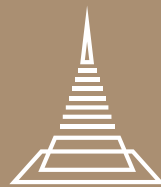




BOTANICA
WISDOM



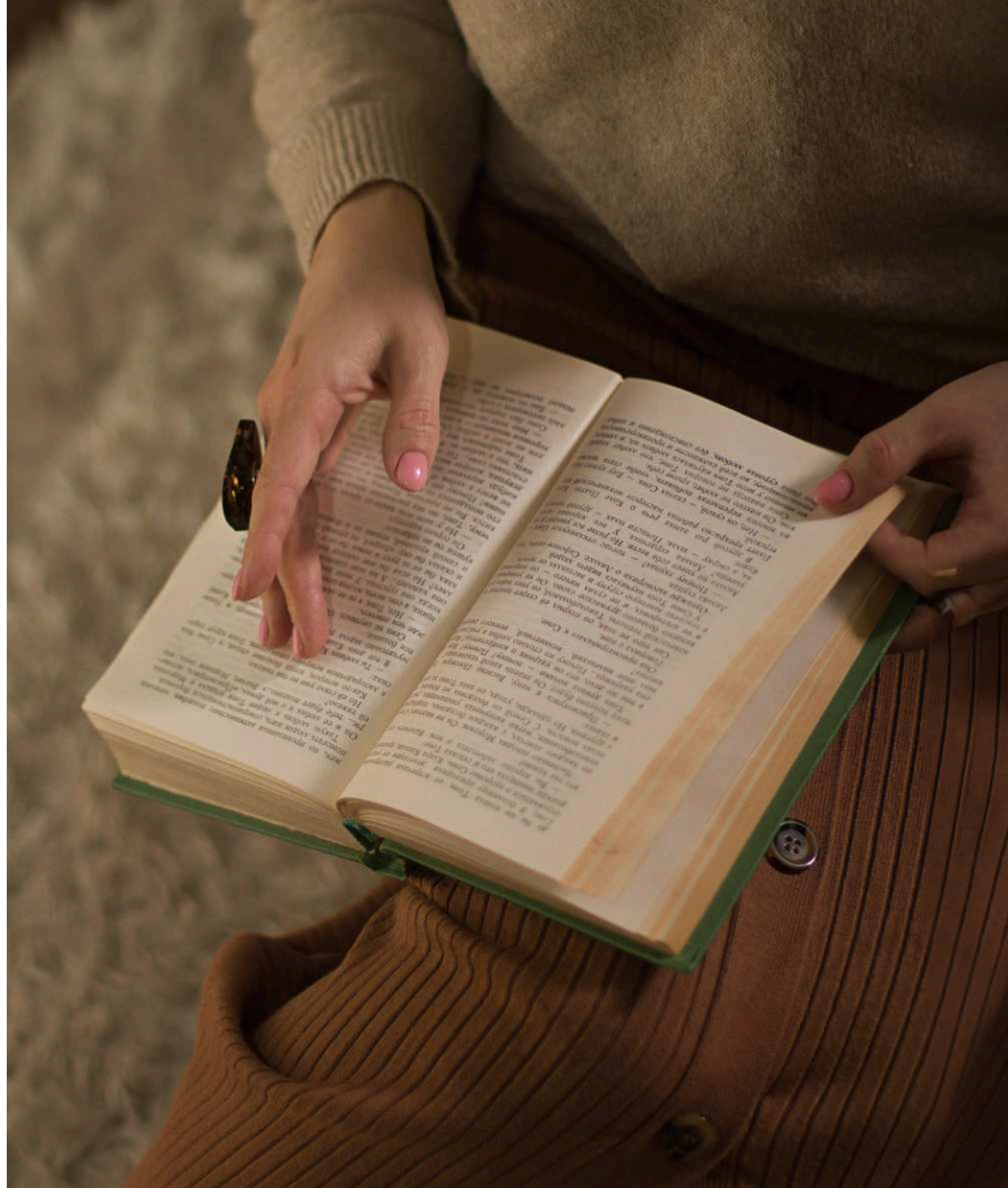
BOTANICA
WISDOM

About Us

"Introducing Botanica Luxury Villas: Where Luxury Meets Tranquility Near UWC and Thanyapura Sports Hotel.

Nestled just moments away from the renowned UWC International School and the prestigious Thanyapura Sports Hotel, our latest development, Botanica Wisdom, offers an unparalleled living experience. Inspired by the bestselling 'Botanica Zen', these luxury villas are meticulously designed for those who seek a harmonious lifestyle in proximity to educational excellence.

Experience the epitome of elegance and comfort in a serene environment tailored for modern living. Welcome to Botanica Wisdom, where every moment is a celebration of refined living."





Botanica Wisdom is strategically located near two prominent educational and recreational landmarks in Phuket: the United World College Thailand (UWC) and the Thanyapura Sports & Health Resort.

UWC Thailand stands as the top-ranking international school in Phuket, providing exemplary education standards. Meanwhile, Thanyapura Sports & Health Resort is the largest sports facility in Phuket, equipped with modern amenities including football fields, tennis courts, spas, and comprehensive fitness equipment, catering to genuine health enthusiasts.

With a mere 5-minute walk, residents of Botanica Wisdom can conveniently access these esteemed destinations, fostering a lifestyle that seamlessly integrates education, recreation, and well-being.



United World College Thailand (UWC)

Thanyapura Sports & Health



MASTER PLAN



Modern ZEN design
68 Villas



The land size starts
from 461 - 984 sqm.



Built-up size starts
from 320 sqm.



Common Area

| | |
|---------------------------|--------------|
| Total Project Area : | 49,604 sq.m. |
| Driving Area : | 6,579 sq.m. |
| Driving Area & Footpath : | 1,997 sq.m. |
| Garden Area : | 3,882 sq.m. |



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.



BOTANICA
WISDOM

Computer generated image for advertising purpose only

Modern ZEN Design

TYPE A

DESIGN

Plot : 462 sq.m.



: 3



: 3



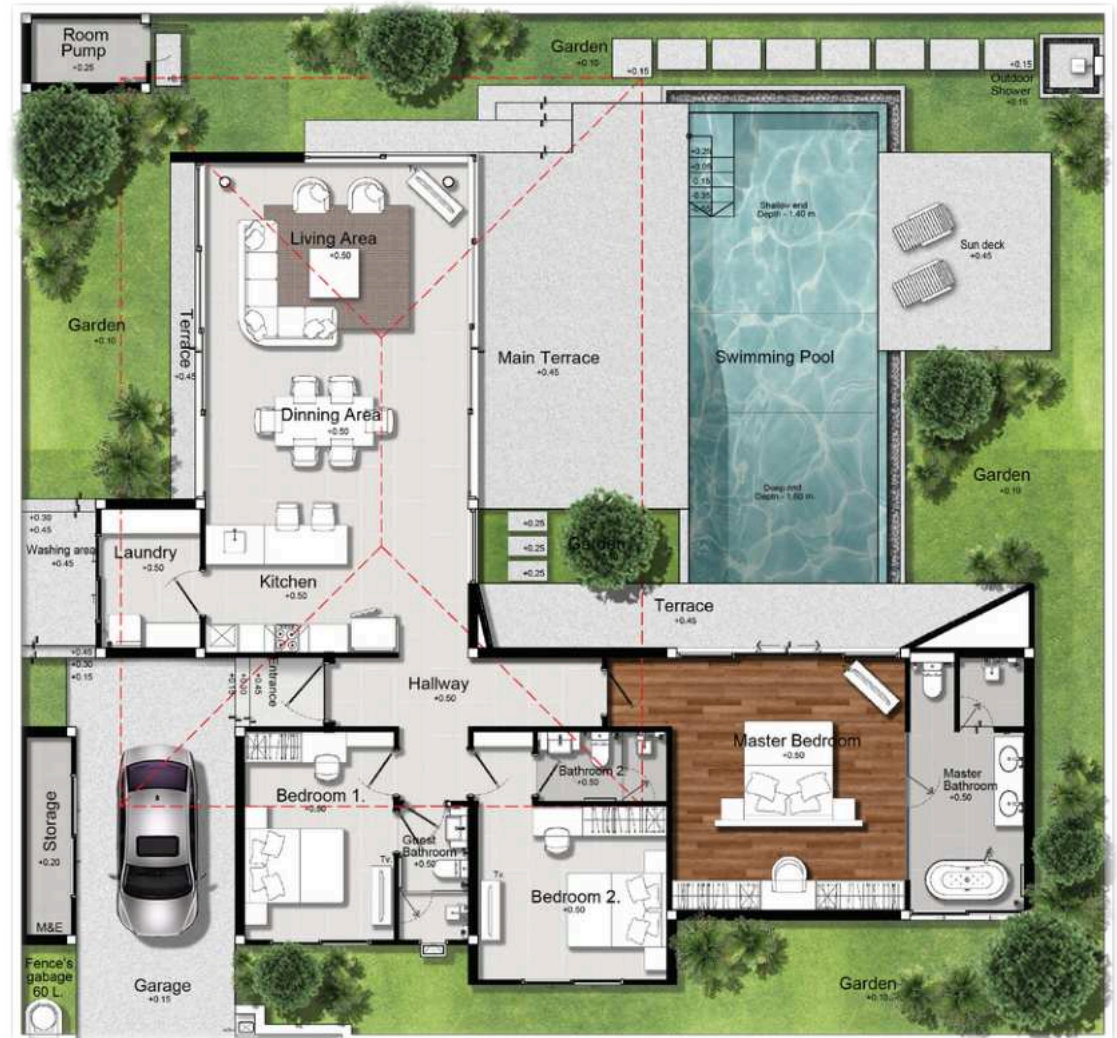
: 9.50 x 3.80 m.

Usable Area

Internal : 168 sq.m.

External : 152 sq.m.

Total : 320 sq.m.



Ground Floor Plan

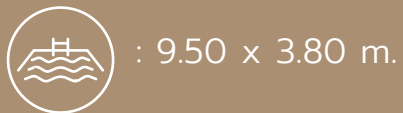


BOTANICA
WISDOM

TYPE B

DESIGN

Plot : 516 sq.m.



Usable Area

Internal : 168 sq.m.
External : 172 sq.m.
Total : 340 sq.m.






Ground Floor Plan



Computer generated image for advertising purpose only

Modern ZEN Design




PRICE LIST Wisdom

| 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) |
|-------|------|----------------|------------------|-----------------------|----------------------|----------------------|------------------|--|
| WD-01 | A | 3 Beds 3 Baths | 576 | 320 | 168 | 151 | 9.50 x 3.80 | 25,664,000 |
| WD-02 | A | 3 Beds 3 Baths | 596 | 320 | 168 | 151 | 9.50 x 3.80 | 25,994,000 |
| WD-03 | A | 3 Beds 3 Baths | 461 | 320 | 168 | 151 | 9.50 x 3.80 | 22,755,000 19,900,000  |
| WD-04 | A | 3 Beds 3 Baths | 461 | 320 | 168 | 151 | 9.50 x 3.80 | 22,755,000 19,900,000  |
| WD-05 | A | 3 Beds 3 Baths | 461 | 320 | 168 | 151 | 9.50 x 3.80 | 22,755,000 19,900,000  |
| WD-06 | A | 3 Beds 3 Baths | 461 | 320 | 168 | 151 | 9.50 x 3.80 | 22,755,000 19,900,000  |
| WD-07 | A | 3 Beds 3 Baths | 517 | 320 | 168 | 151 | 9.50 x 3.80 | 23,915,000 |
| WD-08 | A | 3 Beds 3 Baths | 493 | 320 | 168 | 151 | 9.50 x 3.80 | 23,555,000 |
| WD-09 | A | 3 Beds 3 Baths | 523 | 320 | 168 | 151 | 9.50 x 3.80 | 23,005,000 |
| WD-10 | A | 3 Beds 3 Baths | 576 | 320 | 168 | 151 | 9.50 x 3.80 | 24,800,000 |
| WD-11 | A | 3 Beds 3 Baths | 664 | 320 | 168 | 151 | 9.50 x 3.80 | 27,116,000 |
| WD-12 | A | 3 Beds 3 Baths | 542 | 320 | 168 | 151 | 9.50 x 3.80 | 24,290,000 |
| WD-13 | A | 3 Beds 3 Baths | 462 | 320 | 168 | 151 | 9.50 x 3.80 | 22,770,000 19,900,000  |
| WD-14 | A | 3 Beds 3 Baths | 655 | 320 | 168 | 151 | 9.50 x 3.80 | 25,985,000 |
| WD-15 | A | 3 Beds 3 Baths | 484 | 320 | 168 | 151 | 9.50 x 3.80 | 23,420,000 |

PRICE LIST Wisdom

| 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) |
|-------|------|----------------|------------------|-----------------------|----------------------|----------------------|------------------|---------------------|
| WD-16 | A | 3 Beds 3 Baths | 464 | 320 | 168 | 151 | 9.50 x 3.80 | 23,120,000 |
| WD-17 | A | 3 Beds 3 Baths | 464 | 320 | 168 | 151 | 9.50 x 3.80 | 23,120,000 |
| WD-18 | B | 3 Beds 3 Baths | 984 | 340 | 168 | 171 | 9.50 x 3.80 | 32,860,000 |
| WD-19 | A | 3 Beds 3 Baths | 648 | 320 | 168 | 151 | 9.50 x 3.80 | 25,880,000 |
| WD-20 | A | 3 Beds 3 Baths | 484 | 320 | 168 | 151 | 9.50 x 3.80 | 23,420,000 |
| WD-21 | A | 3 Beds 3 Baths | 484 | 320 | 168 | 151 | 9.50 x 3.80 | 23,420,000 |
| WD-22 | A | 3 Beds 3 Baths | 553 | 320 | 168 | 151 | 9.50 x 3.80 | 25,284,500 |
| WD-23 | B | 3 Beds 3 Baths | 593 | 340 | 168 | 171 | 9.50 x 3.80 | 26,017,500 |
| WD-24 | B | 3 Beds 3 Baths | 662 | 340 | 168 | 171 | 9.50 x 3.80 | 27,225,000 |
| WD-25 | A | 3 Beds 3 Baths | 505 | 320 | 168 | 151 | 9.50 x 3.80 | 23,735,000 |
| WD-26 | A | 3 Beds 3 Baths | 484 | 320 | 168 | 151 | 9.50 x 3.80 | 23,420,000 |
| WD-27 | A | 3 Beds 3 Baths | 533 | 320 | 168 | 151 | 9.50 x 3.80 | 24,155,000 |
| WD-28 | A | 3 Beds 3 Baths | 523 | 320 | 168 | 151 | 9.50 x 3.80 | 24,005,000 |
| WD-29 | A | 3 Beds 3 Baths | 546 | 320 | 168 | 151 | 9.50 x 3.80 | 25,169,000 |
| WD-30 | A | 3 Beds 3 Baths | 481 | 320 | 168 | 151 | 9.50 x 3.80 | 24,577,500 |

PRICE LIST Wisdom

| 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) |
|-------|------|----------------|------------------|-----------------------|----------------------|----------------------|------------------|--|
| WD-31 | A | 3 Beds 3 Baths | 476 | 320 | 168 | 151 | 9.50 x 3.80 | 24,490,000 |
| WD-32 | A | 3 Beds 3 Baths | 471 | 320 | 168 | 151 | 9.50 x 3.80 | 24,402,500 |
| WD-33 | A | 3 Beds 3 Baths | 471 | 320 | 168 | 151 | 9.50 x 3.80 | 24,402,500 |
| WD-34 | A | 3 Beds 3 Baths | 478 | 320 | 168 | 151 | 9.50 x 3.80 | 24,525,000 |
| WD-35 | A | 3 Beds 3 Baths | 579 | 320 | 168 | 151 | 9.50 x 3.80 | 25,713,500 |
| WD-36 | A | 3 Beds 3 Baths | 589 | 320 | 168 | 151 | 9.50 x 3.80 | SHOW UNIT |
| WD-37 | B | 3 Beds 3 Baths | 837 | 340 | 168 | 171 | 9.50 x 3.80 | SHOW UNIT |
| WD-38 | A | 3 Beds 3 Baths | 462 | 320 | 168 | 151 | 9.50 x 3.80 | 22,770,000 19,900,000  |
| WD-39 | A | 3 Beds 3 Baths | 462 | 320 | 168 | 151 | 9.50 x 3.80 | 22,770,000 19,900,000  |
| WD-40 | A | 3 Beds 3 Baths | 462 | 320 | 168 | 151 | 9.50 x 3.80 | 22,770,000 19,900,000  |
| WD-41 | A | 3 Beds 3 Baths | 563 | 320 | 168 | 151 | 9.50 x 3.80 | 24,605,000 |
| WD-42 | B | 3 Beds 3 Baths | 495 | 340 | 168 | 171 | 9.50 x 3.80 | 24,302,500 |
| WD-43 | B | 3 Beds 3 Baths | 627 | 340 | 168 | 171 | 9.50 x 3.80 | 26,612,500 |
| WD-44 | A | 3 Beds 3 Baths | 502 | 320 | 168 | 151 | 9.50 x 3.80 | 23,690,000 |
| WD-45 | A | 3 Beds 3 Baths | 462 | 320 | 168 | 151 | 9.50 x 3.80 | 22,770,000 19,900,000  |

PRICE LIST Wisdom

| 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) |
|-------|------|----------------|------------------|-----------------------|----------------------|----------------------|------------------|--|
| WD-46 | A | 3 Beds 3 Baths | 457 | 320 | 168 | 151 | 9.50 x 3.80 | 22,695,000 19,900,000 |
| WD-47 | B | 3 Beds 3 Baths | 612 | 340 | 168 | 171 | 9.50 x 3.80 | 26,350,000 |
| WD-48 | A | 3 Beds 3 Baths | 591 | 320 | 168 | 151 | 9.50 x 3.80 | 25,025,000 |
| WD-49 | A | 3 Beds 3 Baths | 584 | 320 | 168 | 151 | 9.50 x 3.80 | 25,796,000 |
| WD-50 | A | 3 Beds 3 Baths | 462 | 320 | 168 | 151 | 9.50 x 3.80 | 24,245,000 |
| WD-51 | A | 3 Beds 3 Baths | 462 | 320 | 168 | 151 | 9.50 x 3.80 | 24,245,000 |
| WD-52 | A | 3 Beds 3 Baths | 456 | 320 | 168 | 151 | 9.50 x 3.80 | 24,140,000 |
| WD-53 | B | 3 Beds 3 Baths | 647 | 340 | 168 | 171 | 9.50 x 3.80 | 26,962,500 |
| WD-54 | A | 3 Beds 3 Baths | 601 | 320 | 168 | 151 | 9.50 x 3.80 | 26,076,500 |
| WD-55 | A | 3 Beds 3 Baths | 556 | 320 | 168 | 151 | 9.50 x 3.80 | 24,500,000 |
| WD-56 | A | 3 Beds 3 Baths | 505 | 320 | 168 | 151 | 9.50 x 3.80 | 23,735,000 |
| WD-57 | B | 3 Beds 3 Baths | 591 | 340 | 168 | 171 | 9.50 x 3.80 | 25,982,500 |
| WD-58 | B | 3 Beds 3 Baths | 516 | 340 | 168 | 171 | 9.50 x 3.80 | 24,670,000 |
| WD-59 | A | 3 Beds 3 Baths | 569 | 320 | 168 | 151 | 9.50 x 3.80 | 24,695,000 |
| WD-60 | B | 3 Beds 3 Baths | 722 | 340 | 168 | 171 | 9.50 x 3.80 | 28,275,000 |

PRICE LIST Wisdom

| 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) |
|-------|------|----------------|------------------|-----------------------|----------------------|----------------------|------------------|---------------------|
| WD-61 | B | 3 Beds 3 Baths | 689 | 340 | 168 | 171 | 9.50 x 3.80 | 27,697,500 |
| WD-62 | B | 3 Beds 3 Baths | 541 | 340 | 168 | 171 | 9.50 x 3.80 | 25,107,500 |
| WD-63 | B | 3 Beds 3 Baths | 608 | 340 | 168 | 171 | 9.50 x 3.80 | 26,280,000 |
| WD-64 | A | 3 Beds 3 Baths | 527 | 320 | 168 | 151 | 9.50 x 3.80 | 24,065,000 |
| WD-65 | A | 3 Beds 3 Baths | 490 | 320 | 168 | 151 | 9.50 x 3.80 | 23,510,000 |
| WD-66 | A | 3 Beds 3 Baths | 489 | 320 | 168 | 151 | 9.50 x 3.80 | 23,495,000 |
| WD-67 | A | 3 Beds 3 Baths | 597 | 320 | 168 | 151 | 9.50 x 3.80 | 26,010,500 |
| WD-68 | A | 3 Beds 3 Baths | 484 | 320 | 168 | 151 | 9.50 x 3.80 | 24,630,000 |

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 | |

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.

LOCATION

BOTANICA WISDOM

| | |
|---------------------------------------|--------|
| A UWC Thailand | 2 min |
| B Naithon Beach | 15 min |
| C Nai Yang Beach | 20 min |
| D Layan Beach | 20 min |
| E Thanyapura Sports & Health | 2 min |
| F Tonsai Waterfall | 10 min |
| G Blue Tree Lagoon | 20 min |
| H Laguna Golf | 25 min |
| I Porto De Phuket | 20 min |
| J Robinson Lifestyle | 20 min |
| K Lotus's | 14 min |
| L Central Phuket | 35 min |
| M Thalang Hospital | 9 min |
| N Bangkok Hospital | 37 min |
| O Phuket International Airport | 20 min |
| P Heroines Monument Phuket | 20 min |





ABOUT DEVELOPER



Botanica Luxury Phuket Company Limited

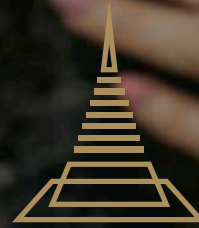
20 Years Experience

In Luxury Pool Villas In Phuket

Attasit Intarachoti

CEO & Founder

Botanica Luxury Phuket Company Limited



**BOTANICA
LUXURY**
VILLAS



 125/397 Moo 5, Rassada, Muang Phuket, Phuket Thailand 83000  +66 (0)9 8394 7097 (Sale Office)

 info@botanicaluxuryvilla.com  www.botanicaluxuryvilla.com