

VILLA YIN

Peace and Tranquility...

Home

Enter Villa Yin and discover the treasures of one of Phuket's true luxury rental gems. This palatial work of art – inspired by respected Thai architect Charupan Wiriyawiwatt of Hong Kong-based Naga Concepts – mixes elements of classic Thai architecture and a dazzling collection of contemporary art with an ultra-luxury design approach.

Pamper your soul in seclusion and privacy at Villa Yin. Situated on Kamala headland's water edge, this spectacular half-acre site overlooks the breathtaking turquoise waters of the Andaman Sea and features a unique private stairwell to a natural, shallow swimming enclave in the sea below.

Delight in the villa's indoor-outdoor tropical living plan which showcases four elegant bedrooms and a 18-meter marble pool that wraps around expansive entertaining platforms along the island's most prestigious west coast location. Villa Yin is an ideal luxury retreat for families and private and corporate groups.

Ask your agent for purchasing details for this luxury oceanfront dream villa and two neighboring sea view land plots.

About the Villa

Escape into a world of ultimate beauty. Villa Yin fuses bold antiques such as 14th and 15th century Thai Buddhas, and ancient Burmese gongs, with modern works by artists Xiu Ciu Wen, David LaChapelle and Andy Warhol.

The attention to detail is astounding. Sleek materials such as dark hardwood terracing, marble and granite highlight the unique design statements introduced throughout the property: plate glass vanities and shower screens with pebble and bamboo inclusions, iridescent beaded bathtubs and glass stairways.

Villa Yin's five Thai-style pavilions - the entrance, guest, outdoor, main and master pavilions - are all connected by footpaths, but secluded by design. The estate also features a private stairwell from the cliff-edge pool to a natural, shallow swimming enclave in the sea below.

The state-of-the-art Villa Yin kitchen from Minotti, Italy, winner of Wallpaper Magazine's Kitchen of the year 2006 and other luxury features such as wine cellar, sauna, massage room and home cinema all add to the beautifully appointed outdoor dining and chill out area with a 19-meter marble pool and expansive entertaining platforms.

Bedroom Descriptions:

Bedroom 1 (Master): King size bed, air conditioning and fan, ensuite bathroom with double vanity and separate soaker tub shower and toilets, flat screen TV/DVD, cordless phone, indoor massage area, office, walk-in his/hers closet, outdoor hot tub, ocean view and $\frac{3}{4}$ wraparound deck.

Bedroom 2: Double bed, air conditioning and fan, cordless phone, ensuite bathroom with vanity and separate shower and toilet, walk-in closet, ocean view and deck.

Bedroom 3: Double bed, air conditioning and fan, cordless phone, ensuite bathroom with vanity and separate shower and toilet, walk-in closet, ocean view and deck.

Bedroom 4 (Guest House): Double bed, living room with roll-out couch (sleeps 2), AC, ensuite bathroom with vanity and separate soaker tub shower and toilet, bar with fridge and microwave, TV/DVD, full-size closet, ocean view and large deck.

Services

- Three live-in staff (plus occasional 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)
- Gated community with 24 hour estate security

Facilities

- 18-meter Swimming pool
- Outdoor bath
- Access to the ocean
- Ocean view sala
- Sauna with super shower
- Wi-Fi Internet access
- Stereo with iPod and iPod dock
- Home entertainment room with LCD projector
- Indoor and outdoor massage areas
- Covered BBQ entertaining area
- Guest House
- "Intelligence" toilets
- Two-car covered parking
- Local Phone service
- First aid kit

Additional Information

Villa Yin is secluded with assured privacy, however, if your group needs additional accommodations please visit our neighbouring property's website www.villayang.com

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

Imagine your special event or wedding at sunset over the cliffs of Phuket's most stunning west coast location. Villa Yin, with its large outdoor and indoor entertainment areas, is a perfect location for a special event to remember. The villa can accommodate parties of up to 75 people with full catering and event planning available.

Villa Yin can also be combined with the neighbouring Villa Yang to make a 9-bedroom waterfront estate for large group events. Please ask us how we can help organize your event.

Location

Perched on a cliff on the aptly named Millionaires Mile, Villa Yin overlooks the breathtaking turquoise waters of the Andaman Sea in Kamala, Phuket. The high-demand Cape Sol area is located on the Kamala headlands at the tip of a rocky bluff that traverses a large swathe of Phuket's west coast. Villa Yin is perched along this promontory, ideally situated in a secluded seafront community where US\$4 Million+ homes are the norm. Centrally located, the villa is just 30 minutes from the International Airport and 15 minutes from the nightlife of Patong.

Terms and Conditions

ANNEX A: 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@villayin.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 bathtub.

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 villa is a smoking free facility, so that all can enjoy fresh, clean air. If signs of smoking are found in the villa, a \$ 500 cleaning fee will be charged. Smoking indoors is a breach of the rentals contract and can lead to the cancellation of the booking with no compensation. Smoking is allowed outdoors.

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 1. 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 Yin 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.