



BOTANICA FORESTA II

A Symphony of Serenity Amidst The Forest



BOTANICA
FORESTA II

ABOUT US

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.



Botanica Foresta II



Modern Luxury Design

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BOTANICA
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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:	Nai Yang Beach	7 min
B:	Naithon Beach	10 min
C:	Layan Beach	15 min
D:	Bangtao Beach	17 min
E:	Tonsai Waterfall	7 min
F:	Blue Tree Lagoon	10 min
G:	Laguna Golf	14 min
H:	Blue Canyon Golf	15 min
I:	Porto De Phuket	10 min
J:	Robinson Lifestyle	14 min
K:	Lotus's	15 min
L:	Central Phuket	35 min
M:	Thalang Hospital	10 min
N:	Bangkok Hospital	13 min
O:	Phuket International Airport	25 min
P:	Heroines Monument Phuket	35 min



MASTER PLAN



Modern luxury design
36 Villas



The land size starts
from 475 - 1,094 sq.m.



Built-up size starts
from 324 sq.m.



Common Area

Total Project Area :	36,407 sq.m.
Driving Area :	5,731 sq.m.
Driving Area & Footpath :	2,415 sq.m.
Garden Area :	3,810 sq.m.



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TYPE 3B

Modern Luxury Design

Plot : 475.10 sq.m.

 : 3 Bedrooms

 : 4 Bathrooms

 : 3.85 x 12.25 m.

Usable Area

Internal Area : 240.40 sq.m.
External Area : 135.60 sq.m.
All Area : 376 sq.m.



Ground Floor Plan




Upper Floor Plan

TYPE 4B

Modern Luxury Design

Plot : 580 sq.m.

 : 4 Bedrooms

 : 5 Bathrooms

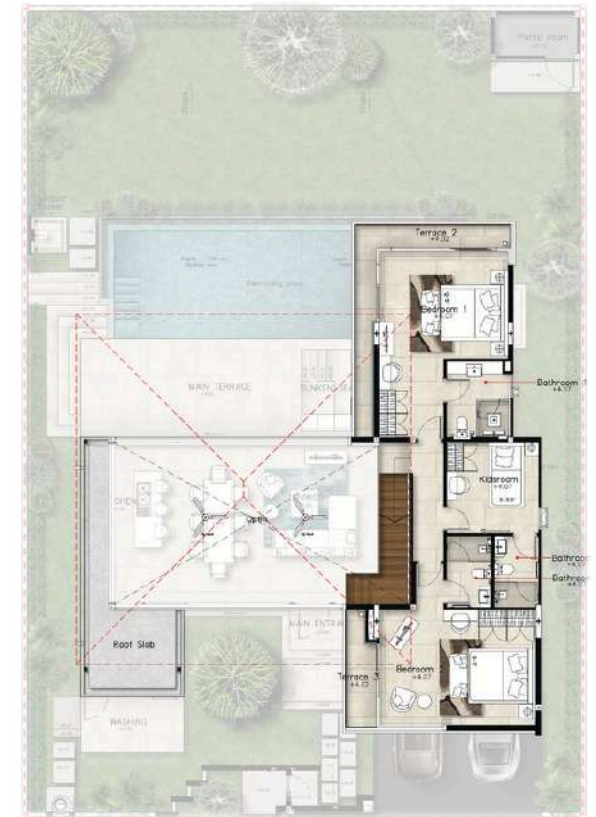
 : 3.85 x 12.25 m.

Usable Area

Internal Area : 279.50 sq.m.
External Area : 151.50 sq.m.
All Area : 431 sq.m.

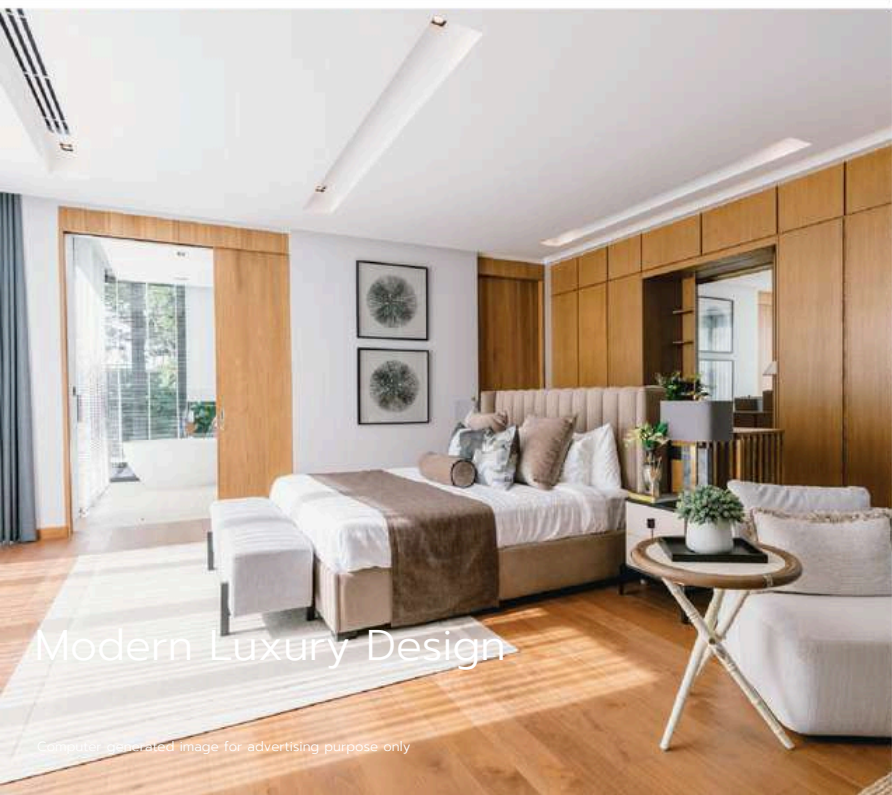


Ground Floor Plan



Upper Floor Plan

Botanica Foresta II



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TYPE 3A

Modern Luxury Design

Plot : 491.05 sq.m.



: 3 Bedrooms



: 3 Bathrooms



: 3.50 x 9.75 m.

Usable Area

Internal Area : 215.50 sq.m.
External Area : 108.60 sq.m.
All Area : 324 sq.m.



Ground Floor Plan

Botanica Foresta II



Modern Luxury Design

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TYPE 4A.1

Modern Luxury Design

Plot : 691.10 sq.m.

 : 4 Bedrooms

 : 6 Bathrooms

 : 3.50 x 10.80 m.

Usable Area

Internal Area : 337.40 sq.m.
External Area : 160.60 sq.m.
All Area : 498 sq.m.



Ground Floor Plan

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.



Modern Luxury Design


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TYPE 4A

Modern Luxury Design

Plot : 799.71 sq.m.

 : 4 Bedrooms

 : 6 Bathrooms

 : 3.50 x 10.80 m.

Usable Area

Internal Area : 321.60 sq.m.
External Area : 140.40 sq.m.
All Area : 462 sq.m.



Ground Floor Plan

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Modern Luxury Design

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PRICE LIST Foresta II

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	F2-4B	4 Beds 5 Baths	543	431	231	200	3.85 x 12.25	40,280,000.00
F 02	F2-4B	4 Beds 5 Baths	540	431	231	200	3.85 x 12.25	38,057,000.00
F 03	F2-4B	4 Beds 5 Baths	538	431	231	200	3.85 x 12.25	38,023,000.00
F 04	F2-4B	4 Beds 5 Baths	591	431	231	200	3.85 x 12.25	38,930,000.00
F 05	F2-4B	4 Beds 5 Baths	560	431	231	200	3.85 x 12.25	38,397,000.00
F 06	F2-3E	3 Beds 4 Baths	716	307	137.5	169.5	4.00 x 9.55	33,602,400.00
F 07	F2-3E	3 Beds 4 Baths	539	307	137.5	169.5	4.00 x 9.55	30,192,500.00
F 08	F2-3E	3 Beds 4 Baths	572	307	137.5	169.5	4.00 x 9.55	30,753,500.00
F 09	F2-3E	3 Beds 4 Baths	491	307	137.5	169.5	4.00 x 9.55	29,376,500.00
F 10	F2-4A	4 Beds 6 Baths	1021	462	241	221	3.50 x 10.80	50,726,700.00
F 11	F2-4A.1	4 Beds 6 Baths	695	498	247	251	3.50 x 10.80	46,924,000.00
F 12	F2-4A.1	4 Beds 6 Baths	816	498	247	251	3.50 x 10.80	49,111,200.00
F 13	F2-4A.1	4 Beds 6 Baths	905	498	247	251	3.50 x 10.80	50,834,400.00
F 14	F2-4A.1	4 Beds 6 Baths	824	498	247	251	3.50 x 10.80	49,218,900.00
F 15	F2-4A	4 Beds 6 Baths	963	420	220	200	3.50 x 10.80	SOLD

*The area and the prices are subjected to be changed without prior notice.

PRICE LIST Foresta II

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 16	F2-4A.1	4 Beds 6 Baths	766	498	247	251	3.50 x 10.80	48,131,000.00
F 17	F2-4A.1	4 Beds 6 Baths	710	498	247	251	3.50 x 10.80	47,179,000.00
F 18	F2-4A.1	4 Beds 6 Baths	691	498	247	251	3.50 x 10.80	46,856,000.00
F 19	F2-4A	4 Beds 6 Baths	799	462	241	221	3.50 x 10.80	46,418,700.00
F 20	F2-4A	4 Beds 6 Baths	801	462	241	221	3.50 x 10.80	46,418,700.00
F 21	F2-4A	4 Beds 6 Baths	1094	462	241	221	3.50 x 10.80	52,234,500.00
F 22	F2-4A	4 Beds 6 Baths	797	462	241	221	3.50 x 10.80	46,311,000.00
F 23	F2-4A	4 Beds 6 Baths	796	420	220	200	3.50 x 10.80	43,142,000.00
F 24	F2-4A	4 Beds 6 Baths	1003	462	241	221	3.50 x 10.80	50,403,600.00
F 25	F2-3B	3 Beds 4 Baths	510	376	209	167	3.85 x 12.25	33,925,500.00
F 26	F2-3B	3 Beds 4 Baths	531	376	209	167	3.85 x 12.25	34,356,300.00
F 27	F2-3B	3 Beds 4 Baths	528	376	209	167	3.85 x 12.25	34,248,600.00
F 28	F2-3B	3 Beds 4 Baths	475	376	209	167	3.85 x 12.25	33,267,000.00
F 29	F2-3B	3 Beds 4 Baths	475	376	209	167	3.85 x 12.25	33,267,000.00
F 30	F2-3B	3 Beds 4 Baths	499	376	209	167	3.85 x 12.25	33,675,000.00

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PRICE LIST Foresta II

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 66	F2-4B	4 Beds 5 Baths	500	405	229	176	3.85 x 12.25	SOLD
F 45	F2-4B	4 Beds 5 Baths	500	405	229	176	3.85 x 12.25	SOLD
F 31	F2-4B	4 Beds 5 Baths	719	431	231	200	3.85 x 12.25	41,572,200.00
F 32	F2-4B	4 Beds 5 Baths	679	431	231	200	3.85 x 12.25	40,710,600.00
F 33	F2-4B	4 Beds 5 Baths	580	431	231	200	3.85 x 12.25	38,737,000.00
F 34	F2-4B	4 Beds 5 Baths	580	405	231	174	3.85 x 12.25	SHOW UNIT

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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%

Note

S 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.



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