Villa Zamani

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A refined and sophisticated tropical lifestyle awaits you at Villa Zamani, located high above Thailand’s most exclusive beach area.

Perched privately in the mountains above Phuket’s west coast Surin Beach area, Villa Zamani is uniquely situated above the clouds with panoramic Andaman Sea views and awe-inspiring valley vistas over the prestigious Bang Tao and Laguna seaside resort/residential area.

Villa Zamani, a four-level, five-bedroom pool villa, is the newest of Thailand’s ultra-elite vacation homes for rent. The privately-owned villa is ideal for discerning individuals wanting privacy with incredible views, five-star facilities and service and direct access to Phuket’s finest beaches, golf courses, shopping, restaurants and nightlife.

Built to extreme perfection, this stylish 1110 square meter open-plan villa features the ultimate outdoor relaxation and entertaining area with world-class views over a large deck area, 18 meter fresh-water infinity pool with built-in Jacuzzi, in-water sun beds, soothing waterfalls and outdoor dining sala with seating for 15.

Villa Zamani is luxury outfitted with two kitchens (western and Thai style), professional gym, home cinema, Sonos music system, CCTV security system, stocked wine cellar, games room and five full-time staff that includes a dedicated chef, two maids, security guard and private Toyota Fortuner chauffeur.

This beautiful Swedish-designed villa overlooks the Surin/Bang Tao/Laguna area of Phuket’s sunny west coast – Thailand’s most sought-after neighborhood featuring some of Asia’s most exclusive resorts like Amanpuri, Laguna and Banyan Tree and the island’s widest assortment of lifestyle choices.

The Villa

Villa Zamani is a classic example of thoughtful and elegant modern architecture designed with the tropics in mind. For instance, most of the villa’s 5 bedrooms and living spaces have ceiling-high folding glass doors that open onto private sea view balconies.

Every design and material detail in Villa Zamani looks to understate itself so the focus remains on the star of this incredible home – the dazzling daytime sea views and the alluring nightly sunset and fireworks over Thailand’s most exclusive coastline and magical valley.

The villa’s stark white exterior and interior walls are highlighted with dark wood fixtures and finishing and tastefully decorated with quality, modern furniture and contemporary art.

Technology also plays its part in all aspect of the villa from the Sonos music system, CCTV security system and fresh-water pool filter system, right through to the professional-quality equipment used in the villa’s bathrooms, kitchens, pool, cinema, gym and wine cellar.

LEVEL FOUR

Entry into Villa Zamani is on Level Four at the top of the four-level mountainside home. Level Four has Master Bedroom Two and Guest Bedroom Three, privately located in separate wings overlooking the main living and pool deck area on the next level.

Master Bedroom Two: Direct sea view on private terrace, king-size bed, bed settee, air conditioning, 40’ flat screen TV with CCTV monitoring, satellite and DVD player, Sonos music system, en suite bathroom with double vanity and separate shower, toilet and jetted soaker bathtub, walk-in closet.

Guest Bedroom Three: Direct sea views, king-size bed, bed settee, air conditioning, 40’ flat screen TV with CCTV monitoring, satellite and DVD player, en suite bathroom with vanity and separate shower, toilet and walk-in closet.

LEVEL THREE

Down the stylish wooden staircase to Level Three you’ll find Villa Zamani’s main indoor and outdoor living and entertaining space. Indoors on this level is Master Bedroom One, the western kitchen, dining and living room. Outdoors is the infinity pool and outdoor living space.

Master Bedroom One: Direct sea view on private terrace, king-size bed, bed settee, air conditioning, 40’ flat screen TV with CCTV monitoring, satellite and DVD player, Sonos music system, en suite bathroom with double vanity and separate shower, toilet and jetted soaker bathtub, walk-in closet.

Western Kitchen: Modern-equipped kitchen with gas/electric stove, dishwasher, refrigerator with ice maker, professional espresso machine, microwave oven and Breakfast Island with seating for four.

Indoor Dining/Living Room: Dining table with seating for 10, couches and 40’ flat screen TV with CCTV monitoring.

Outdoor Area: 18m x 5 m fresh water filtered infinity pool with Jacuzzi, outdoor waterfall shower, three in-water sun beds, BBQ, waterfalls, Sala with seating for 15 people and outdoor dining table for 10 people.

LEVEL TWO

Level Two houses the Guest Suite One and Two as well as the wine cellar, home cinema and large professional gym.

Guest Bedroom One: Direct sea view on private terrace, king-size bed, bed settee, air conditioning, 40’ flat screen TV with CCTV monitoring, satellite and DVD player, en suite bathroom with vanity and separate shower, toilet and walk-in closet.

Guest Bedroom Two: Direct sea view on private terrace, king-size bed, bed settee, air conditioning, 40’ flat screen TV with CCTV monitoring, satellite and DVD player, en suite bathroom with vanity and separate shower, toilet and walk-in closet.

Fitness Room: Fully-equipped gym with 20 pieces of exercise equipment, including bench presses, deltoid raises, free weights, cross trainer, stationary bike and treadmill with air conditioning and Sonos music system.

Home Cinema: Luxurious seating for six, movie projector with 120” movie screen and surround sound stereo.

Wine Cellar: Large selection of world wines including the house Amarone. Available to guest at cost pricing.

LEVEL ONE

This level is the “back of house” floor complete with the Thai kitchen, maid’s quarters, laundry area, and games room with table tennis and golf putting green.

Facilities + Services

Air conditioning

Infinity swimming pool

First aid kit

24-hour on-site security

Wi-Fi Internet

High-fidelity interior and exterior sound system with separate volume and source controls for each room

Mobile telephone

5 full-time on-site staff

Staff and kitchen hours 7am to 9 pm

Laundry and housekeeping (all on site)

Toyota Fortuner and chauffeur

Catering services for weddings and parties (up to 20 people)

Location

Villa Zamani is the perfect choice for family and group travelers seeking safe, high-quality facilities and superb service in the island’s most desirable neighborhood.

The villa is a three minute drive from Surin Beach, one of the nicest beaches on the island where Catch Beach Club, Taste Restaurant and the Stereo Lab night spot is located.

Local shops and supermarkets are all within 5 minutes drive, Laguna and the Banyan Tree Resort and Golf Club are less than 10 minutes drive while Phuket International Hospital, Central Department Store and the bright lights of Patong are all less than 25 minutes away. For golf purists, the world famous Blue Canyon Golf Club, host to two Johnny Walker Classics is also only 20 minutes away. The Villa is 30 minutes from Phuket International Airport.

Terms and Conditions

**ARRIVAL & DEPARTURE TIMES** Unless agreed otherwise, check-in time is 3:00pm and checkout time is 12:00pm noon (early arrival and late departure will depend upon availability of the villa at the time of arrival or departure).

**REGISTERED GUESTS** Only the number of persons stipulated in the Rental Agreement may reside at the property as guests.

**PETS** No pets are allowed on the entire property.

**PAYMENT** A 50% non-refundable deposit is due within 5 calendar days of booking the villa. The remaining 50 % must be paid latest within 30 days prior to arrival and 60 days during peak season. There is a 7-day minimum stay requirement during the Peak Season (Dec 15 -Jan 15). There is a 3-day minimum stay requirement during High Season (Dec 1-14, Jan 16-April 31) and Summer Season (may 1-november 30).

**SECURITY DEPOSIT** A 10% security deposit (but not less than US$ 500) is payable before check in alternative in cash during check in.

**CANCELLATION** Cancellation within 30 days prior to the beginning of the rental period, the entire rental amount will be forfeited. Cancellation within 31 days or more before the beginning of the rental period, the Lessor will forfeit 50% of the rental amount.

**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.

**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, Acts of God, and any occurrences outside the control of the Lessor.

**COMPLAINTS** Lessor cannot be held liable for interruptions of the supply of water, or electricity, or Internet connection or breakdown of swimming pool filtration systems, though Lessor will use our best endeavours to arrange for any such problems to be solved quickly. 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. 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 will be considered if made after the departure date.

**CONDUCT & BEHAVIOUR** 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. Owner or his representative may enter the villa at any time. 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.

**FOOD AND BEVERAGE**All food and beverage items purchased on behalf of guests will be charged to guests at cost +10%. The 10% charge is to cover condiments, cooking gas and transportation and all costs incurred from cooking and kitchen related expenses.

**LINEN & TOWELS** Linen and towels are provided at the Villa. These are normally changed every three (3) days or as deemed necessary.

**TRANSFERS** Rates include airport pickup and return.

**VALUABLES** A personal safe is provided in all bedrooms. It is strongly recommended that it be used to store valuable items such as passports, cash, traveller’s checks, mobile phone, 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 or damage of personal property.

**DUE CARE AND SUPERVISON/INDEMNITY** Lessee accepts and acknowledges that they are 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. Lessee and their guests are required to take due care when residing at the villa and be especially watchful of children playing in the gardens, near or in the pool or Jacuzzi.  Children MUST be under supervision of an adult at all times when staying at the Villa. 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.

**SMOKING** This is a non-smoking Villa. Smoking is only allowed outdoors.