



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 2025 /2026 Validity until 08 January 2026		
				2025				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			
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	Ban Haad Sai (Beachfront)	Big Buddha Bangrak Beach	14 guests 13 guests 12 guests 11 guests 10 guests 9 guests 8 guests 7 guests 3 bed - 6 guests	1500 1450 1400 1350 1300 1250 1200 1150 1100	1600 1550 1500 1450 1400 1350 1300 1250 1200	2050 2000 1950 1900 1850 1800 1750 1700 1650	2640 2640 2640 2640 2640 2640 2640 2640 2640	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.				
3	Baan Bon Khao (Sea View)	Choeng Mon	12 guests 11 guests 10 guests 9 guests 8 guests 7 guests 3 bed - 6 guests	1015 965 915 865 815 765 715	1235 1185 1135 1085 1035 985 935	1455 1405 1355 1305 1255 1205 1155	1750 1750 1750 1750 1750 1750 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.				
4	Baan Kimsacheva (Sea View)	North Chaweng	12 guests 11 guests 10 guests 9 guests 8 guests 7 guests 3 bed - 6 guests	734.5 694.5 654.5 614.5 574.5 534.5 494.5	792 752 712 672 632 592 552	895.5 855.5 815.5 775.5 735.5 695.5 655.5	1050 1050 1050 1050 1050 1050 1050	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.				

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 2025 /2026 Validity until 08 January 2026		
				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			
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	413 373 333 293 253	506.5 466.5 426.5 386.5 346.5	666 626 586 546 506	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	265	285	360	390	10%		15%	10%	on request	FC + 20%	No Breakfast included, Welcome Pack (Water, Fruit Basket)				
16	Villa Sapparas (Sea 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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 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 2025 / 2026 Validity until 08 January 2026	
				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 <small>(Sea View) up to 16 guests</small>	Ban Makham Nathon	10 guests 9 guests 8 guests 7 guests 3 bed - 6 guests	1290 1215 1140 1065 990	1455 1380 1305 1230 1155	1840 1765 1690 1615 1540	2250 2250 2250 2250 2250	10%	20%	10%	15%	Yes	Buffet breakfast welcome basket airport transfer live-in staff	Owner's 2-way Full time			
10	Splash at Lime Samui <small>(Sea View) up to 14 guests</small>	Ban Makham Nathon	10 guests 9 guests 8 guests 7 guests 3 bed - 6 guests	1290 1215 1140 1065 990	1455 1380 1305 1230 1155	1840 1765 1690 1615 1540	2250 2250 2250 2250 2250	10%	20%	10%	15%	Yes	Buffet breakfast welcome basket airport transfer live-in staff	Owner's 2-way Full time			
11	Zest at Lime Samui <small>(Sea View) up to 14 guests</small>	Ban Makham Nathon	10 guests 9 guests 8 guests 7 guests 3 bed - 6 guests	1180 1105 1030 955 880	1290 1215 1140 1065 990	1675 1600 1525 1450 1375	2000 2000 2000 2000 2000	10%	20%	10%	15%	Yes	Buffet breakfast welcome basket airport transfer live-in staff	Owner's 2-way Full time			
12	Lime Samui 10.5 BR <small>2 Villas up to 30 guests</small>	Ban Makham Nathon	20 guests 19 guests 18 guests 17 guests 16 guests 15 guests 14 guests 13 guests 6 bed - 12 guests	3180 3030 2880 2730 2580 2430 2280 2130 1980	3510 3360 3210 3060 2910 2760 2610 2460 2310	4280 4130 3980 3830 3680 3530 3380 3230 3080	4500 4500 4500 4500 4500 4500 4500 4500 4500	10%	20%	10%	15%	Yes	Buffet breakfast welcome basket airport transfer live-in staff	Owner's 2-way Full time			
13	Lime Samui 15 BR <small>3 Villas up to 44 guests</small>	Ban Makham Nathon	30 guests 29 guests 28 guests 27 guests 26 guests 25 guests 24 guests 23 guests 11 bed - 22 guests	4660 4435 4210 3985 3760 3535 3310 3085 2860	5100 4875 4650 4425 4200 3975 3750 3525 3300	6255 6030 5805 5580 5355 5130 4905 4680 4455	6650 6650 6650 6650 6650 6650 6650 6650 6650	10%	20%	10%	15%	Yes	Buffet breakfast welcome basket airport transfer live-in staff	Owner's 2-way Full time			

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