

Villa Chan Grajang

Home Page

Located in the ultra desirable Surin Beach enclave on the west coast of Phuket, Villa Chan Grajang boasts stunning views over Surin, Bangtao, and the west coast of Phuket. The house stands high above the bay on 4071 square meters of land, facing northwest with stunning sunsets out over the Indian Ocean.

Villa Chan Grajang is designed for high-end luxury living. It is ideal for families, couples, small off-site business gatherings, or special events.

Ask your agent for purchasing details for this luxury sea view dream estate.

About The Villa

Located in the ultra-desirable Surin Beach enclave on the west coast of Phuket. Villa Chan Grajang was completed in November 2008 and boasts stunning views over Surin, Bangtao, and the West coast of Phuket. The house stands high above the bay on 4071 square meters of land, facing northwest with stunning sunsets out over the Indian Ocean.

Villa Chan Grajang is designed for high-end luxury living. It is ideal for families, couples, off-site business gatherings, or special events. The Villa is contemporary in design, with interiors by Angela Hall, including pieces from Bali, China, the US, and Thailand. Villa Chan Grajang comprises two separate villas, each with its own swimming pool, with a total indoor/outdoor living space of 2272 square meters. The first villa has four double bedrooms. The second villa has two double bedrooms. All bedrooms are en-suite. The villa can sleep as many as 12 people comfortably, with parking for six cars and offers choices from a six-bedroom let all the way down to a single couple.

Villa Chan Grajang has an eclectic mix of Asian and Western furnishings that will immediately put you at ease on your arrival. You are spoilt for choice when considering where to relax at any particular time of the day. The Sutherland Teak chairs on the balcony provide a cool place to sit and read under the awnings, while the expansive pool deck with Dedon beds provides the perfect spot to top up your tan or snooze under the umbrellas. The Balinese outdoor wooden table seats 12 and is ideal for a barbeque or a lazy breakfast, while the dining room with its solid teak table and views out over Surin Beach offers a cooler option. Four of the six bedrooms have their own private deck areas, with Dedon outdoor furniture, for more intimate and private use. The upstairs sitting room opens out and is the perfect place to relax with friends before dining. The Snooker Room sports a 3/4-size snooker table, dartboard, bar area, and an extensive board game collection, as well as TV and DVD. Or, try the Entertainment Room with its 50-inch plasma screen.

The main villa boasts a stunning 22 by 5 meter infinity pool that is ideal for recreation or swimming laps. There is a sala, for those in-house massages as well as a fully functional gym, with cable TV and equipped with brand new exercise machines imported from the US. Indoor and outdoor living areas are equipped with Bose sound systems. In addition, there are iPod docks, DVD and CD players in the major bedrooms. Unique to the house

is a 30-meter all-weather chipping and putting area on the lower lawn, as well as extensive lawn areas for kids to play on.

The guest villa has its own pool as well as its own modern Western kitchen facilities allowing the guests of larger parties the option of more privacy away from the main house. The guest villa can be rented with the main villa or on its own.

Both villas are serviced by Khun Apple and her team of four live-in staff. Khun Apple has looked after European families for over 15 years and she speaks good English. Amongst her team there is a cook (both Thai and Western), as well as housemaids. Apple and her staff are excellent with children—previously, they worked for international families with young children for many years. There is a local phone service available as well as wireless Internet access throughout the Villa. Laundry is also done on site.

Ask your agent for purchasing details for this luxury sea view dream estate.

Features

Master (Bedroom 1):

Super king size bed, private deck, en-suite bathroom, double vanity, separate bath and shower, walk-in closet, TV with DVD facilities, iPod dock, sea view.

Bedroom 2:

King size bed, private deck, en-suite bathroom, double vanity, separate bath and shower, large closet, TV with DVD facilities, iPod dock, sea view.

Bedroom 3:

Two twin beds or 1 King size bed, private deck, double vanity, bath separate and shower, large closet, sea view.

Bedroom 4:

Two twin beds or 1 King size bed, en-suite bathroom, double vanity, shower, large closet, sea view.

Bedroom 5:

King size bed, en-suite bathroom, double vanity, separate shower, large closet, sea view.

Bedroom 6:

Super king size bed, en-suite bathroom, double vanity, separate bath and shower, large closet, sea view, and private deck adjoining the pool and a living area and kitchen with a TV/DVD player and iPod.

Services

Main Villa

- Four live-in staff (plus three external staff)
- Laundry and housekeeping (all on site)
- In-house spa treatment (on request)
- Car hire (on request)
- Private chef (Western and Thai food)

- Gated community with 24-hour estate security
- Guest Villa
- Laundry and housekeeping (all on site)
 - In-house spa treatment (on request)
 - Car hire (on request)
 - Gated community with 24-hour estate security

Facilities

Total land plot size 4071.12 sqm

Total covered area 1294 sqm

Total uncovered area 978 sqm

Total lawn and garden area 2,272 sqm

- Main swimming pool (22m x 6m)
- Guest Villa swimming pool (10m x 5m)
- Sala and extensive outdoor areas for sunbathing (furnished by Dedon)
- Fully equipped modern gym with flat screen TV
- All weather golf chipping and putting surface
- Games room (¾ size table) with TV, bar, dartboard, and board games
- Home entertainment room with 50-inch plasma screen
- Cable TV, DVD/CD players, iPod docks
- Indoor and outdoor Bose surround sound systems
- Wireless internet throughout the villa
- Local phone service
- Parking for six cars
- Backup generator
- First aid kits

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.

Please see the full Terms and Conditions here.

ANNEX A

RENTAL TERMS AND 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 US \$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). Public 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@villachangrajang.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, near the entrance from the main road, or near or in 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 US \$US1500 and a refundable security deposit of US \$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, Bedroom 1 and the Guest Villa master 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 Chan Grajang 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.

Events and Weddings

Villa Chan Grajang with its lush and extensive grounds is ideal for small events, weddings or special occasions. The house is set on over 4071 square meters of land with extensive grounds, lush lawns, and stunning panoramic views of the bay which create a magical setting. As well as sleeping 12, the house and grounds comfortably hold 20 people.

The Villa provides a sumptuous, intimate and an idyllic location for any event.

Location

Villa Chan Grajang is a 3-minute drive from Surin Beach, one of the best beaches on the island. The Villa is set in Ayara, a gated community with 24-hour estate security combining exclusivity and privacy with a central location on the island. Surin boasts many high-quality and internationally renowned restaurants all within 5 to 10 minutes of the Villa. Local shops and supermarkets are all within a 5-minute drive, Laguna and the Banyan Tree Resort and Golf Club are less than a 10-minute 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 renowned 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.

Testimonials

"I also wanted to say that you have an impeccable staff – great attention to detail, terrific cooking and helpful in every possible way. They have been the best staff I have come across in my travels."

- Joon, Korea (December 2009)

"Not really anything you could do better! The staff was fantastic and the food and service great! Khun Boy in particular was very good!"

- Ben Wheeler and Friends, Singapore (December 2009)

"Thank you for all the nice things."

- Phoebe (October 2009)

" We are 5 families from Russia who had a lovely one-week holiday staying in both the main and small villas. This is an amazing place for everyone looking for a paradise in the world!! We were very impressed with the house, service, food and staff hospitality. The villa is perfectly designed, very well maintained and equipped. We would like to thank all the staff, especially Khun Nit, Apple and Boy for making our stay unforgettable. Hope to come back soon. Warmest regards from Moscow."

- Helen and her friends from Russia - (October 2009)

"Thank you sooo much. How will I start a day without banana cakes? A great time. Thank you all."

- Angus, Julia and Johnny Biscuits, Hong Kong (October 2009)

"Every day, rain or shine, the smiles greeted us from the sea, sky and the wonderfully hospitable staff. Thank you so much for making our time so special."

- (October 2009)

"We had an absolutely amazing stay. The perfect place to celebrate our engagement! Words cannot describe how grateful we are! No other holiday will ever compare... Thank you so much"

- Edward and Sarina, England (September 2009)

"This villa was an amazing experience. The staff were exceptional - nothing was ever too much trouble. Thank you for the memories!"

- Anna and Michael, Australia (September 2009)

"We had the most wonderful stay, Thank you so much!"

- Gopal and Nadia (September 2009)

"Thank you all the staff, we had a wonderful family holiday at Villa Chan Grajang. Hope we can come back soon!!"

- The Chubb family, Clearwater, Hong Kong (August 2009)

"Thank you for a heavenly visit."

- Linda Tejpaul (August 2009)

"Chan Grajang is simply amazing. From the moment you walk in the entrance you are overwhelmed with the view and the size and design of the Villa. The beds are wonderful and everywhere you look in just sensory overload of attention to detail of design and finish. The artwork and antiques add a truly unique touch that you have to see to appreciate. Thanks to Khun Apple and their staff for taking care of the food and service to the highest level. Once you have stayed here, anything else will seem very average. You have to try it...just once. The best Villa in Phuket in my opinion."

- Darren Lockie (May 2009)

"The perfect escape from work and the big city life. This is the 'Entourage Villa' in every sense of the word. Over the top and truly magnificent. We loved the staff and ate the best Thai food of our lives! Most of all we loved the peace and quiet with amazing views. Thank you for an amazing week that we will never forget. I can't wait to come back."

- Richard Reithknech, Ayano Negishima (May 2009)

"This house is the heaven on earth with the most amazing staff on the planet. Love the peace and quiet, the staff, and the view. Had an amazing birthday celebration and will definitely come back for another unforgettable journey."
- Alan Kong (May 2009)

"What an amazing house! This house is absolutely awesome! The service staff are all helpful and friendly. Thank you for having us! An unforgettable Journey."
-Betty Kong (May 2009)

" This is definitely one of the best Villas in the world!! No doubt we will come back for sure and spend at least 7 days or so."
-M Kong (May 2009)

"If you don't know where paradise is don't look further. Here is the place to stay and to enjoy. This place is just magic. It has good energy. The staff is very attentive, thoughtful and reliable. They prepared wonderful meals and they were at your disposition whenever you needed some help and advise. Three families enjoyed each second. What a dream!"
-Lewitan Family (April 2009)

"Thank you so much for the care, the smiles and the welcome we received during our stay. Even the minute-to-minute detail has been taken care of. The team have made our stay an absolute joy. Thank you for the memories. I would recommend Villa Chan Grajang to anyone."
- (October 2009)

"Thank you for a lovely holiday location. We really enjoyed the 6 days we had. Completely relaxing and the service was great. Would love to come back thank you."
- Peter, Julia, Sarah, Max, Phook, Dominic and Sophie (October 2009)

"Thank you so much we had a holiday of a lifetime!"
- Meg, Australia (September 2009)

"Brilliant! The best holiday ever! Love the place and the staff. See you again soon. Perfect!!"
- Nathan and Tania (September 2009)

"Awesome vacation! Very nice house with great staff and wonderful food. We want to come back soon."
- Benjamin and Emanuel (August 2009)

"Thank you again for taking such good care of us. We all had a wonderful vacation and hope we can come back sometime soon."

- Anja, Adam, Elias and Noah (July 2009)

"What a fabulous house! Real paradise!! We will definitely book a return trip. The staff were fantastic, food amazing and the house beyond expectations – even better than the website!! Cannot speak too highly of the staff – their attentiveness and dedication made for a truly memorable holiday."

- The Bradwells and The Dearmans (April 2009)

"We had one of the most amazing holidays here. The staff were excellent, the food wonderful, the house a dream. Thank you very much."

- Tubi Family (April 2009)

"The villa is absolutely fabulous..."

- John R., Germany (January 2009)

"The Villa is divine, the staff nothing short of splendid (the service, the food, the anticipation of your every need was accomplished with discretion and class) – all of this you told me about - but you left the best part out. Joanne! She is an angel from heaven. As if the Villa and the staff was not already enough – she was truly spectacular guiding Rick and I in whatever we needed or wanted. Always on call, delightful to the extreme; she made our trip! WOW! Once again, many thanks for the proper guidance. "

- Peter R., New York (January 2009)

"Everything about Villa Chan Grajang was magical. Light, airy, cool! The location and layout provided spectacular views throughout - with complete privacy in all the magnificent bedrooms - great bathrooms by the way! And Apple and her crew - they looked after us magnificently with beautiful food; fresh ingredients cooked to perfection, and attentive care! "

- David H., England (December 2008)