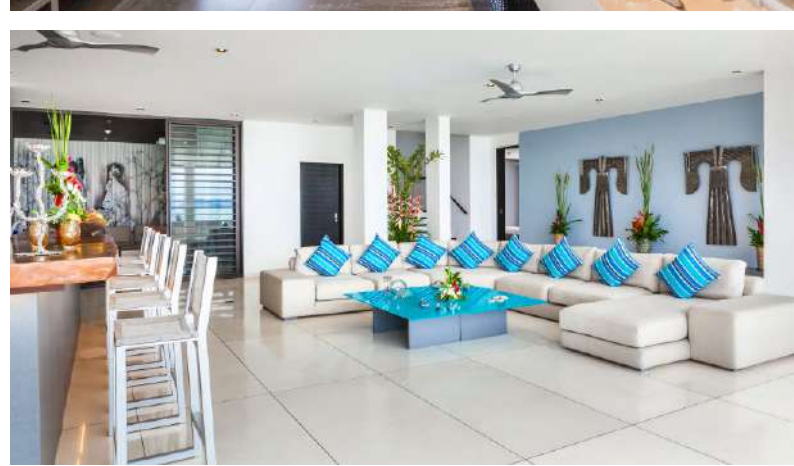
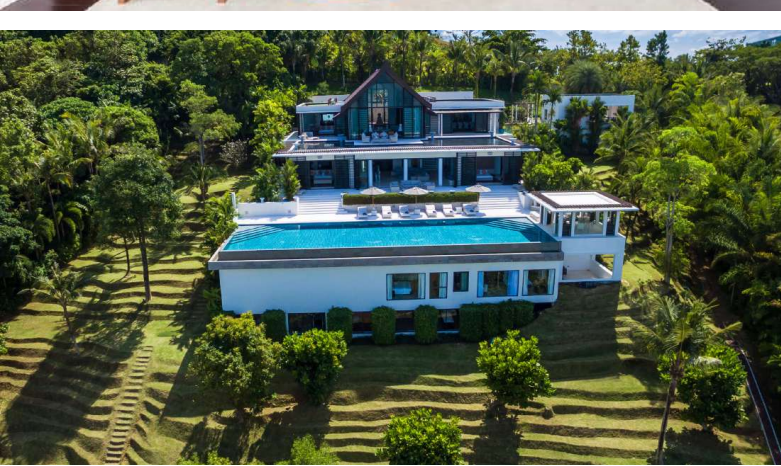
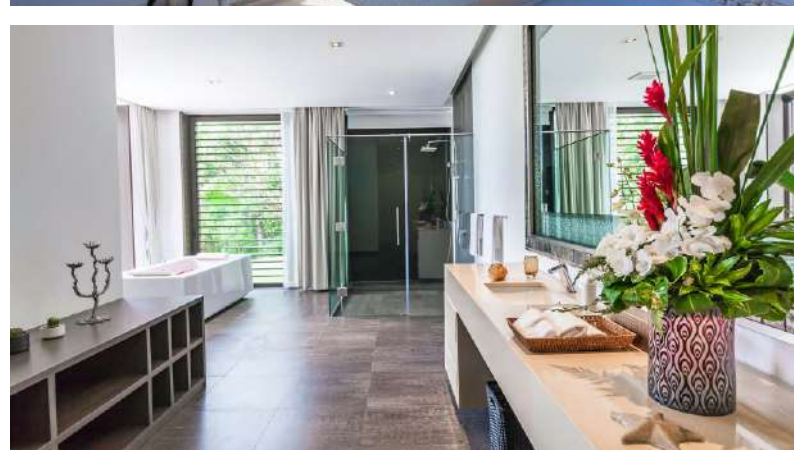
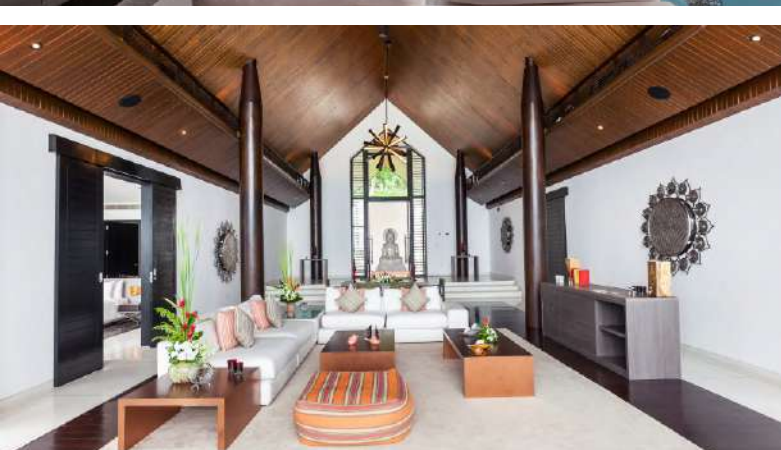


OCEAN'S 11

P H U K E T



PHUKET, THAILAND | 6-BEDROOM



ABOUT

Villa Ocean's 11

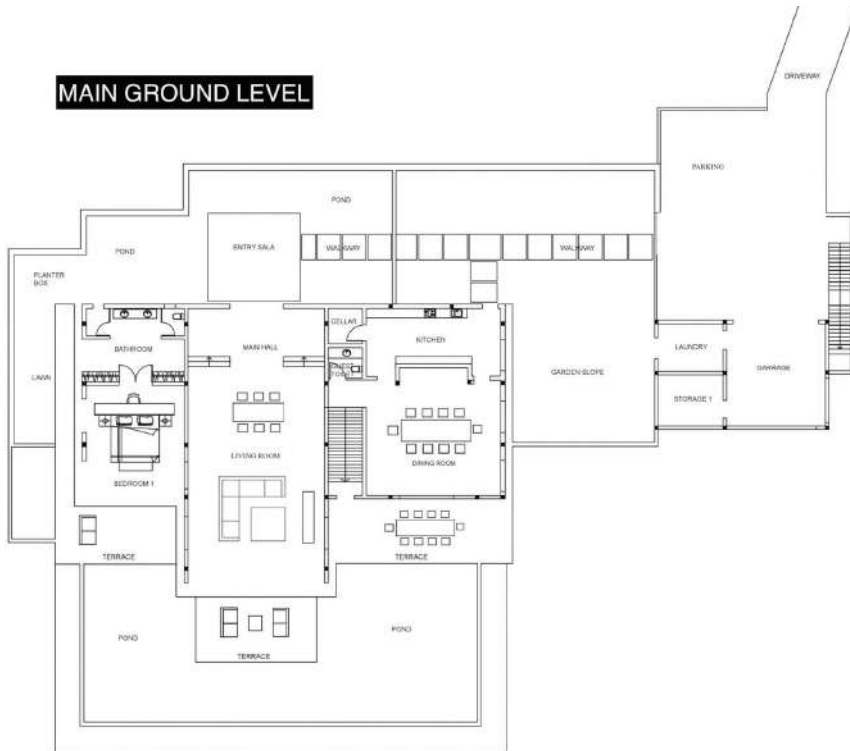


A LUXURY OASIS THAT RELAXES YOU TO THE CORE AND TRANSPORTS YOU TO ANOTHER TIME AND PLACE.

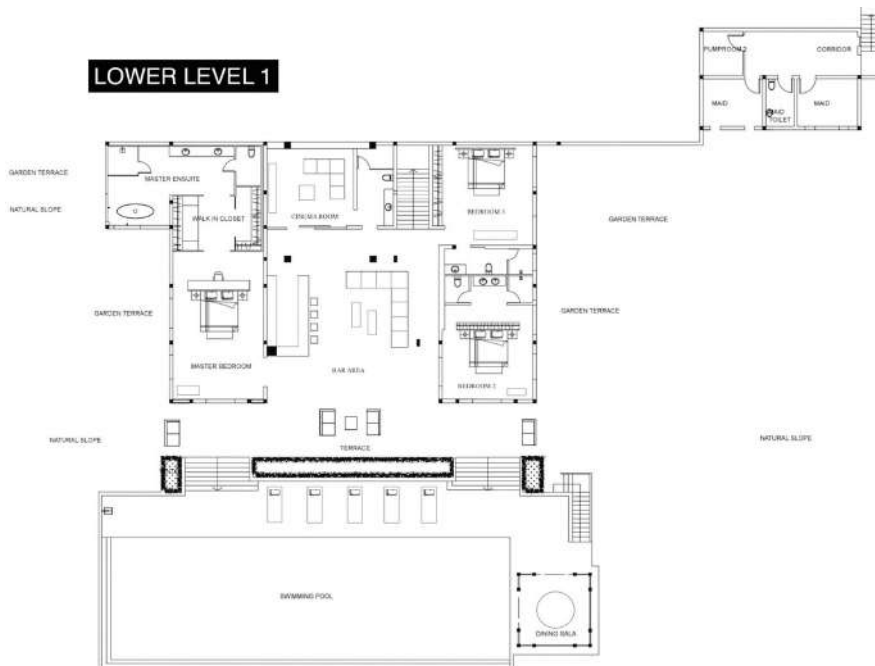
An intimate and luxurious retreat, Ocean's 11 Villa offers breathtaking panoramic views of the Andaman Sea and Phang Nga Bay. With large windows and doors, opening the white draperies expose each suite to warm rays of the sun, providing the perfect tropical atmosphere to a modern living space while letting the breezy air circulate. Each frame of an opened window or door is a picture-perfect view of the tropical paradise that surrounds the villa – the clear blue skies, the garden, the subtle shadows of the mountains of the nearby islands, and of course, the calm and spectacular blue waters of the Bay. Ocean's 11 features an outdoor pool, a private beach, a bar with indoor and outdoor lounging areas, a gym, and a spa room. Almost all parts of the villa including the 6 bedroom suites feature stunning views of the turquoise seas on its front and the breathtaking island formations on the Phang Nga Bay.

FLOOR PLANS

MAIN GROUND LEVEL

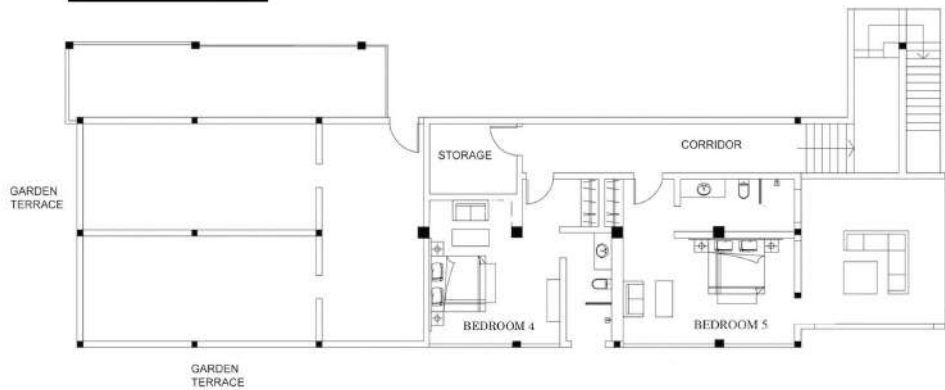


LOWER LEVEL 1

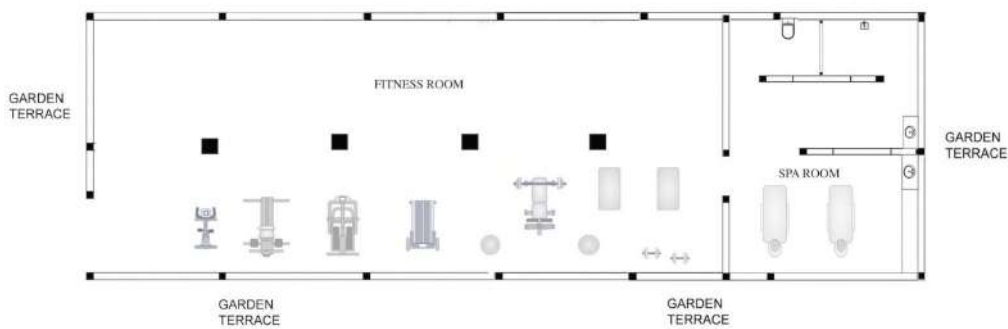


FLOOR PLANS

LOWER LEVEL 2



LOWER LEVEL 3



FACILITIES



Villa Ocean's 11 is treated with a modern minimalist style with a touch of Thai architecture such as the pointed traditional Thai-style roof. The decor represents a perfect mix of modern chic and traditional design elements. The villa's interior is generally minimal with immaculate white walls dotted with stylish furnishings and impressive artwork. At the entrance, guests are welcomed with a spacious living area with plush sofas, marble Buddha statues, and not to mention, the gorgeous view of the sea. Directly in front of the villa and only a few steps down is the relaxing outdoor pool with unbelievable panoramic views of the villa's surrounding nature.

INCLUSIONS



FEATURES OVERVIEW

- Total land plot size: 6,640 sqm
- Total villa size: 2,280 sqm
 - Covered area: 1,135 sqm
 - Open area: 1,145 sqm
- Total lawn and garden area: 5,000 sqm
- Total of 6 bedrooms with ensuites
 - 1 Luxurious master bedroom (king size bed)
 - 5 Luxurious guest bedrooms (5 king size beds)
- Infinity swimming pool
 - Length 26m, Width 8m, Depth 1.6m
- Access to beach
- Outdoor sala with BBQ facilities and panoramic sea view
- Choice of indoor or outdoor dining
- Spacious living room
- Bar and lounge area
- Home theater
- Fully-equipped American kitchen
- Fully-equipped fitness & spa room
- High-speed wireless Internet throughout the villa
- NUVO sound system in the entire villa
- iPod dock
- 7 Flat screen TVs with satellite channels and DVD players
- Safety box (in every room)
- Baby cot and high chairInternational plug sockets
- Covered parking for 2 cars + 2 extra parking slots
- Restaurants within the estate
 - European and Thai cuisine

STAFF & SERVICES

- 4 staff members with a private chef (food not included)
- Daily housekeeping
- Guest service experience
- 1 round trip airport transfer included
- Turndown service
- Gated community with 24-hour estate security
- Car rental (extra charge)
- Van with driver upon request (extra charge)
- In-house massage (extra charge)
- Laundry service (extra charge)
- Wine menu with a selection of champagne, red, white, and rosé wine (extra charge)

THE BEDROOMS

MASTER BEDROOM (132 SQM)

King size bed; Panoramic sea and pool view; Walk-in closet; Work desk; 40-inch flat screen TV & DVD player; Apple TV; Safety box; Air-conditioning; Ceiling fan; Ensuite bathroom with double vanities, bath tub, rain shower, and separate toilets



GUEST BEDROOM 1 (80 SQM)

King size bed; Panoramic sea view; Large private panoramic view terrace with outdoor seating; His & her closet; Work desk; 30-inch flat screen TV & DVD player; Apple TV; iPod dock; Safety box; Air-conditioning; Ceiling fan; Ensuite bathroom with rain shower; double vanities, and separate toilets



GUEST BEDROOM 2 (40 SQM)

King size bed; Panoramic sea and pool view; Walk-in closet; 25-inch flat screen TV & DVD player; Apple TV; Safety box; Air-conditioning; Ceiling fan; Ensuite bathroom with double vanities, rain shower, and separate toilets



Note: All rooms come with provision for toiletries, hair dryers, bathrobes, slippers, and umbrellas

THE BEDROOMS

GUEST BEDROOM 3 (40 SQM)

King size bed; Garden view with 20-sqm private terrace; Large closet; 30-inch flat screen TV & DVD player; Apple TV; Safety box; Air-conditioning; Ceiling fan; Ensuite bathroom with vanity, rain shower, and toilet



GUEST BEDROOM 4 (35 SQM)

King size bed; Panoramic sea view; Closet; 25-inch flat screen TV; Apple TV; Safety box; Air-conditioning; Sofa for 2 persons; Ensuite bathroom with vanity, rain shower, and toilet

GUEST BEDROOM 5 (32 SQM)

King size bed; Panoramic sea view; Closet; 25-inch flat screen TV; Apple TV; Safety box; 2-seater sofa; Air-conditioning; 25-sqm terrace with outdoor lounge for 2 & coffee table; ensuite bathroom with vanity, rain shower, and toilet



Note: All rooms come with provision for toiletries, hair dryers, bathrobes, slippers, and umbrellas

MORE INFO

ARRIVAL & DEPARTURE TIMES

Standard check-in time is 3:00 p.m. and check out time 12:00 nn unless other arrangements have been made and agreed upon by the lessor. Early arrivals or late departure times are subject to the availability of the villa and extra fees will be imposed. Please refer below for the applicable corresponding fees:

Check - in Time:

From 10:00 a.m. and onwards - 50% of the regular daily rate

Before 10:00 a.m. - 100% of the regular daily rate

* These additional fees include the cost of our chef to prepare lunch.

Check - out Time:

Until 6:00 p.m. - 50% of the regular rate

After 6:00 p.m. - 100% of the regular daily rate

MINIMUM STAY REQUIREMENTS

There is a minimum 3 nights stay requirement for most of the year. For Peak Seasons (Christmas & New Year), the minimum stay is 14 nights. For holidays such as Easter and Chinese New Year, the minimum stay is 5 nights.

WEDDINGS AND EVENTS

There are no weddings or events allowed at the Villa. If you take it upon yourself to host additional visitors while staying at the villa, you will be held responsible for any additional costs associated with cleaning, if necessary.

REGISTERED GUESTS

Only the specified number of guests listed in the Rental Agreement at the time of booking may reside on the premises. The number of registered guests given at the time of the booking is the maximum number of guests allowed.

VILLA STAFF

Staff service is included in your stay at the villa from 7 am to 10 pm. On occasion, and with prior notice, they are also available for late-night special events or early morning breakfast (Extra hours can be charged at the discretion of the villa policy). At your own discretion, a tip may be given upon departure.

Please note that your rental payment does not include a Service Charge. We kindly suggest to offer Gratuity to the staff. The decision as to how much tip to give to the staff is entirely up to you, and should depend on how well you think the staff looked after you.



LOCATION



ENCLAVED IN AN ULTRA HIGH-END COMMUNITY ON A PENINSULA ON THE QUIET EAST COAST

The villa is located on the East Coast of Phuket on a peninsula in the illustrious gated community of Cape Yamu. Cape Yamu is only 25 minutes from Phuket International Airport and 20 minutes from Phuket Town. The famous Layan, Bang Tao, and Surin beaches are only 20 minutes away by car as well as golf at Laguna, Blue Canyon, and Mission Hills.



DISTANCES

	NAME	KM
Nearest airport	HKT Airport	27 km
Nearest marina	Royal Phuket Marina	11 km
Nearest pier for boat tours	Yamu Pier	0.5 km
Nearest beach	Beachfront Villa	0 km
Nearest golf	Laguna Golf	17 km
Nearest restaurant	At the estate	0.3 km
Nearest bar	At the estate	0.3 km
Nearest gym	At the villa	0 km
Nearest tennis court	Oceanic Tennis Club	14 km
Nearest supermarket	Tesco	7 km
Nearest International Shopping Center	Central Festival	20 km



REVIEWS

"One of the best villas we've ever stayed at... I would highly recommend this villa to anyone I know."

ABSOLUTELY AMAZING

Nigel D. on Villa Ocean's 11

Thank you so much for everything! Our stay at Ocean's 11 villa was amazing and a vacation we'll remember for the rest of our lives. Everything was absolutely amazing and hope to one day come back!

BEST VILLA WE'VE EVER STAYED AT

Charles F. on Villa Ocean's 11

This villa is one of the best villa we've ever stayed at. The furnishing of the villa, the huge swimming pool, the surrounding, the views of the ocean and Phang Nga Bay, complemented with the excellent service of the staff, made our stay and experience the most amazing one. If we ever go back to Phuket next year, my family and I are absolutely coming back here. I would highly recommend this villa to anyone I know. To the staff, thank you for the hospitality and looking forward to see all of you again soon!

AMAZING VIEW AND SERVICE

909alex1 on Villa's Ocean 11 via TripAdvisor

Amazing view of Cape Yamu from the villa. Never got tired of the sunrise view and the sunset view. Enjoyed the peace and serenity. Not forgetting the amazing service provided by Gik and her team. The chef cooked amazing Thai food that there was no need to go out to look for restaurants. When it was time to leave, everyone was sad to go, leaving behind wonderful memories. We will definitely come back to Cape Yamu soon.

"A vacation we'll remember for the rest of our lives."



OCEAN'S 11

P H U K E T