
HOUSE RULES

NO SMOKING · QUIET HOURS

Smoking & Quiet Hours

Please respect the strict no-smoking policy indoors and observe quiet hours throughout your stay.

SECURITY DEPOSIT

Refundable Deposit

A security deposit is required upon check-in and will be refunded following inspection at check-out.

CHECK-IN · CHECK-OUT

Check-In 14:00 Check-Out 11:00

Late check-in and check-out are occasionally available and can be arranged through our guest portal.

SUPPORT

24 / 7 Assistance

Our team is available around the clock. Responses between 11 PM – 7 AM may be slightly delayed; urgent matters are always prioritised.

DETAILED HOUSE RULES

- 01** Cleaning and linen change is provided once per week, complimentary for stays of 6 nights or more. For reservations exceeding 28 days, weekly cleaning is included. Additional daily cleaning is available upon request at extra cost.
- 02** A refundable security deposit of **300 USD** (or equivalent in EUR, GBP, AUD, CAD, or THB) is required upon arrival.
- 03** Electricity is charged by consumption. Meter readings are recorded at check-in and check-out. The rate is **8 THB per kWh**.
- 04** **Strictly no smoking inside the villa.** Smoking is permitted on the terrace only. Violation will result in forfeiture of the deposit and may incur an additional deep-cleaning fee.
- 05** Guests may not organise or host events or parties on the premises. Guests are fully liable for the conduct of any third party they permit to enter the property.
- 06** If law enforcement attends the property due to guest conduct, the deposit is forfeited and all guests must vacate the premises immediately.
- 07** By booking this property, guests agree to indemnify and hold the landlord harmless against all claims of theft, personal injury, property damage, or loss. The owner's property insurance does not cover guests' personal belongings; guests are encouraged to obtain appropriate travel insurance.
- 08** Please treat the villa with care. Minor damage (e.g. broken appliance, stained linen) is charged at wholesale cost. Major damage (TV, glass door, BBQ unit) is charged at wholesale price and the deposit is forfeited. All damage is assumed non-restorable unless the guest can demonstrate otherwise.
- 09** **No toilet paper in the toilet.** Blocked toilets carry a penalty of THB 3,000.
- 10** Towels must remain on the property and must not be taken to the beach or any outside location.
- 11** Please rinse off sand before re-entering the villa after a beach visit.
- 12** Only cans and plastic cups are permitted poolside. In the event glass breaks in the pool, guests are responsible for the full cost of pool cleaning.
- 13** Please close all doors and windows: when leaving the villa; when air conditioning is running; and during rainfall.
- 14** Occasional electrical or internet outages may occur and are beyond our control. We appreciate your understanding.

By completing your booking you confirm that you have read, understood, and agreed to all of the above house rules.
