

# Baan Ikustaka

**Region:** Koh Samui **Sleeps:** 12

---

## Overview

Set along Koh Samui's serene western coast, Baan Ikustaka is a contemporary beachfront haven framed by sweeping views of the iconic Five Islands. Designed by architect Riccardo Tossani, the villa features open-plan living spaces where the lounge, dining, and kitchen areas flow effortlessly together. Clean Thai-Japanese influences shape the interiors, with airy salas, soft furnishings, and ocean breezes creating a calm, inviting atmosphere. Each of the six en-suite bedrooms offers comfort and privacy, with plush bedding and panoramic sea views, while the bathrooms blend sleek design with soothing, spa-like amenities.

Outdoors, three tiered infinity pools, including a reflection pool and a children's pool, overlook the sea, offering idyllic spots for sun-soaked relaxation. Guests can enjoy a private spa with massage beds and a Jacuzzi for six, a fully equipped gym, and facilities for tennis and basketball. With landscaped gardens, attentive staff, a dedicated villa manager, and a private chef, every moment feels seamless and restorative. Ideal for couples, families, or groups of friends, Baan Ikustaka delivers an unforgettable island escape where contemporary elegance meets pure coastal tranquillity.

## Facilities

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



# Interior & Grounds

## Ground Floor

- Living area/sala with sofas, coffee tables
- Media room with 85 inch TV, Apple TV, Yamaha sound system
- Dining area to seat up to 32 people
- Fully-equipped kitchen with oven, stove, microwave, fridge-freezer, SMEG coffee maker, blender, toaster, rice cooker, dishwasher, barbecue, kettle, juicer, water dispenser, glassware, crockery, cutlery, wine cellar, kitchen basics (salt, pepper, oil etc)
- Master Suite (Umi/Ocean): 1 king bed and 2 single beds and private balcony, with en-suite bathroom
- Kokoro/Heart: 1 king bed and additional small single bedroom with 1 single bed and private terrace with 2 sun loungers
- Nami/Water: 2 single beds that can be combined to become 1 king bed, with en-suite bathroom
- Yume/Dream: 1 king bed, with en-suite bathroom

## First Floor

- Sora/Sky: 1 king bed and private balcony, with en-suite bathroom
- Raku/Comfort: Private floor in the Main Atrium; 1 king bed and loft space with two single futon mattresses (not suitable for elderly/children), 1 bean bag, and private balcony, with en-suite bathroom

## Exterior Grounds

- Infinity pool (13m. x 4m. x 1.5m)
- Reflection pool (18m. x 4m. x 0.2m)
- Children's pool (7m. x 4m. x 0.8m)
- Sun loungers
- Chairs
- Parasols
- Canopy sun loungers
- Alfresco dining area to seat up to 18 guests

## **Additional Facilities**

- Wi-fi
- Private chef
- Concierge
- Netflix
- Ping-pong table
- Video games console
- Books
- Board games
- Gym with treadmills, exercise bike, cable motion gym system, dumbbells, gym balls, yoga mats, basketball court, and tennis court
- Kayak x 2
- Canoe
- Water bicycle
- Paddle board
- Spa with massage tables and jacuzzi
- First aid kit
- Housekeeper
- Masseuse
- Night-time security



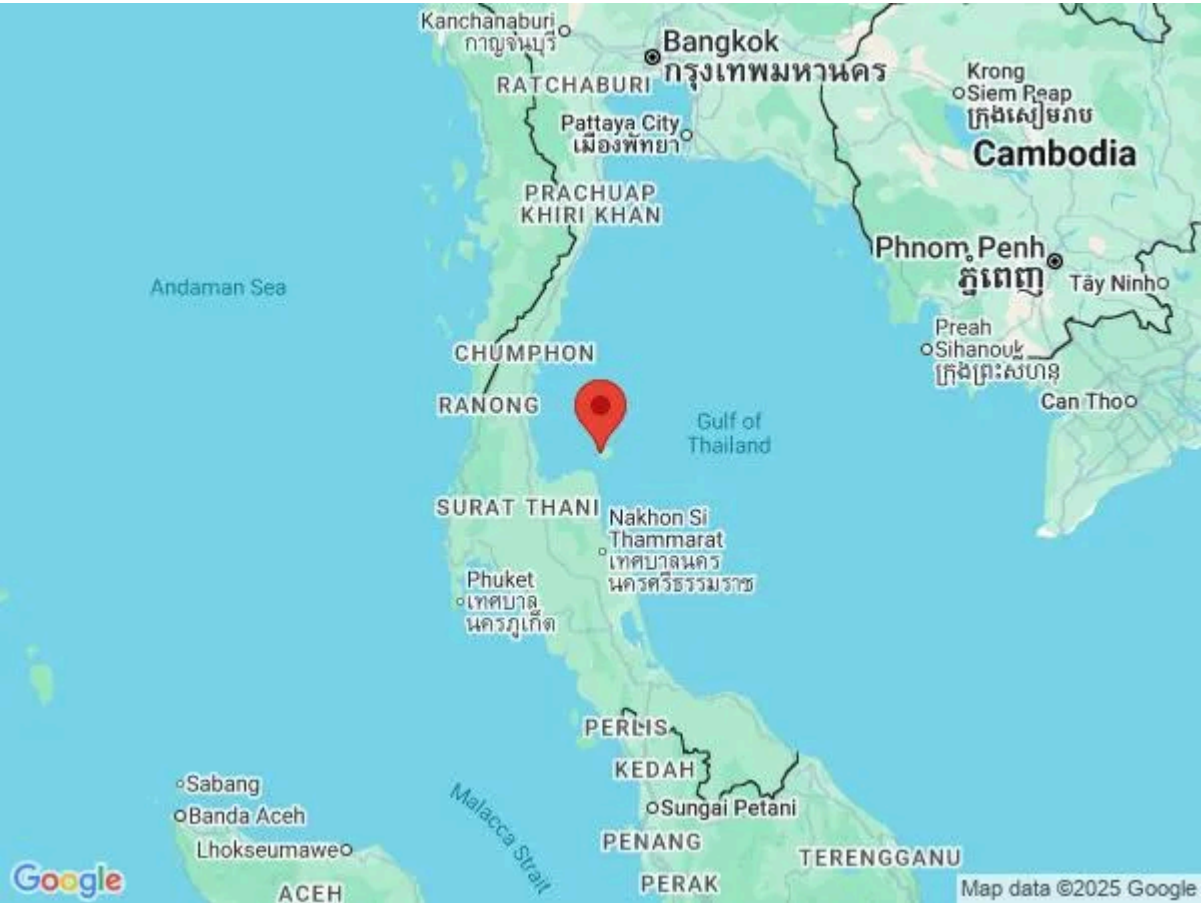
# Location & Local Information

Set along Koh Samui's peaceful western coast, Baan Ikustaka enjoys a prime beachfront position with uninterrupted views of the famous Five Islands. The calm waters of the Gulf of Thailand are just steps away, inviting guests to swim, snorkel, kayak, or paddleboard against a backdrop of glowing sunsets and endless horizon. This serene location offers a true sense of escape while still keeping the island's highlights within easy reach.

A short drive brings you to Nathon, a lively town filled with local markets, fresh seafood stalls, and small boutiques where you can experience the island's culture at an easygoing pace. Beyond the coastline, Samui's lush interior offers jungle trails, waterfalls, and panoramic viewpoints perfect for hiking and exploration. Adventurous travellers can try zip-lining, ATV rides, or guided safaris to discover the island's wilder side. After each day's outing, returning to the calm of Baan Ikustaka, where sea views, comfort, and privacy await, feels like a retreat in itself.

## Local Amenities

Nearest Airport	Koh Samui Airport (32 km)
Nearest Beach	Lipa Noi Beach (10 m)
Nearest Golf	Santiburi Golf Course (18 km)
Nearest Restaurant	Nanus (350 m)
Nearest Shop	7-Eleven (2 km)
Nearest Town/City	Koh Samui (27 km)
Sightseeing	Big Buddha Temple (30 km)



## What we love

- Nestled on the island's western coastline near the iconic Five Islands, this six-bedroom villa features three infinity pools, a gym, spa room and direct beach access for an elevated coastal retreat.
- The open-plan interior seamlessly connects with terraces and ocean-facing expanses, offering modern architecture and sweeping sea views in a fully-staffed setting.
- With accommodation for up to 12 guests, this villa presents a spacious and sophisticated option for groups seeking luxury beach-front relaxation on Koh Samui.

## What you should know...

- With multiple infinity pools right on the beachfront and direct sea access, supervision is essential and guests should be aware that currents or drop-offs may pose a risk.
- The villa's modern, open-plan design and high-end finishes include many glass surfaces and stone walkways, so extra caution is advised when walking around wet areas.
- Although luxuriously secluded, its beachfront location means occasional tropical storms, slippery pool decks and increased insect activity, so plan accordingly and bring anti-bite spray.

# 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:** 14:00 - 18:00

- **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.