

## **Satis House Website**

Tagline: “ ... whoever had this house, could want nothing else”

### **Home**

Satis House is the ultimate beachfront holiday rental villa for families and groups searching for safe and private luxury living on an exclusive beach in Thailand that has direct access to one of the world's greatest sports and adventure playgrounds.

This four-bedroom, Colonial pool villa is situated on a private oceanfront estate on a secluded part of Natai Beach, on the southwest coast of Thailand in Phang Nga province just 20 minutes from the Phuket International Airport and 60 minutes away from the nightlife of Patong. Natai Beach is considered one of Asia's most luxurious waterfront areas – it's often referred to the Thailand “Hamptons”, with its gated oceanfront villas and luxury resorts.

Phang Nga's outdoor playground offers a full array of sports and activities for active families and groups looking to experience and explore the best of natural Thailand. The area has immediate access to numerous public beaches, golfing, sailing, diving and maritime sports, elephant trekking and safaris, top-notch shopping and restaurants, plus there are plenty of cultural highlights to explore.

'Satis' comes from the Latin word for “enough” and true to its name, all of Satis House's guests – from the young to the young at heart – have more than enough at their fingertips to create an unforgettable tropical vacation.

Satis House features prominently in Charles Dickens' *Great Expectations*. Its essence is captured by Estelle, who says “....whoever had this house, could want nothing else.”

Ask about the Satis House Family + Group All-Inclusive Package for a complete “turn-key” holiday stay.

### **About the Villa**

Satis House is a luxurious four-bedroom, Colonial pool villa built with families and groups in mind. It has every modern amenity and service – from on-call staff and full western kitchen facilities to property-wide, multi-media resources and spectacular private soaker tubs in the master bedrooms – to ensure vacation stays in Satis House are effortless and relaxing.

The large 1,000 sqm open-plan home overlooks an expansive pool and outdoor lounge area that fronts a secluded beach on the incredible white sands and turquoise waters of Natai. This outdoor entertainment area includes a massive deck with sun loungers and umbrellas, a child-safe, party-size pool, a seaside sala, and a good-sized grass area for playing sports and games.

The villa's four bedrooms are located on level two of the home guaranteeing privacy and 5-star comfort for each guest. The two master bedroom suites feature private sea view balconies, plush, oversized beds and lavish soaker tubs for lovely private-time retreats. Bedroom 3 and 4 are equally luxurious and arranged so up to four people can sleep comfortably in each room.

### **Features**

Bedroom 1 (Master): Full-on ocean view, private balcony, safe, air conditioning and fan, mosquito screens, 32-inch flat screen TV and DVD player, mini fridge, luxury king size bed with down duvet and pillows, walk-in closet and dressing area, en suite bathroom with double vanity, two-person soaker bathtub, shower and toilet.

Bedroom 2 (Master): Full-on ocean view, private balcony, air conditioning and fan, mosquito screens, 32-inch flat screen TV and DVD player, luxury king size bed with down duvet and pillows, walk-in closet and dressing area, en suite bathroom with double vanity, two-person soaker bathtub, shower and toilet.

Bedroom 3: Ocean view, private balcony, fan, mosquito screens, 32-inch flat screen TV and DVD player, luxury twin beds that can be converted to one luxury king size with down duvets and pillows, plus two additional trundle beds, walk-in closet and dressing area, en suite bathroom with double vanity, soaker bathtub, shower and toilet.

Bedroom 4 (Children's/Singles'): Ocean view, private balcony, mosquito screens and fan, 2 sets of luxury up/down bunk beds with down duvets and pillows, baby crib and playpen, walk-in closet and dressing area, en suite bathroom with double vanity, soaker bathtub, shower and toilet.

Kitchen: Complete western kitchen and bar/breakfast nook with seating for 5, double-door fridge/freezer, range and oven, microwave, espresso machine and toaster.

#### Services

Three live-in staff (plus external 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)  
Thai cooking classes (upon request)

#### Facilities

17m x 7m Swimming pool with pool toys  
Private beachside sala  
Extensive lawn area for sunbathing or sports  
Wi-Fi Internet access  
Stereo with interior and pool-side speakers  
Home entertainment room with 40-inch plasma screen, Satellite TV, DVD with extensive selection of DVDs, and Nintendo Wii and games  
Wide selection of children's toys and board games  
Local Phone service  
First aid kit  
Children's cot, sterilizing equipment, baby monitor and high chairs (upon request)

Please read the following terms and conditions.

## **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 and late departure will depend upon availability of the villa at the time of arrival or departure).

### **2. REGISTERED GUESTS**

Only the number of persons stipulated in the Rental Agreement may reside at the property as guests. Registered guest cannot exceed the number of guests list provided at 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 contracted, he may, at his 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.

In case a party is to be organized within the property for a number of guests in excess of 1.5 times of the maximum occupancy of the villa (meaning number of bedrooms x 2), a surcharge of US\$ 1,200 (7% tax applicable), will be applicable. In addition, a guarantee deposit of US\$1,500 will be collected on site from which a cleaning surcharge of up to US\$ 350 (plus 7% VAT) will be deducted before refund to the Lessee.

### **3. PETS**

No pets are allowed on the entire property.

### **4. PAYMENT**

A 50% non-refundable deposit is due within 5 calendar days of booking the villa. For Peak Season (see in 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 during High Season (Dec 1-14, Jan 16-April 31).

### **5. SECURITY DEPOSIT**

A 15 % security deposit (but not less than \$2000) is payable at the time provided in 4 above and it will be returned to you no later than one week after checkout, less the cost of any damage or breakages during the rental period of the Villa or their contents. It may also be used to cover the cost of the use of telephones and other services.

If there will be any damages and costs exceeding 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). ). Furthermore, each guest must have liability insurance.

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

#### 9. COMPLAINTS

Lessor cannot be held liable for interruptions of the supply of water, or electricity, or Internet connection or breakdown of the swimming pool filtration systems, though Lessor will use our best endeavors to arrange for any such problems to be solved quickly.

If there are any problems during the rental period which could not be solved by dealing directly with the local villa staff, contact Lessor or Lessor's local representative immediately and they will use their best endeavors 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. 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.

#### 10. CONDUCT & BEHAVIOUR

Lessor is responsible for the correct and appropriate behavior of the guests staying at the Villa. Should any member of the party behave in a manner considered inappropriate, either 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.

#### 11. SOCIAL CORPORATE RESPONSIBILITY

Following the association with "The Code" developed by Kuoni Travel, IPSL, the Lessor and the local representative endeavor 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 VILLA

The service of some staff is included at the villa. Additional services such as those of baby sitters and/or drivers can be sourced in advance or on-site upon request, although such services cannot be guaranteed and will depend on availability.

Under NO circumstances can staff at the Villa be asked to look after any minors staying at the Villa.

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 +20% service charge. This charge is to cover condiments, cooking gas and transportation and all costs incurred from cooking and kitchen related expenses.

#### 14. LINEN & TOWELS

Linen and towels are provided at the Villa. These are normally changed every three (3) days or as deemed necessary. If you require more frequent changes there may be extra charges. Outside services are also available for a small service charge and must be paid at the time

incurred or latest at the time of departure.

15. LAUNDRY

Laundry can be done by staff in the house during your stay, but please note that this is at your own risk. We will not take responsibility for any damage that may be caused.

16. 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.

17. TRANSFERS

Rates exclude airport pick up and return. Taxis and airport transfers can be arranged through the Villa Concierge or the Villa Manager.

18. LESSOR'S INSURANCE

Lessee agrees not to or permits 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.

19. VALUABLES

A personal safe is provided in master bedroom of the villa. It is strongly recommended that it is used to store valuable items such as passports, cash, traveler'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.

20. DUE CARE AND SUPERVISION/INDEMNITY

Lessee accepts and acknowledges that he 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.

Lessee and its 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, near or in the pool or Jacuzzi, on the beach or on the access to the sea or in the sea (Details are provided in the Guest manual.)

Children MUST be under supervision of an adult at all times when staying at the Villa.

The Lessee has to keep a strong awareness as to the whereabouts of all guests in his 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.

21. SMOKING

This is a Non-Smoking Villa. Smoking is not permitted within the villa or its grounds.

## **Events and Weddings**

Special events and weddings are magical at Satis House with its views overlooking the sands and sunsets of Natai Beach. The large outdoor entertainment area is a perfect location for a special event to remember. The villa can accommodate parties of up to 120 people with full catering and event planning available. Ask us how we can help organize your event.

## **Location**

Satis House sets the luxury standard for family beachfront villa rentals on the ultra-exclusive Natai Beach in Phang Nga Province – just a 20 minute drive from Phuket International Airport and 60 minutes to the nightlife of Patong. With daily morning flights to Phuket from Hong Kong and Singapore, vacationers can leave in the morning and arrive on this spectacular white sand beach in time for brunch.

The Phang Nga area offers access to a wonderland of national parks, waterfalls, untouched pristine beaches and sparsely populated islands, yet it's less than an hour from Phuket's world class shopping, restaurants, spas, golf courses and hospitals.

### How to get there

Satis House is about 20 minutes from Phuket International Airport. Head north on the main highway leaving Phuket, go over the Sarasin Bridge, stay left in the left lane and take the Kok Kloi turnoff. When you get to Kok Kloi turn left at the main light in town (which heads towards the beach). 200 meters before the beach, turn left onto Beach Road. Drive down Beach for 1 kilo. Just before Ranyatavi Hotel, turn right onto a concrete road. Satis House is the first villa on the left (ocean) side of the road.