

## HYTHE PRICE LIST

### TOWER A – GARDEN ZONE

	No.	TYPE	TOTAL AREA (sq.m.)	INTERNAL AREA (sq.m.)	BALCONY (sq.m.)	SWIMMING POOL (sq.m.)	PRICE / sq.m.	SELLING PRICE (THB)
1st FLOOR	A101	D-1	398.58	212.57	81.58	51.49	209,002.47	55,858,000
	A102	D-2C	403.98	216.14	84.27	51.49	209,003.66	56,533,400
	A103	D-2C	407.23	217.08	86.64	51.49	209,002.82	57,114,200
	A104	D-1C	407.23	217.08	86.64	51.49	209,002.82	57,114,200
	A105	D-1C	403.98	216.14	84.27	51.49	209,003.66	56,533,400
	A106	D-2	398.58	212.57	81.58	51.49	209,002.47	55,858,000
3rd FLOOR	A305	3B-2C	123.98	108.11	15.87	- - -	220,000.00	27,275,600
	A306	2B-2	88.15	71.89	16.26	- - -	198,000.00	17,453,700
	A307	1B-1	57.64	50.67	6.97	- - -	199,080.50	11,475,000
	A308	1B-2	58.78	51.6	7.18	- - -	199,047.29	11,700,000
	A316	3B-1CS	152.32	131.57	20.75	- - -	220,000.00	33,510,400
4th FLOOR	A401	3B-1C	123.98	108.11	15.87	- - -	220,000.00	27,275,600
	A403	2B-2M	85.39	71.81	13.58	- - -	198,010.31	16,908,100
	A404	2B-1M	84.61	71.17	13.44	- - -	198,002.60	16,753,000
	A405	3B-2C	123.98	108.11	15.87	- - -	220,000.00	27,275,600
	A406	2B-2	88.15	71.89	16.26	- - -	198,000.00	17,453,700
	A409	2B-2M	84.61	71.17	13.44	- - -	198,002.60	16,753,000
	A410	2B-1M	85.39	71.81	13.58	- - -	198,010.31	16,908,100
	A411	2B-2M	85.39	71.81	13.58	- - -	198,010.31	16,908,100
	A413	1B-2	58.78	51.6	7.18	- - -	210,956.11	12,400,000
	A501	3B-1C	123.98	108.11	15.87	- - -	220,000.00	27,275,600
5th FLOOR	A502	2B-1M	85.39	71.81	13.58	- - -	198,010.31	16,908,100
	A503	2B-2M	85.39	71.81	13.58	- - -	198,010.31	16,908,100
	A504	2B-1M	84.61	71.17	13.44	- - -	198,002.60	16,753,000
	A506	2B-2	88.15	71.89	16.26	- - -	198,000.00	17,453,700
	A507	1B-2	57.64	50.67	6.97	- - -	222,501.73	12,825,000
	A508	1B-1	58.78	51.6	7.18	- - -	222,014.29	13,050,000
	A509	2B-2M	84.61	71.17	13.44	- - -	198,002.60	16,753,000
	A510	2B-1M	85.39	71.81	13.58	- - -	198,010.31	16,908,100
	A511	2B-2M	85.39	71.81	13.58	- - -	198,010.31	16,908,100
	A512	3B-2C	123.98	108.11	15.87	- - -	220,000.00	27,275,600
	A513	1B-2	58.78	51.6	7.18	- - -	222,014.29	13,050,000
	A515	2B-1	86.69	71.89	14.8	- - -	198,010.15	17,165,500
6th FLOOR	A601	P-1	691.53	404.53	139.48	86.08	241,999.05	167,349,600
	A602	P-2	683.78	398.34	139.48	86.08	242,002.25	165,476,300

## HYTHE PRICE LIST

### TOWER B – SWIMMING POOL ZONE

	No.	TYPE	TOTAL AREA (sq.m.)	INTERNAL AREA (sq.m.)	BALCONY (sq.m.)	SWIMMING POOL (sq.m.)	PRICE / sq.m.	SELLING PRICE (THB)
1st FLOOR	B101	3B-2G	186.18	103.94	29.3	---	220,000.00	40,959,600
	B102	3B-1G	187.09	105.71	29.3	---	220,000.00	41,159,800
	B103	3B-2GS	219.42	130.62	37.79	---	220,000.00	48,272,400
	B104	3B-1GS	219.42	130.62	37.79	---	220,000.00	48,272,400
	B106	3B-1G	186.18	103.94	29.3	---	220,000.00	40,959,600
3rd FLOOR	B304	2B-1M	84.88	71.37	13.51	---	198,007.78	16,806,900
	B305	3B-2CS	152.8	131.9	20.9	---	220,000.00	33,616,000
4th FLOOR	B402	2B-1M	85.38	71.82	13.56	---	198,007.73	16,905,900
	B403	2B-2M	85.38	71.82	13.56	---	198,007.73	16,905,900
	B404	2B-1M	84.8	71.37	13.43	---	198,000.00	16,790,400
	B408	1B-1	58.72	51.54	7.18	---	211,171.66	12,400,000
	B409	2B-2M	84.8	71.37	13.43	---	198,000.00	16,790,400
	B410	2B-1M	85.38	71.82	13.56	---	198,007.73	16,905,900
	B411	2B-2M	85.38	71.82	13.56	---	198,007.73	16,905,900
	B412	3B-2C	124.28	108.3	15.98	---	220,000.00	27,341,600
	B413	1B-2	58.72	51.54	7.18	---	211,171.66	12,400,000
	B501	3B-1C	124.28	108.3	15.98	---	220,000.00	27,341,600
5th FLOOR	B505	3B-2C	124.28	108.3	15.98	---	220,000.00	27,341,600
	B506	2B-2	88.5	72.24	16.26	---	198,000.00	17,523,000
	B509	2B-2M	84.88	71.37	13.51	---	198,007.78	16,806,900
	B510	2B-1M	85.38	71.82	13.56	---	198,007.73	16,905,900
	B511	2B-2M	85.38	71.82	13.56	---	198,007.73	16,905,900
6th FLOOR	B601	P-1S	702	415	139.48	86.08	241,998.43	169,882,900
	B602	P-2S	694.6	409.16	139.48	86.08	241,998.42	168,092,100

## HYTHE PRICE LIST

### TOWER C – SWIMMING POOL ZONE

	No.	TYPE	TOTAL AREA (sq.m.)	INTERNAL AREA (sq.m.)	BALCONY (sq.m.)	SWIMMING POOL (sq.m.)	PRICE / sq.m.	SELLING PRICE (THB)
1st FLOOR	C102	3B-1G	187.09	105.71	29.3	-	220,000.00	41,159,800
	C104	3B-1GS	219.42	130.62	37.79	-	220,000.00	48,272,400
	C105	3B-2G	187.09	105.71	29.3	-	220,000.00	41,159,800
	C106	3B-1G	186.18	103.94	29.3	-	220,000.00	40,959,600
2nd FLOOR	C205	1B-1	58.14	51.19	6.95	-	188,338.49	10,950,000
	C207	1B-1	57.21	50.42	6.79	-	188,778.19	10,800,000
	C208	1B-2	57.31	50.52	6.79	-	188,448.79	10,800,000
	C209	1B-1	57.21	50.42	6.79	-	188,778.19	10,800,000
	C305	3B-2C	124.28	108.3	15.98	-	220,000.00	27,341,600
	C306	2B-2	88.5	72.24	16.26	-	198,000.00	17,523,000
3rd FLOOR	C307	1B-2	57.61	50.64	6.97	-	199,184.17	11,475,000
	C308	1B-1	58.72	51.54	7.18	-	199,250.68	11,700,000
	C313	1B-2	58.72	51.54	7.18	-	199,250.68	11,700,000
	C316	3B-1CS	152.8	131.9	20.9	-	220,000.00	33,616,000
	C401	3B-1C	124.28	108.3	15.98	-	220,000.00	27,341,600
	C402	2B-1M	85.38	71.82	13.56	-	198,007.73	16,905,900
4th FLOOR	C403	2B-2M	85.38	71.82	13.56	-	198,007.73	16,905,900
	C404	2B-1M	84.8	71.37	13.43	-	198,000.00	16,790,400
	C405	3B-2C	124.28	108.3	15.98	-	220,000.00	27,341,600
	C406	2B-2	88.5	72.24	16.26	-	198,000.00	17,523,000
	C407	1B-2	57.61	50.64	6.97	-	210,900.89	12,150,000
	C408	1B-1	58.72	51.54	7.18	-	211,171.66	12,400,000
	C409	2B-2M	84.8	71.37	13.43	-	198,000.00	16,790,400
	C410	2B-1M	85.38	71.82	13.56	-	198,007.73	16,905,900
	C413	1B-2	58.72	51.54	7.18	-	211,171.66	12,400,000
	C414	1B-1	57.61	50.64	6.97	-	210,900.89	12,150,000
5th FLOOR	C415	2B-1	88.5	72.24	16.26	-	198,000.00	17,523,000
	C416	3B-1C	124.28	108.3	15.98	-	220,000.00	27,341,600
	C502	2B-1M	85.38	71.82	13.56	---	198,007.73	16,905,900
	C503	2B-2M	85.38	71.82	13.56	---	198,007.73	16,905,900
	C504	2B-1M	84.88	71.37	13.51	---	198,007.78	16,806,900
	C506	2B-2	88.5	72.24	16.26	---	198,000.00	17,523,000
	C509	2B-2M	84.88	71.37	13.51	---	198,007.78	16,806,900
	C512	3B-2C	124.28	108.3	15.98	---	220,000.00	27,341,600
6th FLOOR	C514	1B-1	57.61	50.64	6.97	---	222,617.60	12,825,000
	C515	2B-1	88.5	72.24	16.26	---	198,000.00	17,523,000
	C516	3B-1C	124.28	108.3	15.98	---	220,000.00	27,341,600
	C601	P-1S	702	415	139.48	86.08	241,998.43	169,882,900
	C602	P-2S	694.6	409.16	139.48	86.08	241,998.42	168,092,100

## HYTHE PRICE LIST

### TOWER D – GARDEN ZONE

	No.	TYPE	TOTAL AREA (sq.m.)	INTERNAL AREA (sq.m.)	BALCONY (sq.m.)	SWIMMING POOL (sq.m.)	PRICE / sq.m.	SELLING PRICE (THB)
1st FLOOR	D101	D-1	398.58	212.57	81.58	51.49	209,002.47	55,858,000
	D102	D-2C	403.98	216.14	84.27	51.49	209,003.66	56,533,400
	D103	D-2C	407.23	217.08	86.64	51.49	209,002.82	57,114,200
	D105	D-1C	403.98	216.14	84.27	51.49	209,003.66	56,533,400
	D106	D-2	398.58	212.57	81.58	51.49	209,002.47	55,858,000
2nd FLOOR	D204	1B-2	57.24	50.45	6.79	-	188,679.25	10,800,000
	D205	1B-1	58.19	51.24	6.95	-	188,176.66	10,950,000
	D207	1B-1	57.24	50.45	6.79	-	188,679.25	10,800,000
3rd FLOOR	D301	3B-1C	123.98	108.11	15.87	-	220,000.00	27,275,600
	D305	3B-2C	123.98	108.11	15.87	-	220,000.00	27,275,600
	D306	2B-2	88.15	71.89	16.26	-	198,000.00	17,453,700
	D308	1B-1	58.78	51.6	7.18	-	199,047.29	11,700,000
	D313	1B-2	58.78	51.6	7.18	-	199,047.29	11,700,000
	D314	1B-1	57.64	50.67	6.97	-	199,080.50	11,475,000
	D315	2B-1	86.69	71.89	14.8	-	198,010.15	17,165,500
	D316	3B-1C	123.98	108.11	15.87	-	220,000.00	27,275,600
4 <sup>th</sup> FLOOR	D405	3B-2C	123.98	108.11	15.87	-	220,000.00	27,275,600
	D406	2B-2	88.15	71.89	16.26	-	198,000.00	17,453,700
	D407	1B-2	57.64	50.67	6.97	-	210,791.12	12,150,000
	D408	1B-1	58.78	51.6	7.18	-	210,956.11	12,400,000
	D409	2B-2M	84.61	71.17	13.44	-	198,002.60	16,753,000
	D410	2B-1M	85.39	71.81	13.58	-	198,010.31	16,908,100
	D413	1B-2	58.78	51.6	7.18	-	210,956.11	12,400,000
	D415	2B-1	86.69	71.89	14.8	-	198,010.15	17,165,500
5 <sup>th</sup> FLOOR	D416	3B-1C	123.98	108.11	15.87	-	220,000.00	27,275,600
	D501	3B-1C	123.98	108.11	15.87	-	220,000.00	27,275,600
	D502	2B-1M	85.39	71.81	13.58	-	198,010.31	16,908,100
	D503	2B-2M	85.39	71.81	13.58	-	198,010.31	16,908,100
	D504	2B-1M	84.61	71.17	13.44	-	198,002.60	16,753,000
	D505	3B-2C	123.98	108.11	15.87	-	220,000.00	27,275,600
	D506	2B-2	88.15	71.89	16.26	-	198,000.00	17,453,700
	D507	1B-2	57.64	50.67	6.97	-	222,501.73	12,825,000
	D508	1B-1	58.78	51.6	7.18	-	222,014.29	13,050,000
	D510	2B-1M	85.39	71.81	13.58	-	198,010.31	16,908,100
	D511	2B-2M	85.39	71.81	13.58	-	198,010.31	16,908,100
	D512	3B-2C	123.98	108.11	15.87	-	220,000.00	27,275,600
	D513	1B-2	58.78	51.6	7.18	-	222,014.29	13,050,000
	D514	1B-1	57.64	50.67	6.97	-	222,501.73	12,825,000
	D515	2B-1	86.69	71.89	14.8	-	198,010.15	17,165,500
	D516	3B-1C	123.98	108.11	15.87	-	220,000.00	27,275,600
6 <sup>th</sup> FLOOR	D601	P-1	691.53	404.53	139.48	86.08	241,999.05	167,349,600
	D602	P-2	683.78	398.34	139.48	86.08	242,002.25	165,476,300

**Terms and Conditions - Accuracy of Price Information:** The prices displayed on this page are provided for reference only. They are preliminary figures and subject to change without prior notice. | **Price Change Conditions:** Prices may be adjusted due to fluctuations in raw material costs, labor, exchange rates, or other market factors. The information presented may not reflect real-time changes.



## Exclusive Privileges for Botanica Homeowners

### Botanica Privilege Club: Unique Benefits for Our Esteemed Members

The Botanica Privilege Club shows our gratitude to our valued homeowners. Membership provides access to exclusive offers and discounts, along with a curated selection of over 10 partnerships with top lifestyle, wellness, and luxury service providers. Enjoy benefits such as fine dining, wellness treatments, car spa services, and tree planting experiences. Plus, participate in networking events among residents and club members.

### Botanica Premium Services

- Juristic Person Management
- 24/7 Concierge Services
- 24/7 Technical Support
- Facility Management

### Botanica Premium Services

- Residential Service Package (including Cleaning, Preventive Maintenance, Home Health Checks, and Home Away Services)
- Rental Management Services (covering Room Rentals, Travel and Event Planning, Transportation, and more)

## Terms and Conditions

#### Freehold ownership

- : The freehold title is exclusively available to Thai buyers and Thai companies.
- : Foreign freehold is extra charge 10,000 baht / sqm.

#### Leasehold ownership

- : The leasehold title is available to both foreigners and Thai Individuals, subject to a 30-year land lease period

**Common Area fees** 65+5 Bath per sqm/month (Annual expense / To be paid 1 years in advance)

**Sinking Fund** 650 Bath (One time payment)

**Installation of water and electric** 20,000 THB

#### 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

Reservation deposit	200,000 THB
1st - 30 days after reservation (Contract signing date)	35%
2nd - 30 September 2025	20%
3rd - 31 March 2026	20%
4th - 30 September 2026	10%
5th - 31 December 2026	10%
6th - Construction completed and unit transfer 31 March 2027	5%