



BOTANICA
FOUR SEASONS



BOTANICA
FOUR SEASONS

BOTANICA FOUR SEASONS

ABOUT PROJECT

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 rais 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.

SEASON CHANGE CLUBHOUSE

SEASON CHANGE CLUBHOUSE at Botanica Four Seasons offers a variety of facilities for both active and relaxing lifestyles, set in peaceful surroundings for residents of all ages. It includes a fully equipped fitness center for cardio, strength training, and yoga, along with a cozy café for refreshments. The outdoor tennis court and mini golf course add opportunities for sports and family fun, while children can enjoy a safe playground and sand pit. A jogging track encircles the area, ideal for both runners and walkers amidst lush greenery, making the clubhouse a perfect space for recreation and relaxation

Clubhouse
Tennis Court
Mini Golf
Plaza
Sand Pit
Playground
Parking Lot



BOTANICA
FOUR SEASONS

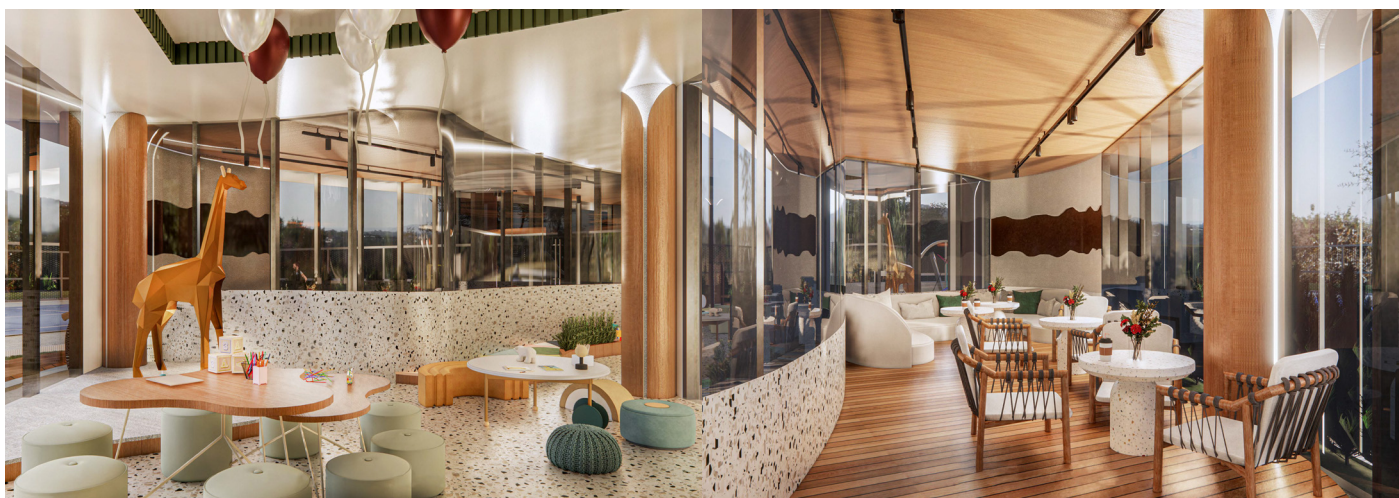
Disclaimer: whilst every care has been taken in preparing the sales information and artists' digital and artistic impressions in this brochure, the developer does not guarantee their accuracy nor intends them to form any part of an offer or contract. The developer also reserves the right to make changes to the residence designs presented herein at any time, at its own discretion and without prior notice to prospective buyers.

SPRING

SUMMER

AUTUMN

WINTER



SEASON CHANGE CLUBHOUSE

CLUBHOUSE | TENNIS COURT | MINI GOLF | PLAZA | SAND PIT |
PLAYGROUND | PARKING LOT

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.

SPRING

SUMMER

AUTUMN

WINTER



BOTANICA
FOUR SEASONS



ZONE SPRING III

Modern Zen

Total Project Area
Driving Area
Footpath
Green Area
Garden Area
Club House

97 Villas

78,376.58 sq.m.
1,3252.53 sq.m.
5,914.99 sq.m.
2,740.16 sq.m.
2,732.05 sq.m.
200.00 sq.m.

ZONE SPRING II

Modern Zen

35 Villas

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

ZONE SPRING

Modern Zen

30 Villas

Total Project Area 21,919.91 sq.m.
Driving Area 2,910.65 sq.m.
Footpath 1,287.37 sq.m.
Garden Area 702.28 sq.m.

COMMON AREA

Total Project Area 14,459.08 sq.m. (9 Rai)

ZONE AUTUMN

Modern Loft

37 Villas

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

ZONE SUMMER

Signature Tropical Balinese 39 Villas

Total Project Area 34,240.66 sq.m.
Driving Area 4,304.86 sq.m.
Footpath 1,560.50 sq.m.
Garden Area 1,373.98 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.

SPRING

SUMMER

AUTUMN

WINTER



FOUR SEASONS SPRING ZONE I, II

MODERN ZEN

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.

SPRING

FOUR SEASONS SPRING I, II

ZONE SPRING II

Modern Zen
Type A 28 Units.
Type B 7 Units

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

ZONE SPRING I

Modern Zen Type A 30 Villas
Total Project Area 21,919.91 sq.m.
Driving Area 2,910.65 sq.m.
Footpath 1,287.37 sq.m.
Garden Area 702.28 sq.m.



BOTANICA
FOUR SEASONS

SITE PLAN

Total Units 65 Villas
The Land Size Starts 492.37 - 1,084.68 sq.m.
Built-up Size Starts 305.00 - 340.00 sq.m.





Ground Floor Plan

TYPE A

Land Plot	506.00 sq.m.
Bedrooms	3
Bathrooms	3
Swimming Pool	9.50 x 3.80 m.

Usable Area

Internal Area	169.50 sq.m.
External Area	135.50 sq.m.
All Area	305.00 sq.m.



Ground Floor Plan

TYPE B

Land Plot	506.00 sq.m.
Bedrooms	3
Bathrooms	3
Swimming Pool	9.50 x 3.80 m.

Usable Area

Internal Area	169.91 sq.m.
External Area	170.09 sq.m.
All Area	340.00 sq.m.



FOUR SEASONS SPRING ZONE III

DESIGN: ZEN / BALI / MID-CENTURY MODERN

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.

SPRING

FOUR SEASONS SPRING III

ZONE SPRING III

Total Project Area	78,376.58 sq.m.
Driving Area	1,325.53 sq.m.
Footpath	5,914.99 sq.m.
Green Area	2,740.16 sq.m.
Garden Area	2,732.05 sq.m.
Club House	200.00 sq.m.



Modern Zen Design

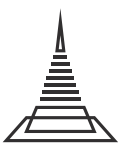
Type A 48 Units
Type B 7 Units

Signature Tropical Balinese

Type BA 11 Units
Type BA.1 1 Units
Type BB 3 Units
Type BB.1 1 Units
Type BC 3 Units

Mid-Century Modern Design

Type S 23 Units



BOTANICA
FOUR SEASONS



SITE PLAN

Total Units
The Land Size Starts
Built-up Size Starts

97 Villas
418.00 - 1,057.24 sq.m.
275 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.

SPRING



Ground Floor Plan

TYPE A

Land Plot	462.00 sq.m.
Bedrooms	3
Bathrooms	3
Swimming Pool	9.50 x 3.50 m.

Usable Area

Internal Area	174.85 sq.m.
External Area	135.15 sq.m.
All Area	310.00 sq.m.



Ground Floor Plan

TYPE B

Land Plot	572.89 sq.m.
Bedrooms	3
Bathrooms	4
Multifunction room	1
Swimming Pool	9.50 x 3.80 m.

Usable Area

Internal Area	190.15 sq.m.
External Area	159.85 sq.m.
All Area	350.00 sq.m.



Ground Floor Plan

TYPE BA

Land Plot	594.48 sq.m.
Bedrooms	3
Bathrooms	3
Swimming Pool	4.00 x 10.00 m.

Usable Area

Internal Area	176.00 sq.m.
External Area	194.00 sq.m.
All Area	370.00 sq.m.



Ground Floor Plan

TYPE BA.1

Land Plot	720.68 sq.m.
Bedrooms	3
Bathrooms	3
Swimming Pool	10.00 x 4.00 m.

Usable Area

Internal Area	181.66 sq.m.
External Area	188.34 sq.m.
All Area	370.00 sq.m.



Ground Floor Plan

TYPE S

Land Plot	418.00 sq.m.
Bedrooms	3
Bathrooms	3
Swimming Pool	10.00 x 3.50 m.
Usable Area	
Internal Area	146.63 sq.m.
External Area	125.37 sq.m.
All Area	275.00 sq.m.



Ground Floor Plan

TYPE BB

Land Plot	616.00 sq.m.
Bedrooms	4
Bathrooms	5
Swimming Pool	11.00 x 4.00 m.
Usable Area	
Internal Area	232.15 sq.m.
External Area	217.85 sq.m.
All Area	450.00 sq.m.



Ground Floor Plan

TYPE BB.1

Land Plot	683.23 sq.m.
Bedrooms	4
Bathrooms	5
Swimming Pool	11.00 x 4.00 m.
Usable Area	
Internal Area	237.08 sq.m.
External Area	212.92 sq.m.
All Area	450.00 sq.m.

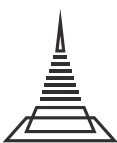


Ground Floor Plan

TYPE BC

Land Plot	858.37 sq.m.
Bedrooms	4
Bathrooms	6
Swimming Pool	12.00 x 4.00 m.
Usable Area	
Internal Area	268.96 sq.m.
External Area	321.04 sq.m.
All Area	590.00 sq.m.




BOTANICA
 FOUR SEASONS

FOUR SEASONS
AUTUMN
 MODERN LOFT

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

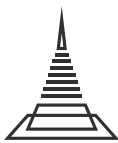
AUTUMN

FOUR SEASONS AUTUMN

ZONE AUTUMN

Modern Loft Type A	17 Units.
Modern Loft Type B	11 Units
Modern Loft Type C	5 Units.
Modern Loft Type C.1	4 Units

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



BOTANICA
FOUR SEASONS



SITE PLAN

Total Units	37 Villas
Land size starts	448.80 - 800.07 sq.m.
Built-up size starts	310.00 - 380.00 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.

AUTUMN



Ground Floor Plan

TYPE A

Land Plot	451 sq.m.
Bedrooms	3
Bathrooms	3
Swimming Pool	10.00 x 4.00 m.
Usable Area	
Internal Area	154 sq.m.
External Area	156 sq.m.
All Area	310 sq.m.



Ground Floor Plan

TYPE B

Land Plot	506 sq.m.
Bedrooms	3
Bathrooms	4
Swimming Pool	10.00 x 4.00 m.
Usable Area	
Internal Area	173 sq.m.
External Area	177 sq.m.
All Area	350 sq.m.



Ground Floor Plan

TYPE C

Land Plot	650 sq.m.
Bedrooms	4
Bathrooms	4
Swimming Pool	10.00 x 4.00 m.
Usable Area	
Internal Area	189 sq.m.
External Area	190 sq.m.
All Area	380 sq.m.



Ground Floor Plan

TYPE C.1

Land Plot	693 sq.m.
Bedrooms +1 Maid's	4
Bathrooms	4
Swimming Pool	10.00 x 4.00 m.
Usable Area	
Internal Area	194 sq.m.
External Area	185 sq.m.
All Area	380 sq.m.




BOTANICA
 FOUR SEASONS

FOUR SEASONS
SUMMER
 SIGNATURE TROPICAL BALINESE

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.

AUTUMN

FOUR SEASONS SUMMER

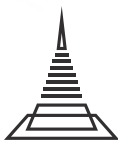
ZONE SUMMER

Total Project Area	34,233.85 sq.m.
Driving Area	4,304.86 sq.m.
Footpath	1,560.50 sq.m.
Garden Area	1,357.90 sq.m.



Signature Tropical Balinese

Type A	23 Units
Type A1	5 Units
Type B	4 Units
Type B.1	1 Units
Type C	6 Units



BOTANICA
FOUR SEASONS



SITE PLAN

Total Units	39 Villas
Land size starts	550.00 - 1,205.39 sq.m.
Built-up size starts	370.00 - 590.00 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.

SUMMER



Ground Floor Plan

TYPE SM-A

Land Plot	550.00 sq.m.
Bedrooms	3
Bathrooms	3
Swimming Pool	10.00 x 4.00 m.
Usable Area	
Internal Area	176.00 sq.m.
External Area	194.00 sq.m.
All Area	370.00 sq.m.



Ground Floor Plan

TYPE SM-B

Land Plot	881.93 sq.m.
Bedrooms	4
Bathrooms	5
Swimming Pool	11.00 x 4.00 m.
Usable Area	
Internal Area	232.15 sq.m.
External Area	217.85 sq.m.
All Area	450.00 sq.m.



Ground Floor Plan

TYPE SM-B.1

Land Plot:	708.89 sq.m.
Bedrooms	4
Bathrooms	5
Swimming Pool	11.00 x 4.00 m.
Usable Area	
Internal Area:	233.70 sq.m.
External Area:	222.30 sq.m.
All Area:	455.00 sq.m.



Ground Floor Plan

TYPE SM-C

Land Plot:	835.39 sq.m.
Bedrooms	4
Bathrooms	6
Swimming Pool	12.00x4.00 m.
Usable Area	
Internal Area:	268.26 sq.m.
External Area:	321.74 sq.m.
All Area:	590.00 sq.m.



BOTANICA
FOUR SEASONS

FOUR SEASONS WINTER
COMINGSOON

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.

WINTER



LOCATION

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	UWC International School	11 min
G	Laguna Golf Phuket	17 min
H	Blue Canyon Golf	18 min
I	Porto De Phuket	14 min
J	Robinson Lifestyle	20 min
K	Lotus's Supercenter	20 min
L	Central Phuket Floresta	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

+66 (0)9 8394 7097

Spring III Zone
97 VILLAS

Summer Zone
39 VILLAS

Autumn Zone
37 VILLAS

Spring II Zone
35 VILLAS

Spring Zone
30 VILLAS

Common Area
14,456.08 SQ.M.

Total Project Area
231,503.44 SQ.M.

Driving Area & Footpath
4,534.47 SQ.M.

Garden Area
11,459.10 SQ.M.

Clubhouse
1,413.44 SQ.M.



BOTANICA LUXURY VILLAS PHUKET

199/9 Moo.4 Thepkasattri Sub-district, Thalang District, Phuket, Thailand 83110

Sale Office: +66 (0)9 8394 7097 info@botanicalluxuryvilla.com www.botanicalluxuryvilla.com

Disclaimer: The advertised images and its contents are real and / or be for illustration purposes. Information contained in this sales and marketing material as shown herein are to be used for the purposes of advertising and guideline only. Any information, terms and conditions will be reserved the right to change at any time without prior notice. Reproduction, distribution, photocopy, adaptation, communication to public, publication, exploitation of all or any parts hereof and/or retransmission of material contained without permission is prohibited.

SPRING

SUMMER

AUTUMN

WINTER



BOTANICA
FOUR SEASONS

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.

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.

SPRING

SUMMER

AUTUMN

WINTER