

# Baan Krom

**Region:** Koh Samui   **Sleeps:** 10

---

## Overview

Set along the peaceful shores of Lipa Noi Beach, Baan Krom offers a graceful blend of Thai character and modern comfort. Inside, high teak ceilings and traditional accents create a warm sense of place, while contemporary design adds ease and sophistication. The open-plan lounge, dining, and kitchen areas form the heart of the villa, where sunlight pours through wide windows and plush seating invites quiet moments. A fully equipped kitchen and the option of meals prepared by a private chef make dining effortless, whether enjoyed indoors or beneath the stars beside the sound of the waves.

The villa's five serene bedrooms overlook the sea, each with air-conditioning, en-suite bathrooms, and king or twin beds. Outdoors, a private infinity pool and Jacuzzi sit framed by greenery, with sunbeds and umbrellas offering restful corners throughout the day. Guests can also enjoy shared amenities such as kayaks and a fitness centre, while families benefit from thoughtful additions like baby cots and high chairs. Baan Krom is a tranquil beachfront retreat where Thai charm and contemporary ease come together beautifully.

## Facilities

BBQ • Villa • Coffee Machine • Hairdryer • Beachfront • TV • Ground Floor Bed & Bath • Wi-Fi/Internet • Walk to Beach • Maid Service Included • Special Offer • Has Discount • Laptop Friendly Workspace • Cots (Cribs) • Private Pool • Beach Nearby • Chef/Cook Available • Pre-Stocked Fridge Available • Spa Treatments Available • Transfers Available • Board games • Babysitting Available • On-Site Concierge • Breakfast Included • Bathroom Toiletries • Laundry Service • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • <1hr to Airport • Microwave • All Bedrooms En-Suite • High Chair(s) • Fenced Grounds • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities



# Interior & Grounds

## Ground Floor

- Lounge space with sofas, Smart TV, BOSE sound system, ceiling fan
- Dining area with table and chairs
- Fully-equipped kitchen with oven, hob, microwave, coffee machine, fridge-freezer, rice cooker, blender, toaster, juicer
- Bedroom with king-size bed, air conditioning, balcony, en suite bathroom, fan, safe, Smart TV, walk-in closet
- Bedroom with 2 single beds, air conditioning, balcony, en suite bathroom, safe, Smart TV
- Bedroom with 2 single beds, air conditioning, en suite bathroom, safe, Smart TV
- WC x 2
- Staff quarters

## First Floor

- Bedroom with king-size bed, air conditioning, en suite bathroom, safe, walk-in closet
- Bedroom with king-size bed, air conditioning, en suite bathroom, safe, Smart TV, walk-in closet

## Exterior Grounds

- Infinity pool (18.6m x 5.3m x 1.8m) with built-in Jacuzzi
- Covered lounge area
- Covered alfresco dining area
- Sun loungers
- Parasols
- Garden
- Private parking
- Outdoor speakers

## Additional Facilities

- Wi-Fi
- Daily housekeeping service
- Private chef (available on request)
- Barbecue facilities (shared with other residents staying on the estate)
- Daily breakfast service
- Concierge service
- 24/7 security with CCTV
- Safe
- Hairdryers
- Kayak x 2 (shared with other residents staying on the estate)
- Laundry/dry cleaning service
- Babysitting service
- Cot and highchair
- Majong
- Books and board games
- Communal gym





# Location & Local Information

Baan Krom enjoys an exceptional setting within a private gated community, just steps from the soft white sands of Samui's picturesque north coast. From the moment you arrive, sweeping views of the turquoise bay and nearby Koh Phangan set a stunning tone for your stay. The villa's peaceful location ensures complete privacy and security, while still placing you close to some of the island's most charming highlights.

A short drive brings you to Fisherman's Village, where markets, cafés, and sea-view restaurants offer a taste of local culture. Nearby, the Santiburi Golf Course, the iconic Big Buddha Temple, and other island attractions provide plenty to explore. The tranquil stretch of Lipa Noi Beach is perfect for gentle walks, kayaking, or simply watching fishing boats drift across the horizon. With its blend of calm surroundings and easy access to adventure, Baan Krom offers a beautifully balanced base for discovering Koh Samui.

## Local Amenities

Nearest Airport	Koh Samui Airport (31 km)
Nearest Beach	Lipa Noi Beach (10 m)
Nearest Golf	Santiburi Golf Course (23 km)
Nearest Restaurant	Rich Beach (2 km)
Nearest Shop	7-Eleven (1 km)
Nearest Town/City	Koh Samui (26 km)
Sightseeing	Big Buddha Temple (31 km)



## What we love

- Just right on the quieter west-coast beach of Lipa Noi Beach, this five-bedroom villa blends high teak ceilings and contemporary design to offer guests both tropical charm and modern comfort.
- Each bedroom at Baan Krom features an en-suite bath and wide-angle sea or sunset views, while outside a private infinity pool and Jacuzzi invite relaxation in lush, coastal surroundings.
- Set within a secure, gated estate and staffed for daily housekeeping and optional chef service, the villa provides a calm yet convenient base for a beach holiday on Koh Samui.

## What you should know...

- A cot and highchair are available for the very youngest guests.
- Some amenities such as laundry and babysitting services are subject to an additional charge.
- The barbecue facilities and kayaks are shared amenities with other guests staying on the estate .

# Terms & Conditions

- **Security deposit:** Security deposit to be paid upon arrival to the villa. Note that the security deposit fee is dependent on the number of guests attending the event. This will be used at the Property Management Company's discretion to cover cost of service or replacement in case of breakages or damages to the property prior, during or after the event takes place. This amount is 100% refundable if there are no damages to the property.

- **Arrival time:** 15:00 - 17:00

- **Departure time:** 11:00

- **Energy costs included?:** Yes, included in the rental price.

- **Linen & towels included?:** Yes, included in the rental price.

- **Pets welcome?:** Not allowed.

- **Changeover day:** Flexible.

- **Smoking Allowed?:** Smoking & Vaping are not permitted.

- **Minimum stay:** 2 - 10 nights, depending on season. All other durations on request.

- **Heating costs included?:** Not available on this property.

- **Pool heating charge?:** Not available on this property.

- **Tax:** Tourist tax not applicable.

- **Internet access?:** Wi-Fi internet access included.

- **Pool towels included?:** Yes, included in the rental price.