


Minimum Nights a) Low Season b) Shoulder Season c) High Season d) Peak Season - 7 nights (** for stays overlapping Christmas & New Year - minimum stay 10 nights)	Seasons	Low	Shoulder	High	Peak	 Rate Card 2024 /2025 Validity until 08 January 2025
	2024	19 Feb - 28 Mar 17 Apr - 30 Jun 01 Sep - 29 Sep 9 Oct - 15 Dec	21 Jan-06 Feb 29 Mar - 16 Apr 01 Jul - 11 Aug 25 Aug - 31 Aug 30 Sep - 08 Oct	09 Jan - 20 Jan 07 Feb -18 Feb 12 Aug - 24 Aug 16 Dec - 21 Dec	01 Jan - 08 Jan 22 Dec - 31 Dec** 01 Jan- 08 Jan 2025**	
	Minimum nights	2	3	4	7/10**	

No	Villa Name	Location	No. of Bedrooms Based on 2 sharing	Seasons				Standard Discounts				Remarks		
				Low	Shoulder	High	Peak	Early Bird		Last Minute	Long Stay	Chef***	F&B****	Rate Inclusions
								Bookings 120 days prior to check in date (All Seasons)		Bookings less than 20 days prior to check in date	12 nights and more			
1	Baan Haad Sai (Beachfront)	Big Buddha Bangrak Beach	14 guests	1400	1600	1900	2400	10%		15%	10%	Yes	FC +20%	Welcome Drink, Fruit Basket, Daily Continental Breakfast, 1 x round trip Airport Transfer for up to 8 guests, 2 x round trip Airport Transfer for 9 guests and more, Full time chef,
			13 guests	1350	1550	1850	2400							
			12 guests	1300	1500	1800	2400							
			11 guests	1250	1450	1750	2400							
			10 guests	1200	1400	1700	2400							
			9 guests	1150	1350	1650	2400							
			8 guests	1100	1300	1600	2400							
			7 guests	1050	1250	1550	2400							
3	Baan Bon Khao (Sea View)	Choeng Mon	12 guests	950	1150	1350	1750	10%		15%	10%	on request	FC +20%	Welcome Drink, Fruit Basket, Daily Continental Breakfast, 1 x round trip Airport Transfer for up to 8 guests, 2 x round trip Airport Transfer for 9 guests and more,
			11 guests	900	1100	1300	1750							
			10 guests	850	1050	1250	1750							
			9 guests	800	1000	1200	1750							
			8 guests	750	950	1150	1750							
			7 guests	700	900	1100	1750							
			3 bed - 6 guests	650	850	1050	1750							
			4	Baan Kimsacheva (Sea View)	North Chaweng	12 guests	670							
11 guests	630	680				770	1050							
10 guests	590	640				730	1050							
9 guests	550	600				690	1050							
8 guests	510	560				650	1050							
7 guests	470	520				610	1050							
3 bed - 6 guests	430	480				570	1050							

Remarks:
 ~ Prices are in USD, per night, per villa
 ~ Prices are based on accommodation with inclusions as published
 ~ Rates are ++ and subject to 7% government tax and 10% service charge, and are subject to change at any time
 ~ Discounts cannot be used cumulatively or combined
 ~ *** for villas with chef "on request" basis, advance booking for chef service is required and subject to availability. Chef service costs THB 2,500+, per meal (lunch or dinner) or THB 3,500+, per day (lunch and dinner) and subject to 10% Service charge and 7% VAT
 ~ ****Chef or In-villa shopping service as well as pre-arrival shopping service is available at THB 600 or 20% of food cost (FC) as handling fee, whichever is greater and subject to 7% VAT
 In Villas where events can be held, the event fee for 1.5 times maximum occupancy is 600 USD ++ per night, event fees for 1.5 times or more will be up to 1200USD++ per night, prices available on request

Minimum Nights a) Low Season b) Shoulder Season c) High Season d) Peak Season - 7 nights (** for stays overlapping Christmas & New Year - minimum stay 10 nights)				Seasons		Low	Shoulder	High	Peak	 Rate Card 2024 /2025 Validity until 08 January 2025				
				Season 2024		19 Feb - 28 Mar 17 Apr - 30 Jun 01 Sep - 29 Sep 9 Oct - 15 Dec	21 Jan-06 Feb 29 Mar - 16 Apr 01 Jul - 11 Aug 25 Aug - 31 Aug 30 Sep - 08 Oct	09 Jan - 20 Jan 07 Feb -18 Feb 12 Aug - 24 Aug 16 Dec - 21 Dec	01 Jan - 08 Jan 22 Dec - 31 Dec** 01 Jan- 08 Jan 2025**					
				Minimum nights		2	3	4	7/10**					
No	Villa Name	Location	No. of Bedrooms Based on 2 sharing	Seasons				Standard Discounts			Remarks			
				Low	Shoulder	High	Peak	Early Bird	Last Minute	Long Stay	Chef***	F&B****	Rate Inclusions	
								Bookings 120 days prior to check in date (All Seasons)		Bookings less than 20 days prior to check in date	12 nights and more			
6	Villa Alpha (Sea View)	Choeng Mon	10 guests 9 guests 8 guests 7 guests 3 bed - 6 guests	390 350 310 270 230	475 435 395 355 315	620 580 540 500 460	720 720 720 720 720	10%		15%	10%	on request	FC +20%	No Breakfast included, Welcome Pack (Water, Fruit Basket)
10	Baan Phuttarak (Sea View)	Choeng Mon	8 guests 7 guests 6 guests 5 guests 2 bed - 4 guests	529 504 479 454 429	584 559 534 509 484	650 625 600 575 550	869 869 869 869 869	10%		15%	10%	on request	FC + 20%	Welcome Drink, Fruit Basket, Daily Continental Breakfast, 1 x round trip Airport Transfer for up to 8 guests,
15	Villa Claire (Sea View)	Bophut Hills	3 bed - 6 pax	240	260	324.5	357.5	10%		15%	10%	on request	FC + 20%	No Breakfast included, Welcome Pack (Water, Fruit Basket)
16	Villa Sapparos (Garden View)	Choeng Mon	3 bed - 6 pax	170	235	250	300	10%		15%	10%	on request	FC + 20%	No Breakfast included, Welcome Pack (Water, Fruit Basket)

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~ *** for villas with chef "on request" basis, advance booking for chef service is required and subject to availability. Chef service costs THB 2,500++, per meal (lunch or dinner) or THB 3,500++, per day (lunch and dinner) and subject to 10% Service charge and 7% VAT

~ ****Chef or In-villa shopping service as well as pre-arrival shopping service is available at THB 600 or 20% of food cost (FC) as handling fee, whichever is greater and subject to 7% VAT

In Villas where events can be held, the event fee for 1.5 times maximum occupancy is 600 USD ++ per night, event fees for 1.5 times or more will be up to 1200USD++ per night, prices available on request

SELECT PROPERTIES THAT WE LIST BUT DO NOT MANAGE

US\$				Seasons				Low		High		Prime		Peak		 Rate Card 2024 /2025 Validity until 04 January 2025	
				Season 2024				16 Apr - 30 Jun 01 Sep - 27 Sep 09 Oct - 19 Dec		05 Jan - 19 Jan 30 Jan - 15 Apr 01 Jul - 31 Aug 28 Sep - 08 Oct		08 Feb - 14 Feb		20 Dec - 04 Jan			
				Minimum nights				3		3		5		7			
No	Villa Name	Location	No. of Bedrooms Based on 2 sharing	Seasons				Standard Discounts				Remarks					
				Low	Shoulder	High	Peak	Early Bird		Last Minute	Long Stay						
								Bookings 120 days prior to check in date (All Seasons)	Bookings less than 15 days prior to check in date	Bookings less than 30 days prior to check in date	7 nights and more	Chef***	Rate Inclusions				
9	Spice at Lime Samui (Sea View) up to 16 guests	Ban Makham Nathon	10 guests	1250	1450	1750	2250	10%	20%	10%	15%	Yes	Buffet breakfast welcome basket airport transfer in staff	Owner's 2-way Full time live-			
			9 guests	1175	1375	1675	2250										
			8 guests	1100	1300	1600	2250										
			7 guests	1025	1225	1525	2250										
			3 bed - 6 guests	950	1150	1450	2250										
10	Splash at Lime Samui (Sea View) up to 14 guests	Ban Makham Nathon	10 guests	1250	1450	1750	2250	10%	20%	10%	15%	Yes	Buffet breakfast welcome basket airport transfer in staff	Owner's 2-way Full time live-			
			9 guests	1175	1375	1675	2250										
			8 guests	1100	1300	1600	2250										
			7 guests	1025	1225	1525	2250										
			3 bed - 6 guests	950	1150	1450	2250										
11	Zest at Lime Samui (Sea View) up to 14 guests	Ban Makham Nathon	10 guests	1150	1350	1650	2150	10%	20%	10%	15%	Yes	Buffet breakfast welcome basket airport transfer in staff	Owner's 2-way Full time live-			
			9 guests	1075	1275	1575	2150										
			8 guests	1000	1200	1500	2150										
			7 guests	925	1125	1425	2150										
			3 bed - 6 guests	850	1050	1350	2150										
12	Lime Samui 10.5 BR 2 Villa up to 30 guests	Ban Makham Nathon	20 guests	2400	2700	3400	4500	10%	20%	10%	15%	Yes	Buffet breakfast welcome basket airport transfer in staff	Owner's 2-way Full time live-			
			19 guests	2325	2625	3325	4500										
			18 guests	2250	2550	3250	4500										
			17 guests	2175	2475	3175	4500										
			16 guests	2100	2400	3100	4500										
			15 guests	2025	2325	3025	4500										
			14 guests	1950	2250	2950	4500										
			13 guests	1875	2175	2875	4500										
6 bed - 12 guests	1800	2100	2800	4500													
13	Lime Samui 15 BR 3 Villas up to 44 guests	Ban Makham Nathon	30 guests	3500	3900	4950	6650	10%	20%	10%	15%	Yes	Buffet breakfast welcome basket airport transfer in staff	Owner's 2-way Full time live-			
			29 guests	3425	3825	4875	6650										
			28 guests	3350	3750	4800	6650										
			27 guests	3275	3675	4725	6650										
			26 guests	3200	3600	4650	6650										
			25 guests	3125	3525	4575	6650										
			24 guests	3050	3450	4500	6650										
			23 guests	2975	3375	4425	6650										
			11 bed - 22 guests	2900	3300	4350	6650										

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