BOTANICA
LAKESIDE II

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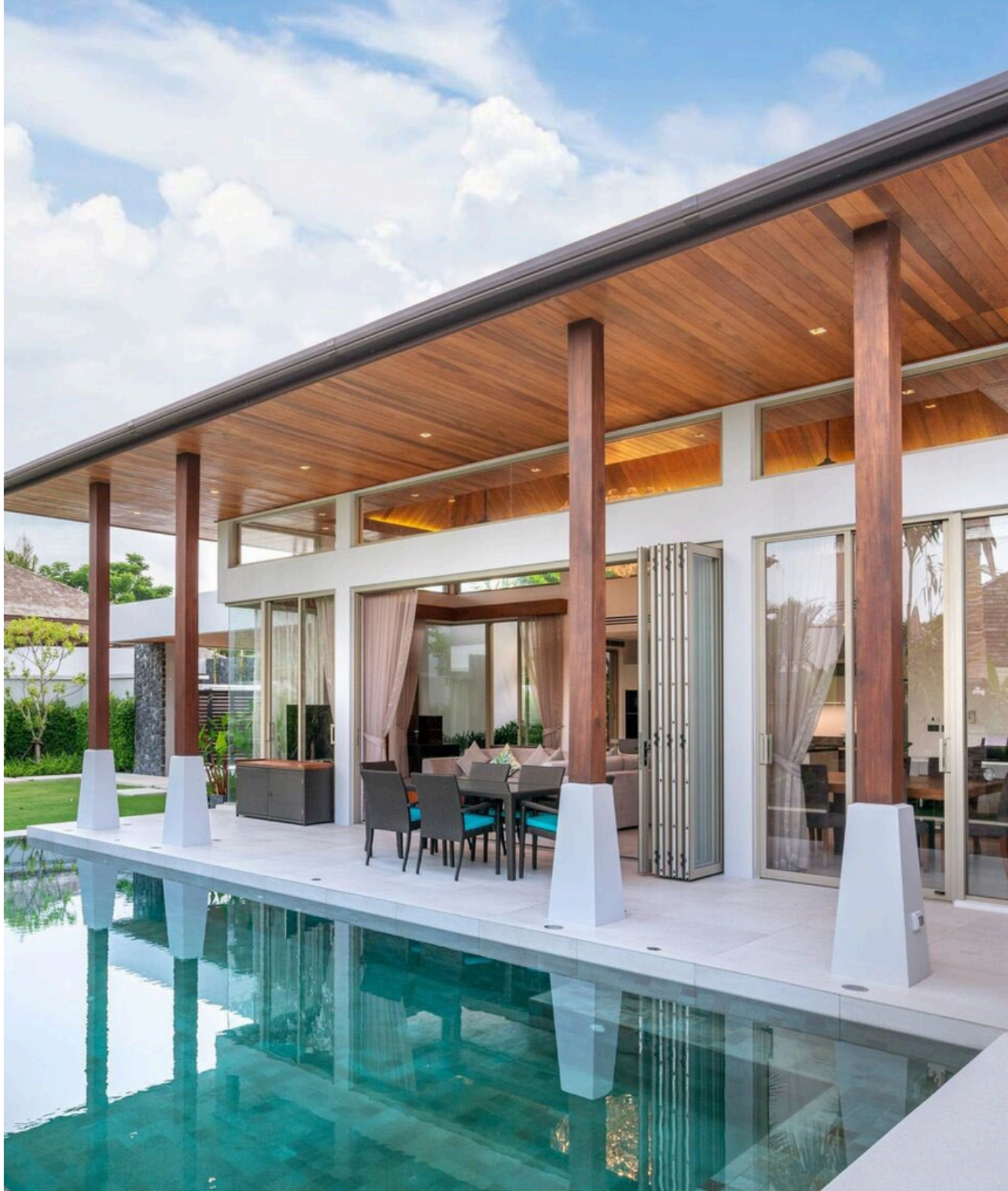
About Us

BOTANICA Lakeside II. This beautiful project will be located around a stunning lake, thereby taking your living experience to a next level.
This luxurious living experience reflects the essential ideals of BOTANICA Luxury Villas, where design and practicality are harmoniously combined and complimented by a beautiful location.

The villa will have one of Botanica's most popular styles, Balinese design, which was one of the first styles that helped Botanica become a success. The design is timeless and remains popular until now.



MASTER PLAN

SIGNATURE Tropical Balinese
35 Villas

The land size starts
from 460 - 1117 sqm.

Built-up size starts
from 298 sqm.

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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Botanica Lakeside II

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TYPE LA

SIGNATURE Tropical Balinese

Plot : 465 sq.m.

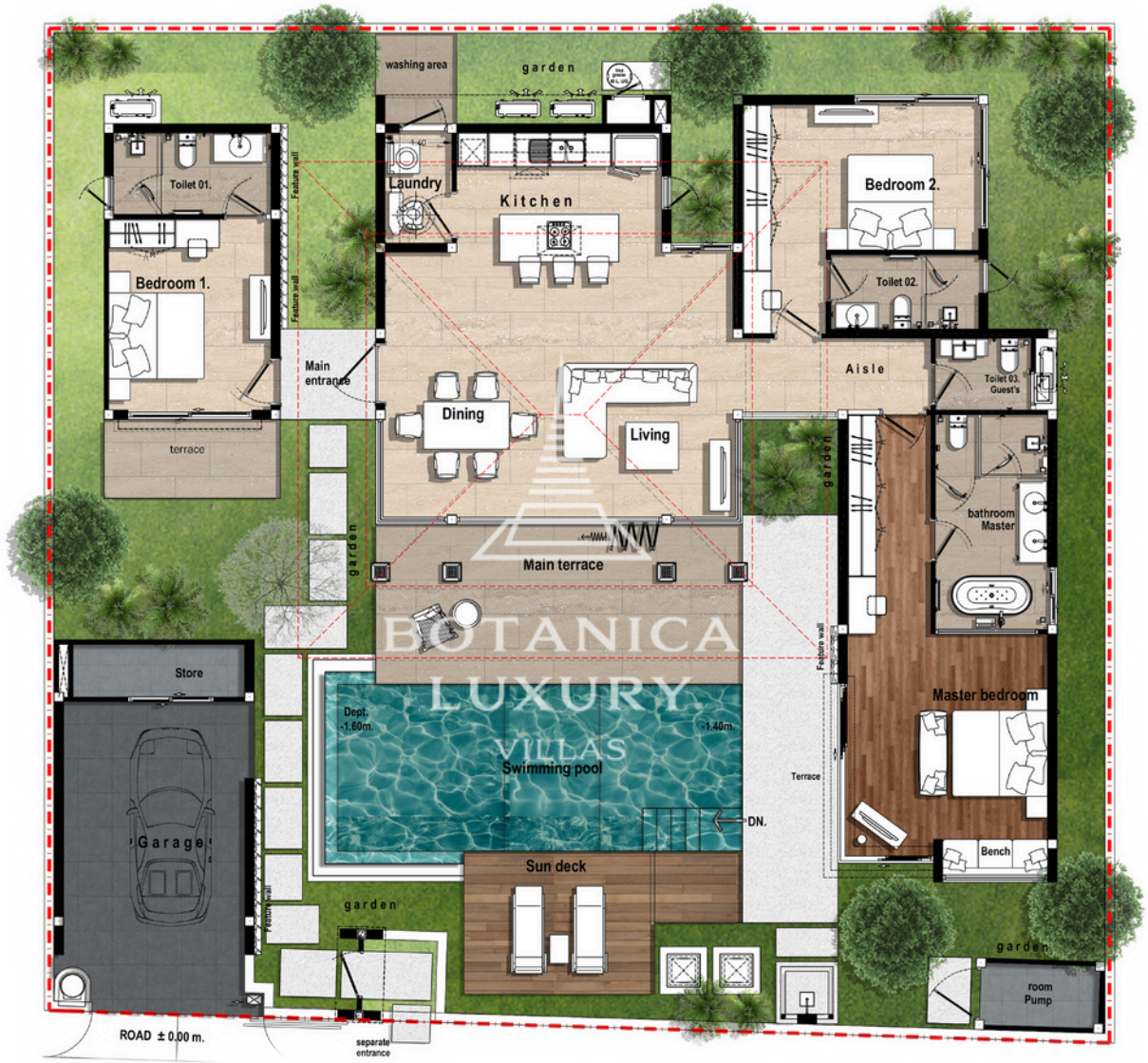
: 3

: 4

: 3.50 x 8.50 m.

Usable Area

Internal :	177 sq.m.
External :	151 sq.m.
Total :	328 sq.m.



Ground Floor Plan

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TYPE LB

SIGNATURE Tropical Balinese

Plot :511 sq.m.

: 4

: 4

: 3.50 x 11.70 m.

Usable Area

Internal :	204 sq.m.
External :	208 sq.m.
Total :	412 sq.m.

Ground Floor Plan

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TYPE LB.1

SIGNATURE Tropical Balinese

Plot : 511 sq.m.

: 4

: 4

: 3.50 x 11.70 m.

Usable Area

Internal :	219 sq.m.
External :	203 sq.m.
Total :	423 sq.m.

Ground Floor Plan

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TYPE LC

SIGNATURE Tropical Balinese

Plot : 822 sq.m.

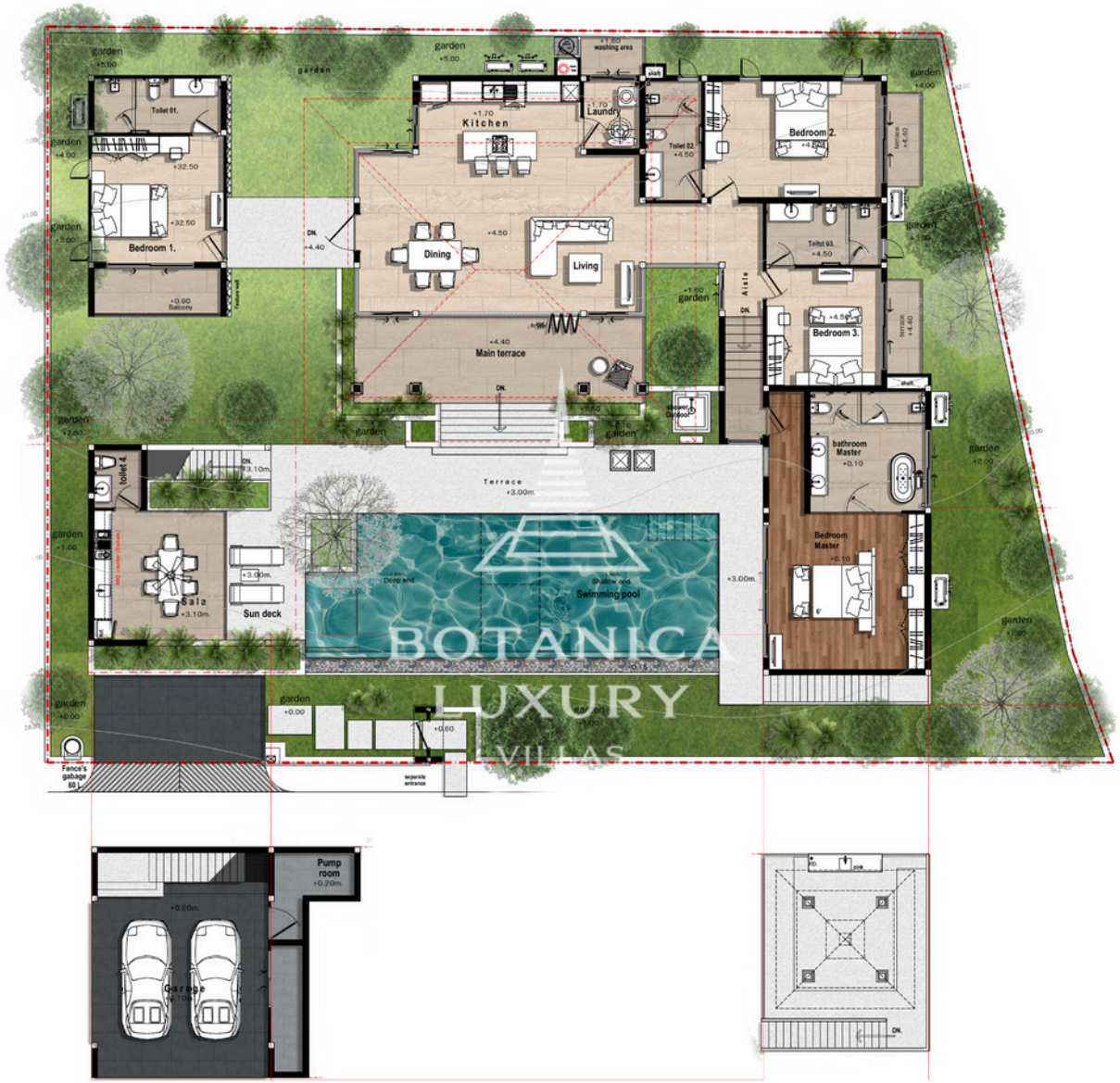
: 4

: 5

: 4.30 x 10.20 m.

Usable Area

Internal :	262 sq.m.
External :	328 sq.m.
Total :	590 sq.m.



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PRICE LIST Lakeside II

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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)
L1	LB	4 Beds 4 Baths	717	409	202	207	3.5 x 11.7	**34,272,500**
L2	LB	4 Beds 4 Baths	903	410	204	206	3.5 x 11.7	**37,120,000**
L4	LC	4 Beds 5 Baths	897	620	260	360	4.3 x 10.2	**46,625,000**
L5	LC	4 Beds 5 Baths	788	626	260	366	4.3 x 10.2	**45,311,000**
L6	LC	4 Beds 5 Baths	822	620	260	360	4.3 x 10.2	**Show Villa**
L8	LB	4 Beds 4 Baths	701	459	205	254	3.5 x 11.7	**37,551,000**
L9	LB	4 Beds 4 Baths	611	459	205	254	3.5 x 11.7	**36,111,000**
L11	LB	4 Beds 4 Baths	511	422	219	203	3.5 x 11.7	**31,930,000**
L13	LB	4 Beds 4 Baths	511	422	219	203	3.5 x 11.7	**31,930,000**
L15	LB	4 Beds 4 Baths	559	410	219	191	3.5 x 11.7	**31,960,000**
L16	LB	4 Beds 4 Baths	549	424	202	222	3.5 x 11.7	**Show Villa**
L17	LA	3 Beds 4 Baths	487	330	170	160	3.5 x 8.5	**27,930,000**
L18	LA	3 Beds 4 Baths	465	329	177	152	3.5 x 8.5	**27,537,500**
D2	D	4 Beds 5 Baths	1083	601	292	309	4.00 x 15	**52,117,000**
D3	D	3 Beds 4 Baths	681	406	207	198	10.0 x 4.0	**37,000,000**

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	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 LAKESIDE II

A	Layan Beach	8 min
B	Laguna Golf	12 min
C	Bangtao beach	13 min
D	Naithon Beach	13 min
E	Boat Avenue	17 min
F	Porto De Phuket	20 min
G	Blue Tree Lagoon	22 min
H	Nai Yang Beach	25 min
I	Surin Beach	27 min
J	Robinson Lifestyle	28 min
K	Phuket International Airport	25 min
L	Pathong & Kamara	45 min
M	Central Phuket	40 min
N	HEI Schools Phuket	30 min
O	Thalang Hospital	22 min
P	Bangkok Hospital	45 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 LUXURY

VILLAS