



BOTANICA WISDOM



BOTANICA
WISDOM

ABOUT US

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

Nestled just moments away from the renowned UWCI 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.



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.



Botanica Wisdom

Modern ZEN Design

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Ground Floor Plan

Botanica Wisdom



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TYPE B

Modern Zen Design

Plot : 516 sq.m.



: 3



: 3



: 9.50 x 3.80 m.

Usable Area

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

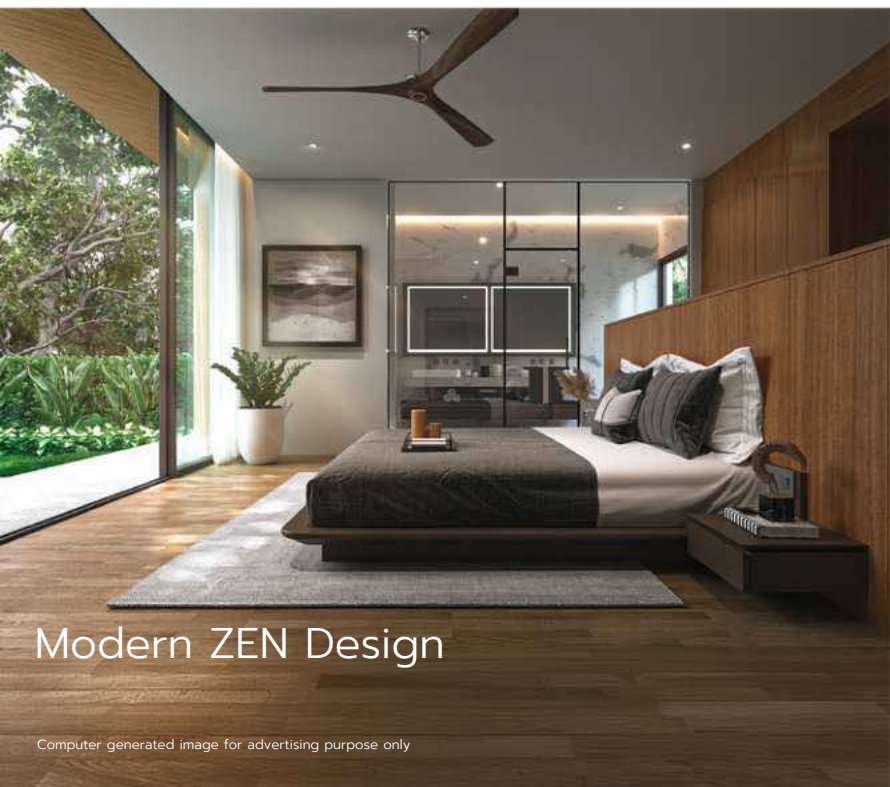
****Demonstration floor plan only****



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.

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PRE-LAUNCH PRICE LIST

Wisdom 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)
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
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

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PRE-LAUNCH PRICE LIST

Wisdom 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)
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

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PRE-LAUNCH PRICE LIST

Wisdom 31-45

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	RESERVED
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	RESERVED
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

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PRE-LAUNCH PRICE LIST

Wisdom 46-60

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	22,770,000
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

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PRE-LAUNCH PRICE LIST

Wisdom 61-68

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

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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.

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

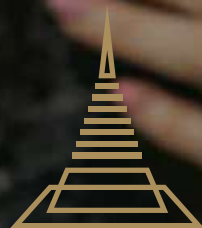
20 Years Experience

In Luxury Pool Villas In Phuket

Attasit Intarachooti

CEO & Founder

Botanica Luxury Phuket Company Limited



**BOTANICA
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VILLAS



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