

Payment Terms

50% deposit upon confirmation.

Balance payable 45 days prior to check-in date.

Cancellation PolicyCancellation for High, Intermediate and Prime Seasons

14 days or more before check-in date:

Forfeiture of all deposits shall be subject to be credited for 12 months from the date of the cancellation confirmation by the villa. Such credit can be used by the client or anyone on the client's behalf for any reservation, during any period and solely for the villa initially reserved.

Within 14 days of check-in date:

All payments will be forfeited

Christmas and New Year period

All payments will be forfeited

The above cancellation charges also apply if the villa cancels the booking due to non-payment of the balance.

If the dates of bookings are required to be changed, this may be treated as a cancellation of the original booking and cancellation charges may apply

Payment and cancellation terms for promotion offers may vary.

All cancellations must be received in writing.

Any refund is subject to the exchange rate at the time of booking and the property will retain the difference in rate should it be higher in value than the original payment.

Security Deposit

A security deposit of THB 10,000 per villa may be required upon check-in.

This is fully refundable at check-out, unless there are costs for damage or breakage to be covered.