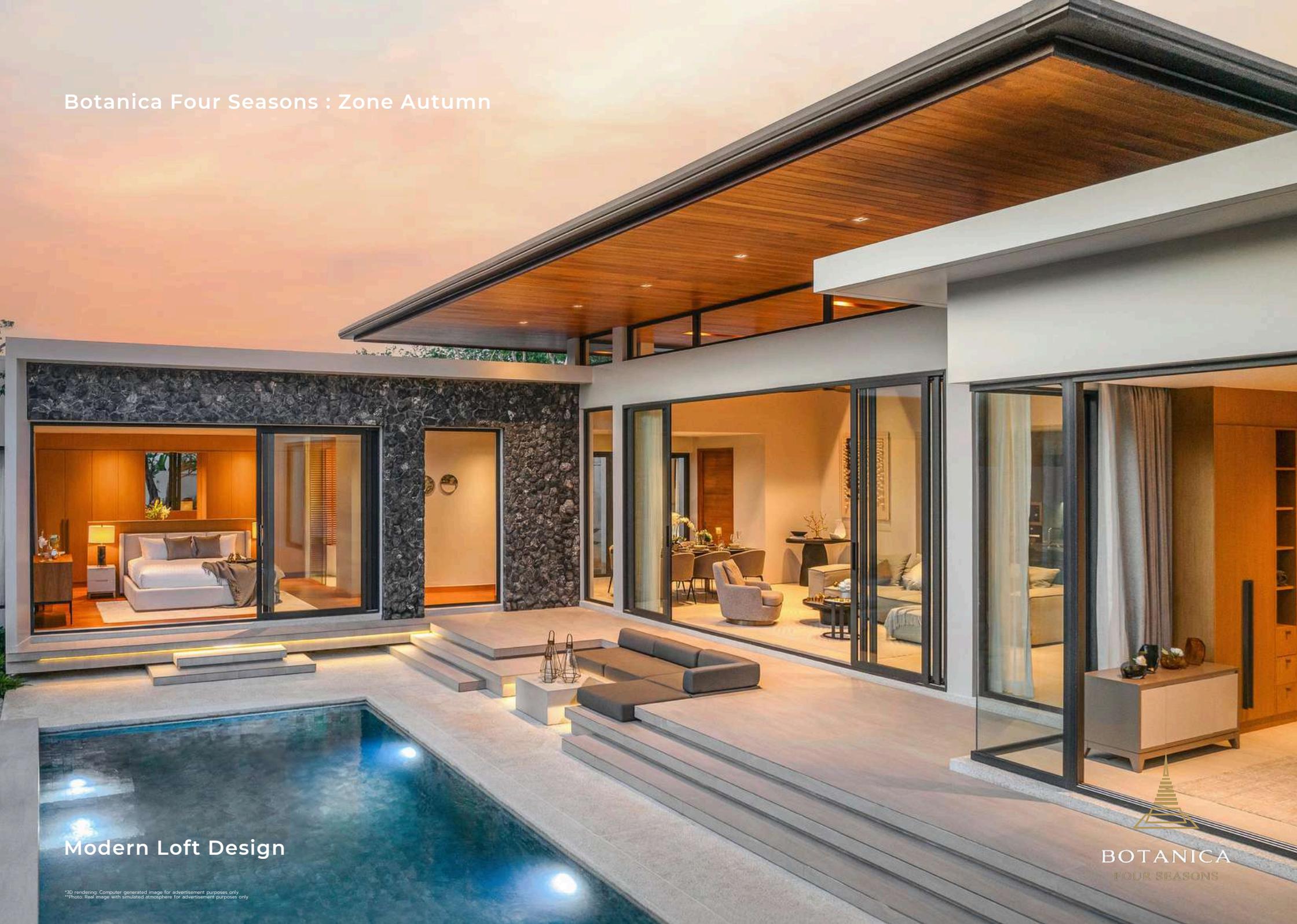
No.	Type	Number Bedroom	Plot size (Sq.M)	Total Built up (Sq.M)	Internal Area (Sq.M)	External Area (Sq.M)	Pool Size (M)	Selling Price (THB)
SP122	MA	3 Beds 3 Baths	466	300	165	135	9.00 x 3.50	23,289,000
SP123	MA	3 Beds 3 Baths	455	300	165	135	9.00 x 3.50	23,107,500
SP124	MA	3 Beds 3 Baths	450	300	165	135	9.00 x 3.50	23,025,000
SP125	MA	3 Beds 3 Baths	445	300	165	135	9.00 x 3.50	22,942,500
SP126	MA	3 Beds 3 Baths	440	300	165	135	9.00 x 3.50	22,860,000
SP127	MA	3 Beds 3 Baths	436	300	165	135	9.00 x 3.50	19,900,000 
SP128	MA	3 Beds 3 Baths	426	300	190	160	9.50 x 3.80	19,900,000 
SP129	ZA	3 Beds 3 Baths	605	300	172	128	9.00 x 3.50	25,582,500
SP130	ZB	3 Beds 3 Baths	678	350	190	160	9.50 x 3.80	29,387,000
SP131	ZA	3 Beds 3 Baths	504	300	172	128	9.00 x 3.50	23,916,000 
SP132	ZA	3 Beds 3 Baths	438	300	172	128	9.00 x 3.50	19,900,000 
SP133	ZA	3 Beds 3 Baths	435	300	172	128	9.00 x 3.50	19,900,000 
SP134	ZA	3 Beds 3 Baths	432	300	172	128	9.00 x 3.50	29,387,000
SP135	ZA	3 Beds 3 Baths	430	300	172	128	9.00 x 3.50	23,916,000 
SP136	ZA	3 Beds 3 Baths	432	300	172	128	9.00 x 3.50	19,900,000 
SP137	ZA	3 Beds 3 Baths	435	300	172	128	9.00 x 3.50	19,900,000 
SP138	ZA	3 Beds 3 Baths	439	300	172	128	9.00 x 3.50	22,843,500 
SP139	ZA	3 Beds 3 Baths	442	300	172	128	9.00 x 3.50	19,900,000 
SP140	ZA	3 Beds 3 Baths	445	300	172	128	9.00 x 3.50	22,942,500
SP141	ZA	3 Beds 3 Baths	482	300	172	128	9.00 x 3.50	23,553,000
SP142	ZA	3 Beds 3 Baths	610	300	172	128	9.00 x 3.50	25,665,000
SP143	ZA	3 Beds 3 Baths	420	300	172	128	9.00 x 3.50	22,530,000
SP144	ZA	3 Beds 3 Baths	492	300	172	128	9.00 x 3.50	23,718,000

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)
SP145	ZA	3 Beds 3 Baths	420	300	172	128	9.00 x 3.50	19,900,000 
SP146	ZA	3 Beds 3 Baths	420	300	172	128	9.00 x 3.50	19,900,000 
SP147	ZA	3 Beds 3 Baths	420	300	163	207	4.00 x 10.00	22,530,000
SP148	ZA	3 Beds 3 Baths	551	300	163	207	4.00 x 10.00	25,242,500
SP149	BA	3 Beds 3 Baths	637	370	163	207	4.00 x 10.00	34,642,500
SP150	BA	3 Beds 3 Baths	631	370	163	207	4.00 x 10.00	33,906,500
SP151	BA	3 Beds 3 Baths	622	370	163	207	4.00 x 10.00	33,758,000
SP152	BA	3 Beds 3 Baths	617	370	163	207	4.00 x 10.00	33,675,500
SP153	BA	3 Beds 3 Baths	654	370	163	207	4.00 x 10.00	34,286,000
SP154	BA	3 Beds 3 Baths	701	370	163	207	4.00 x 10.00	35,061,500
SP155	BA	3 Beds 3 Baths	772	370	163	207	4.00 x 10.00	36,233,000
SP156	BA	3 Beds 3 Baths	630	370	163	207	4.00 x 10.00	33,890,000
SP157	BA	3 Beds 3 Baths	587	370	163	207	4.00 x 10.00	33,180,500
SP158	BA	4 Beds 6 Baths	590	370	163	207	4.00 x 12.00	33,230,000
SP159	BA	4 Beds 6 Baths	594	370	269	321	4.00 x 12.00	33,296,000
SP160	BA	4 Beds 5 Baths	604	370	232	218	4.00 x 11.00	33,276,000
SP161	BC	4 Beds 6 Baths	1057	590	269	321	4.00 x 12.00	55,667,500
SP162	BB	4 Beds 5 Baths	744	450	232	218	4.00 x 11.00	41,370,000
SP163	BB	4 Beds 5 Baths	964	450	232	218	4.00 x 11.00	44,481,000
SP164	BB	4 Beds 5 Baths	683	450	232	218	4.00 x 11.00	39,619,500
SP165	BC	4 Beds 6 Baths	858	590	269	321	4.00 x 12.00	51,622,000
SP166	BB	4 Beds 5 Baths	750	450	232	218	4.00 x 11.00	40,950,000
SP167	BC	4 Beds 6 Baths	960	590	269	321	4.00 x 12.00	54,265,000

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Botanica Four Seasons : Zone Autumn



Modern Loft Design


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AUTUMN



Units Total
37 Villas



The land size starts
from 448 - 800 sqm.



Built-up size starts
from 310 sqm.



Common Area

Total Project Area :	26,311.76 sq.m.
Driving Area :	3,872.74 sq.m.
Driving Area & Footpath :	1,412.73 sq.m.
Garden Area :	992.71 sq.m.

TYPE A

Modern Loft Design

Land Plot : 451 sq.m.

Ground Floor Plan



: 3 Bedrooms



: 3 Bathrooms



Swimming Pool
: 10.00 x 4.00 m.



Usable Area

Internal Area : 154 sq.m.

External Area : 156 sq.m.

Total : 310 sq.m.

Ground Floor Plan

PRE-LAUNCH PRICE LIST

Autumn Zone

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)
AU02	B	3 Beds 4 Baths	503	350	172	177	10.00 x 4.00	25,077,250
AU07	A	3 Beds 3 Baths	495	310	153	156	10.00 x 4.00	23,542,500
AU08	A	3 Beds 3 Baths	469	310	153	156	10.00 x 4.00	23,087,500
AU09	A	3 Beds 3 Baths	484	310	153	156	10.00 x 4.00	23,350,000
AU11	A	3 Beds 3 Baths	467	310	153	156	10.00 x 4.00	23,052,500
AU12	A	3 Beds 3 Baths	450	310	153	156	10.00 x 4.00	22,755,000
AU13	B	3 Beds 4 Baths	503	350	172	177	10.00 x 4.00	25,077,500
AU14	B	3 Beds 4 Baths	533	350	172	177	10.00 x 4.00	25,602,500
AU15	B	3 Beds 4 Baths	506	350	172	177	10.00 x 4.00	25,130,000
AU16	B	3 Beds 4 Baths	561	350	172	177	10.00 x 4.00	26,092,500
AU19	B	3 Beds 4 Baths	583	350	172	177	10.00 x 4.00	Show Villa / SOLD
AU24	B	3 Beds 4 Baths	516	350	172	177	10.00 x 4.00	25,305,000
AU25	C	4 Beds 4 Baths	624	380	191	188	10.00 x 4.00	28,210,000
AU29	C	4 Beds 4 Baths	636	380	191	188	10.00 x 4.00	28,420,000
AU30	C.1	4 Beds 4 Baths	800	380	194	186	10.00 x 4.00	31,290,000
AU31	A	3 Beds 3 Baths	480	310	153	156	10.00 x 4.00	23,280,000
AU32	A	3 Beds 3 Baths	451	310	153	156	10.00 x 4.00	22,772,500
AU33	A	3 Beds 3 Baths	451	310	153	156	10.00 x 4.00	22,772,500
AU34	A	3 Beds 3 Baths	475	310	153	156	10.00 x 4.00	23,192,500
AU35	A	3 Beds 3 Baths	448	310	153	156	10.00 x 4.00	22,720,000
AU36	A	3 Beds 3 Baths	477	310	153	156	10.00 x 4.00	23,227,500
AU37	C	4 Beds 4 Baths	695	380	191	188	10.00 x 4.00	29,452,500

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Botanica Four Seasons : Zone Autumn



Modern Loft Design



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Botanica Four Seasons : Zone A



Modern Loft Design

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TYPE C

Modern Loft Design

Land Plot : 650 sq.m.

Ground Floor Plan



: 4 Bedrooms



: 4 Bathrooms



Swimming Pool
: 10.00 x 4.00 m.



Usable Area

Internal Area : 189 sq.m.
External Area : 190 sq.m.
Total : 380 sq.m.

Ground Floor Plan

TYPE C.1

Modern Loft Design

Land Plot : 693 sq.m.

Ground Floor Plan



: 4 Bedrooms



: 4 Bathrooms



Swimming Pool
: 10.00 x 4.00 m.

Usable Area

Internal Area : 194 sq.m.

External Area : 185 sq.m.

Total : 380 sq.m.



Ground Floor Plan

Botanica Four Seasons : Zone Summer



SIGNATURE Tropical Balinese



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SUMMER



Units Total
39 Villas



The land size starts
from 547 - 1,205 sq.m.



Built-up size starts
from 370 sq.m.



Common Area

Total Project Area :	34,254.71 sq.m.
Driving Area :	4,304.86 sq.m.
Driving Area & Footpath :	1,560.50 sq.m.
Garden Area :	1,373.98 sq.m.



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TYPE A

SIGNATURE Tropical Balinese

Land Plot : 550 sq.m.

Ground Floor Plan



: 3 Bedrooms



: 3 Bathrooms



Swimming Pool
: 4.00 x 10.00 m.



Usable Area

Internal Area : 176 sq.m.
External Area : 194 sq.m.
Total : 370 sq.m.

Ground Floor Plan

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TYPE B

SIGNATURE Tropical Balinese

Land Plot : 882 sq.m.

Ground Floor Plan



: 4 Bedrooms



: 5 Bathrooms



Swimming Pool
: 4.00 x 11.00 m.



Usable Area

Internal Area : 232 sq.m.
External Area : 218 sq.m.
Total : 450 sq.m.

Ground Floor Plan

Botanica Four Seasons : Zone Summer



TYPE A & B : SIGNATURE Tropical Balinese



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TYPE C

SIGNATURE Tropical Balinese

Land Plot : 835 sq.m.

Ground Floor Plan



: 4 Bedrooms



: 6 Bathrooms



Swimming Pool
:4.00x12.00m.



Usable Area

Internal Area : 268 sq.m.
External Area : 322 sq.m.
Total : 590 sq.m.

Ground Floor Plan

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Botanica Four Seasons : Zone Summer



TYPE C : SIGNATURE Tropical Balinese



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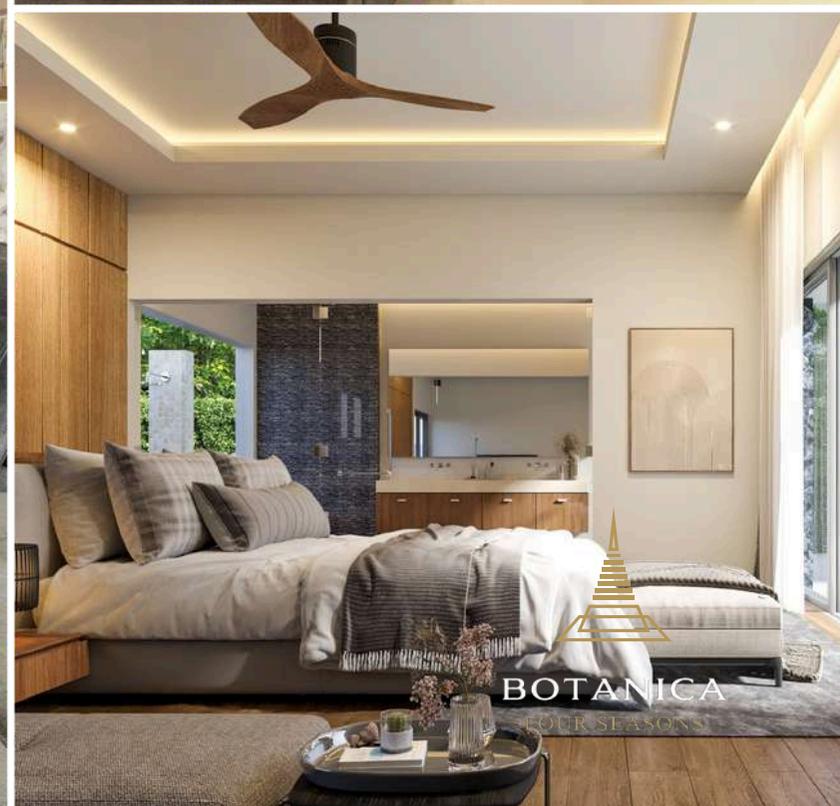
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Botanica Four Seasons : Zone Summer



TYPE C : SIGNATURE Tropical Balinese

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PRE-LAUNCH PRICE LIST

Summer Zone

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)
SM01	SM-A.1	3 Beds 3 Baths	609	370	181	189	4.00 x 10.00	 29,735,550
SM06	SM-A	3 Beds 3 Baths	550	370	176	194	4.00 x 10.00	27,060,000 25,900,000 
SM08	SM-A	3 Beds 3 Baths	550	370	176	194	4.00 x 10.00	27,060,000 25,900,000 
SM09	SM-A	3 Beds 3 Baths	667	370	176	194	4.00 x 10.00	29,720,500 
SM11	SM-B	4 Beds 5 Baths	659	450	232	218	4.00 * 11.00	32,457,500
SM13	SM-A	3 Beds 3 Baths	591	370	176	194	4.00 x 10.00	28,102,500
SM15	SM-A	3 Beds 3 Baths	871	370	176	194	4.00 x 10.00	33,002,500
SM20	SM-A.1	3 Beds 3 Baths	620	370	181	189	4.00 x 10.00	28,610,000 
SM21	SM-A.1	3 Beds 3 Baths	645	370	187	183	4.00 x 10.00	29,047,500 
SM22	SM-A.1	3 Beds 3 Baths	608	370	181	189	4.00 x 10.00	28,968,000 
SM26	SM-A.1	3 Beds 3 Baths	550	370	181	189	4.00 x 10.00	27,060,000 25,900,000 
SM27	SM-A	3 Beds 3 Baths	547	370	176	194	4.00 x 10.00	27,060,000 25,900,000 
SM28	SM-A	3 Beds 3 Baths	709	370	176	194	4.00 x 10.00	30,325,000
SM29	SM-C	4 Beds 6 Baths	1126	590	268	321	4.00 x 12.00	49,175,000
SM32	SM-A	3 Beds 3 Baths	604	370	176	194	4.00 x 10.00	28,312,500
SM33	SM-A	3 Beds 3 Baths	651	370	176	194	4.00 x 10.00	29,152,500
SM34	SM-C	4 Beds 6 Baths	1205	590	268	321	4.00 x 12.00	47,897,500
SM35	SM-C	4 Beds 6 Baths	1086	590	268	321	4.00 x 12.00	45,867,500
SM36	SM-A	3 Beds 3 Baths	593	370	176	194	4.00 x 10.00	28,137,500
SM37	SM-A	3 Beds 3 Baths	575	370	176	194	4.00 x 10.00	27,822,500
SM38	SM-C	4 Beds 5 Baths	899	590	268	322	4.00 x 12.00	 44,369,500

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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.

SEASON CHANGE

CLUBHOUSE : BOTANICA Four Seasons

SEASON CHANGE Clubhouse at Botanica Four Seasons offers a wide array of facilities designed to suit both active and relaxing lifestyles, all set within a peaceful and beautifully landscaped environment. Residents of all ages can enjoy a fully equipped fitness center for cardio, strength training, and yoga, as well as a cozy café for light refreshments. The clubhouse also features indoor co-working spaces and a dedicated kids' zone for indoor play and family-friendly activities. For outdoor enjoyment, a tennis court—available to both residents and visitors—serves as a space for physical activity and community connection, whether you're a seasoned player or just starting out. A mini golf course and a safe children's playground with a sand pit ensure fun for the whole family, while a jogging track surrounded by lush greenery provides the perfect route for walkers and runners alike. Altogether, the clubhouse at Four Seasons fosters a lifestyle of wellness, leisure, and meaningful community interaction.

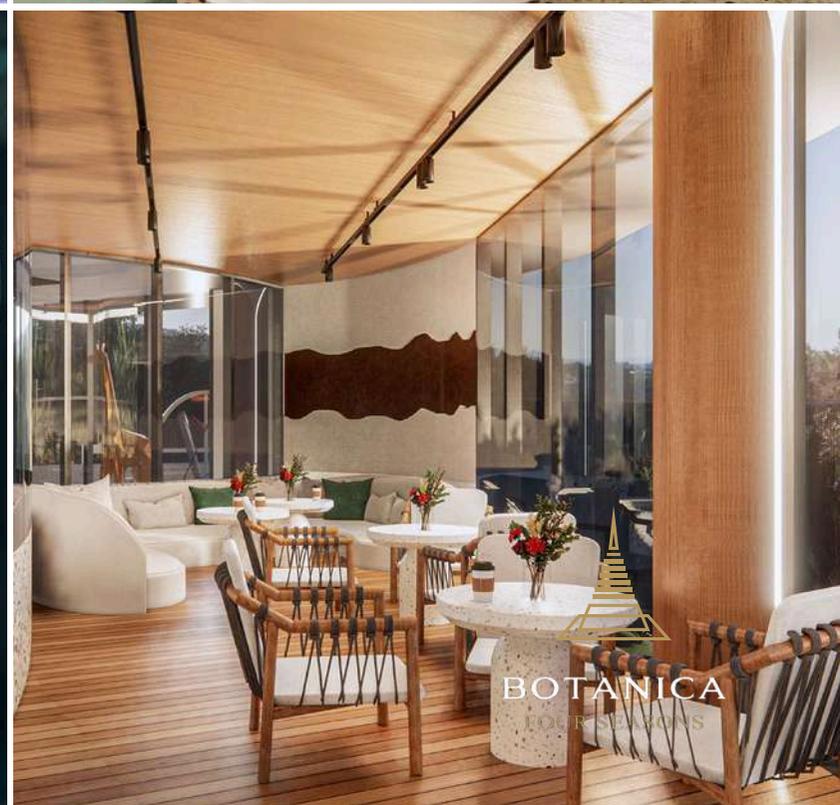


All Area

- A : Clubhouse
- B:Tennis Court
- C:Mini Golf
- D : Plaza
- E:Sand Pit
- F :Playground
- G :Parking Lot



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BOTANICA
FOUR SEASONS



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 LUXURY

VILLAS



📍 199/9 Moo.4 Thepkasattri, Thalang, Phuket, Thailand 83110 📞 +66 (0)9 8394 7097 (Sales Office)
✉️ info@botanicalluxuryvilla.com 🖱️ www.botanicalluxuryvilla.com