

## **Villa Rak Tawan**

Indulge Your Senses

### **Home**

Indulge your senses in the tranquility of Villa Rak Tawan – one of Phuket's most luxurious, ultra-private estates nestled on the top of the island's chic Surin Beach hillside. The elegant five bedroom pool Villa Rak Tawan, a Thai phrase meaning "villa of love and sunshine" is ideally suited for an unforgettable family holiday, a celebration of a special event or a corporate meeting.

Experience this elegant villa's expansive, unhindered views over the white sands of Surin Beach and savor the Techno-colored sunsets of the Andaman Sea while lounging in a 16-meter long infinity edge pool that seems to extend over the sea and into the horizon. Enjoy sophisticated Surin Beach, the stylish Riviera of South Thailand, with Phuket's most upscale international shopping, bistros and lounges just minutes away or retreat above the excitement to your private estate for an in-house spa treatment and a gourmet meal prepared by your private chef.

### **About The Villa**

Relish in the luxury design of the three-level Villa Rak Tawan with its stunning views and smart layout which provide maximum privacy for the entire complex and each of the villa's five bedrooms.

Enter your own tropical wonderland in an estate built with soothing natural materials like local stone and teak wood. Bask in the luxury of contemporary tropical design that blends Chinese furniture and paintings with the comfort of Western divans and electronics.

The Upper Level acts as the villa's entertainment and living areas. This level of Villa Rak Tawan features Phuket's best collection of Asian themed antiques and paintings. The western-style kitchen, with fixtures by Gaggenau, feature all the desirable conveniences found in the best European homes. A large, elegant dining room set conveniently nearby can comfortably seat ten guests.

The Middle Level has all the conveniences of a private club designed around the decadent 16-meter long infinity pool. The two bedrooms on this level are set apart at opposite ends of the pool, each with its own shaded area for private romancing and relaxation. Also on this level you'll find a fully stocked cocktail bar between two separate areas: one side has a full-sized pool table and extensive lounge seating and the other side has a large table suitable for games or banquets.

The Lower Level is for guests who appreciate their privacy. It holds two bedrooms with the same amenities and layout as the Middle Level. At the center of the Lower Level is the largest of the bedrooms which has been designed for quiet recreation, perfect for the younger members of the family. The level also is highlighted by a fully equipped professional gym with it's own sound system.

The estate features wireless internet, indoor/outdoor sound systems, satellite plasma flat screen television in the main living area, covered parking for four vehicles, 24 hour security, full laundry and housekeeping service and a private chef. A professional Thai-style kitchen is also available for private Thai cooking classes during your stay.

Other services can include: Car and driver, child care, in-house Thai massage and spa services, Thai cooking classes, yacht charters and golf tours.

## Features

Lot size: 3000 sqm

Villa size: 1800 sqm

Bedroom 1 (Middle Level): King size bed, Air conditioning and fan, ensuite bathroom with double vanity and separate bathtub shower and toilet, full-size closet, sea view and  $\frac{3}{4}$  wrap-around deck.

Bedroom 2 (Middle Level): King size bed, Air conditioning and fan, ensuite bathroom with vanity and separate bathtub shower and toilet, full-size closet, sea view and  $\frac{3}{4}$  wrap-around deck.

Bedroom 3 (Lower Level): King size bed, Air conditioning, ensuite bathroom with 2 vanities and separate bathtub shower and toilet, full-size closet, sea view and  $\frac{3}{4}$  wrap-around deck.

Bedroom 4 (Lower Level): King size bed, Air conditioning, ensuite bathroom with vanity and separate bathtub shower and toilet, full-size closet, sea view and  $\frac{3}{4}$  wrap-around deck.

Bedroom 5: Double bed, double bed settee (sleeps 2), couch (suitable for small child to sleep), AC, sitting area, ensuite bathroom with vanity, shower and toilet, closet, and sea view.

## Services

Four live-in staff (plus two external staff)  
Laundry and housekeeping (all on site)  
Babysitting service available (upon request)  
In house Spa Treatment (upon request)  
Car and driver for hire (upon request)  
Car Hire (on request)  
Full-time Chef (Western and Thai specialties)  
Thai cooking classes (upon request)  
Gated community with 24 hour estate security

## Facilities

Swimming pool  
Two private salas and extensive outdoor areas for sunbathing  
Wi-Fi Internet access  
Bose Surround-sound System with iPod dock  
Fully-equipped modern gym with separate sound system  
Home entertainment room with 52-inch plasma screen, Satellite TV and DVD  
Pool table  
Mini-library  
Four-car covered parking  
Local Phone service  
Back up generator  
First aid kit

## Additional Information

No pets  
No smoking

Check In and Check Out:

Check in time is 3.00 pm.

Check out prior to midday.

We will try and accommodate you where possible, subject to bookings.

## Events and Weddings

Villa Rak Tawan, with its expansive, smart layout is the perfect location for special events and weddings. The Middle Level featuring the large outdoor pool deck and the accompanying large entertainment areas make it ideal for large groups of up to 100 people. Stunning panoramic views of the bay create a magical setting for any special event.

Let us help you organize a special event to remember at Villa Rak Tawan.

## Location

Villa Rak Tawan is situated on the sunny west coast in the island's most sought-after area of Surin Beach. The estate is nestled at the top of the hill, with incredible vistas over the Andaman Sea and is just minutes away from Phuket's best upscale international shopping, bistros and lounges. While close to all the best amenities on Phuket, it remains a quiet retreat above the excitement and is perfect for a family holiday, a celebration of a special event or a corporate meeting. Centrally located, the villa is just 20 minutes from the International Airport, the nightlife of Patong and the culture of Phuket Town.

## Terms and Conditions

### ANNEX A: Villa Rak Tawan Terms & Conditions

#### 1. ARRIVAL & DEPARTURE TIMES

Unless agreed otherwise by the Lessor, check in time is 3:00pm and check out time is 12:00pm. Early arrival or late departure will depend upon availability of the villa.

The early check in fee is US\$500.00 from 10am onwards.

The late check out fee is US\$500.00 until 6pm. After 6:00pm, the full daily rate is applicable.

#### 2. REGISTERED GUESTS

Only the number of persons stipulated in the Rental Agreement may reside at the property as guests. Registered guests cannot exceed the number of guests provided at the time of booking by the lessee.

Should the Lessor or the Lessor Representative find that the number of people staying at the property exceeds the number of registered guests, the Lessor or the Lessor Representative may, at his or her absolute discretion, ask the extra person or persons to either pay the applicable additional charge as per the published rate or to vacate the property forthwith. The cost for unregistered guests is US\$300.00 per person per night. Extra mattresses can also be provided for additional guests by prior arrangement at the villa. This will incur an additional cost of US\$150.00 per single mattress.

In case a party is to be organized within the property for a number of guests in excess of the registered guests in the villa, a surcharge of US\$1,500 will be applicable. In addition, a guarantee deposit of US\$6,000 will be collected on site from which a cleaning surcharge of up to US\$350 will be deducted before refund to the Lessee. Note that any parties must be authorized by the owner, in advance.

#### 3. PETS

No pets are allowed on the entire property.

#### 4. PAYMENT

A non-refundable 50% deposit is due within 5 calendar days of booking the villa. For Peak Season (see the next paragraph below) bookings, full payment is due 90 days prior to Lessee's arrival date. For bookings during the rest of the year, full payment is due 60 days prior to Lessee's arrival date.

Minimum stay:

There is a 14-day minimum stay requirement during the Peak Season (Dec 15 -Jan 15).

There is a 3-day minimum stay requirement throughout the rest of the year.

## 5. SECURITY DEPOSIT

A 15 % security deposit (but not less than \$2500) is payable at the time payment is provided. If all bank details have been received prior to the arrival date, it will be returned to the lessee no later than one week after check out, less the cost of any damage or breakages during the rental period of the Villa, if applicable.

If there is any damage and costs that exceed the amount of the deposit, the Lessee will remain liable to the Lessor to pay the same promptly.

## 6. CANCELLATION

If Lessee cancels the booking, the Lessor will retain part of the rental amount as follows:

- 6.1 If Lessee cancels within 45 days prior to the beginning of the rental period the entire rental amount will be forfeited.
- 6.2 If Lessee cancels 46 days or more before the beginning of the rental period, the Lessor will forfeit 50% of the rental amount.
- 6.3 For Peak Season bookings, If Lessee cancels 75 days or more before the beginning of the rental period, the Lessor will forfeit 50% of the rental amount. If Lessee cancels within 60 days prior to the beginning of the rental period the entire rental amount will be forfeited.

## 7. LESSEE'S INSURANCE

Each guest must have comprehensive travel insurance (including cancellation, flight delays, loss and damage to baggage and other property) and health insurance (including evacuation and repatriation coverage). Liability insurance is also required.

## 8. FORCE MAJEURE

Lessor shall not be responsible for any delay, additional expense or inconvenience caused directly or indirectly by events outside of Lessor's control such as civil disturbances, fires, floods, severe weather, or Acts of God.

## 9. COMPLAINTS

The Lessor cannot be held liable for interruptions to the supply of water, or electricity, or Internet connection or breakdown of swimming pool filtration systems, though the Lessor will use their best endeavours to arrange for any such problems to be solved quickly.

If there are any problems during the rental period that could not be solved by dealing directly with the local villa staff, contact the Lessor, the Villa Concierge, or the Lessor's local representative immediately and they will use their best endeavours to rectify the situation. It is understood that infrastructure, local standards and conditions are often of a less developed nature in a remote resort location than in more urban environments. The Lessor or its representative will do as much as can be reasonably expected to avoid and rectify.

Any complaints should be made in writing to the Lessor within 24 hours of the occurrence.

No complaints to [bookings@villaraktawan.com](mailto:bookings@villaraktawan.com) will be considered if made after the departure date.

## 10. CONDUCT & BEHAVIOUR

The Lessor is responsible for the correct and appropriate behaviour of the guests staying at the Villa. Should any member of the party behave in a manner considered inappropriate, either the Lessor or the local representative may at their absolute discretion ask the offending guest or guests to vacate the Villa forthwith. No refund can be claimed from the Lessor in such case.

The owner or his or her representative may enter the villa at any time.

## 11. SOCIAL CORPORATE RESPONSIBILITY

Following the association with "The Code" developed by Kuoni Travel, IPSL, the Lessor and the local representative endeavour to contribute to the fight against child prostitution and trafficking.

It is also prohibited to act unlawfully in any way whatsoever and to bring in and/or use/consume any illegal substances. Police authorities will be immediately informed of any offenders.

In addition, in line with its moral duty and respect for the local employees, as well as for the safety of our valued guests and the protection of the property, it is not permitted to bring male or female joiners back to the villa.

#### 12. STAFF AT THE VILLAS

The service of some staff is included at the villa. Additional services such as those of babysitters and/or drivers can be sourced in advance or on site upon request. Although such services cannot be guaranteed and will depend on availability, the Villa Concierge will do their best to find suitable arrangements.

Under NO circumstances can staff at the Villa be asked to look after any minors staying at the Villa.

The Lessee shall allow staff, pool maintenance and gardeners reasonable access to the Villa and the grounds for the purpose of maintaining the Villa and the grounds, pool and property.

#### 13. FOOD AND BEVERAGE

All food and beverage items purchased on behalf of guests will be charged to guests at cost plus 20%. The 20% surcharge covers cooking gas, transportation and all costs incurred from cooking and kitchen-related expenses.

#### 14. LINEN & TOWELS

Linen and towels are provided at the Villa. We have adopted a "Save the Planet" eco-policy, so the linens are changed every seven (7) days, or as deemed necessary. If more frequent changes are required, there may be extra charges. Towels will be replaced when they are placed in the towel basket.

#### 15. FURNITURE

All interior furnishings and furniture must remain inside the villa, and only exterior furnishings and designated outdoor furniture may be used for external purposes.

#### 16. TRANSFERS

Rates exclude airport pick up and return. Taxis and airport transfers can be arranged through the Villa Concierge. Local taxis can be arranged by the Villa Concierge or the Villa Manager.

#### 17. LESSOR'S INSURANCE

The Lessee agrees not to do, or permit to be done, anything whereby any insurance of the Villa against loss or damage by fire may become void or avoidable or whereby the rate of premium for any such insurance may be increased.

#### 18. DUE CARE AND SUPERVISION/INDEMNITY

The Lessee accepts and acknowledges that he or she is responsible and liable for the safety and well being of all guests and third parties staying at the Villa during the time of the rental.

The Lessee and guests are required to take due care when residing at the villa and be especially watchful of children playing in the gardens, or in or near the pool.

Children MUST be under direct supervision of an adult at all times when staying at the Villa.

Due to the location of the site, the villa has some unprotected areas. The Lessee has to keep a strong awareness as to the whereabouts of all guests in his or her party.

Furthermore, guests are not permitted to enter the Villa when wet from swimming, as the floors can be slippery. Damage or injury arising as a result shall not be the responsibility of Lessor.

Lessee accepts and acknowledges and indemnifies and holds the Lessor harmless from and against, any liability resulting from any claims whatsoever as a consequence of accidents leading to injury or loss of life of any guests or visitors of the Villa for the duration of the rental.

#### 19. SMOKING

This is a non-smoking Villa. Smoking is not permitted within the villa or its grounds.

#### 20. EVENTS AND WEDDINGS

For weddings and events, the lessee will be required to pay an event fee of \$US1500 and a refundable security deposit of \$US6000 in addition to the security deposit for the Villa.

All events and weddings must be organized by a professional planner. Villa staff are not able to assist with planning. A plan for the event must be submitted to the Lessor Representative or Villa Concierge for approval at least two weeks prior to the date of the wedding or event.

#### 21. VALUABLES

A personal safe is provided in the Master Bedroom and Bedroom . It is strongly recommended that it be used to store valuable items such as passports, cash, traveller's cheques, mobile phones, cameras, etc.

Any valuables left at the property are the guests' sole responsibility and neither the Lessor nor the staff can be held responsible for any loss of, or damage to, personal property.

#### 22. ARTWORK

Villa Rak Tawan contains many precious contemporary and antique art pieces. This collection is part of the uniqueness of the villa. Guests must be aware of the unique nature of these works of art and antiques and be especially cautious to avoid any damage.

Any damage to artworks and antiques during the rental period will be the responsibility of the Lessee and any damages incurred by the Lessor will be set off against the security deposit referred to above and if these damages exceed the amount of the security deposit the Lessee shall be liable to compensate the Lessor for the difference.