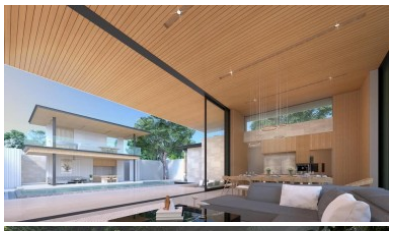
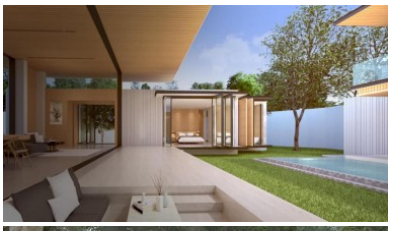
**PhuketRealtor.com**

288 Soi Ekkamai 18, Khwaeng Khlong Tan Nuea,
Khet Watthana, Krung Thep Maha Nakhon 10110
Ph. 093 606 0906
Office Whats app : +66 93 606 0906

# NEW BUILD | Botanica Foresta Villas for Sale | Excellent Value for $$

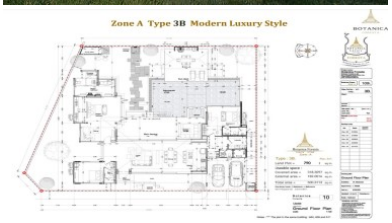
























# Property Detail

| | |
|---|---|
| Price | 41,539,680 THB |
| Location | Thalang Thailand |
| Bedrooms | 4 |
| Bathrooms | 5 |
| Land Size | 714 area |
| Building Size | 420 sqm |
| Type | villa |

# Description

**Botanica Foresta II – Luxury Pool Villas near Layan, Phuket**

Botanica Foresta II offers contemporary private pool villas in a peaceful, leafy setting near Phuket's west coast. Combining Modern Luxury architecture with landscaped gardens and generous outdoor living areas, the development provides a residential retreat within convenient reach of Layan Beach, Laguna Phuket and everyday amenities.

The collection includes single-storey and two-storey homes, with three- and four-bedroom layouts suited to different lifestyles. Open living, dining and kitchen areas connect with private pool terraces, creating welcoming spaces for family gatherings, entertaining and relaxed days at home. Depending on the design, outdoor features include a sala, sun decks and sunken seating beside the pool.

The residences balance shared living areas with private bedrooms, while practical spaces such as laundry rooms, storage and covered parking support comfortable year-round living. Selected layouts also include a separate Thai kitchen. Villas are supplied with air conditioning, built-in wardrobes, a kitchen, a private swimming pool and landscaping, with optional furniture packages available separately.

The development's landscape and planned clubhouse draw inspiration from the surrounding forest and flowing water. The clubhouse design includes a reception area, lounge, meeting room, fitness facilities and outdoor spaces, creating a shared setting for residents beyond their private homes.

Layan Beach, Boat Avenue and Porto de Phuket are approximately ten minutes away by car according to the developer's brochure, while Phuket International Airport is approximately 25 minutes away. Actual journey times vary with traffic. Access to beaches, shopping, dining and international schools makes Foresta II a practical choice for buyers seeking a Phuket residence in a quieter setting.

Property Highlights

- Collection of 35 villas in the developer’s revised master plan.
- Three- and four-bedroom residences with single-storey and two-storey options.
- Three-bedroom unit sizes: approximately 350, 370 and 376 sqm of total built-up area.
- Four-bedroom unit sizes: approximately 405, 420, 431, 462, 498, 516.74, 534.60 and 704 sqm, depending on the plot and design.
- Project land plots: approximately 475.10–1,094.06 sqm.
- Sizes follow the revised brochure and its included inventory tables; exact specifications and current availability require confirmation for the selected villa.
- Private swimming pools, landscaped gardens and outdoor living terraces.
- Selected designs include a sala, sunken seating and a separate Thai kitchen.
- Kitchen, air conditioning, built-in wardrobes and landscaping included in the developer’s specification.
- Ownership options: freehold for eligible Thai buyers and Thai companies, or a 30-year land lease for Thai and foreign buyers, subject to contract terms.
- Furniture package: optional; current contents and pricing require a quotation for the chosen villa.
- Planned clubhouse with lounge, meeting room, fitness facilities and outdoor areas.
- Estate services include 24-hour security, garbage collection and common-area landscaping.
- Convenient access to Layan Beach, Laguna Phuket, Boat Avenue and Porto de Phuket.

Payment Plan

The Foresta II brochure specifies the following off-plan schedule:

- 2% reservation payment.

- 28% upon signing the contract, within 30 days of reservation.
- 20% upon completion of foundation posts.
- 15% upon completion of the concrete structure and roof structure.
- 15% upon completion of the walls.
- 10% upon completion of floor finishes, painting, windows and door frames.
- 10% upon completion of built-in furniture and kitchen, ownership transfer and land registration.

For finished developer villas, the brochure specifies:

- 2% reservation deposit.
- 48% upon signing the sales and purchase agreement, within 30 days of reservation.
- 50% upon transfer of ownership.

The applicable schedule depends on the selected villa’s construction status and sales agreement. The brochure states that transfer taxes and fees are shared equally between the developer and buyer or lessee.

Contact Phuket Realtor for the latest availability, current price letter, floor plans and furniture package details, or to arrange a private viewing of Botanica Foresta II. Invest with Confidence.

---

**Interested with this listing? Contact us today at:**

+66 93 606 0906/ info@phuketrealtor.com