

# Iriye Estate

Region: Jamaica Sleeps: 8 - 14

## Overview

Iriye Estate personifies luxury and elegance! The villa is a waterfront holiday house with a private white sand beach in the beautiful Discovery Bay. With seven bedrooms that sleep up to fourteen people, it stands out as ideal for a big family getaway or a group of friends! A diverse collage of tones runs through the villa with pops of colour that bounce beautifully off the neutrals! Natural wood features heavily in the interior, accessorized with fine art objects!

Inside the airy, open-plan living space, you'll find the stylish and comfortable indoor living and dining room which is in the heart of the villa, just off of the Chef's kitchen.

The family room features an LCD television and sound bar and a home office with an Apple computer, printer, telephone and fax. The villa includes a private gym with air-conditioner and power-lifting room!

The picturesque garden feels like a personal and private area, orchard filled with flowering coconut trees and tropical plants! The full-size azure infinity pool and hot tub have enough space for everyone to swim in while admiring the scenery! One of the jewels of the garden is the over the water gazebo with a 270-degree view perfect for sunset dinners, with a marble dining table to pop open a bottle or choose to curl up on the cosy sofa!

Iriye Estate can accommodate fourteen guests in the seven en-suite bedrooms with private balconies. Four of the rooms feature king-size beds and rooms with a twin bed that can turn into a king-size bed. All of the bedrooms come with air-conditioning, a palette of vibrant colours with touches of wood and high ceilings that ooze understated luxury and stunning tropical views. All of the rooms are complete with a spacious shower and the master bedroom has its own private lounge area!

There are plenty of spaces in this villa for entertainment like the private tennis court with a basketball hoop, table tennis, Apple TV for downtime, because after all, relaxing is what a holiday is all about!

The villa is fully staffed with a butler, chef, housekeeper gardener and laundress!

The villa has superb architecture, but one of the most photogenic parts of the



villa is the private white sandy beach! Breathe in the salty sea scents and relax! Or, enjoy the turquoise water with the three kayaks, the snorkel equipment or the paddle board!

## Facilities

Wow Factor • Instagrammable • Modern • Private Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Hot Tub • Walk to Beach • Walk to Restaurant • <1hr to Airport • BBQ • Safety Deposit Box • Hairdryer • All Bedrooms En-Suite • Ideal for Xmas/NY • Tennis Court • Ground Floor Bed & Bath • Smart TV • Gym/Fitness Room • Indoor Games • Outdoor Games • Table Tennis • DVD • Ceiling Fans • Cot(s) • High Chair(s) • Beachfront • Watersports • Canoeing/Kayaking • Golf Nearby • Tennis Nearby • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

In search of inspiration? Eager to enjoy Jamaican sunrises from the comfort of your very own private beach? Iriye Estate might just be the villa that you and your guests have been searching for...

### Ground Floor

- Twin bedroom, with en-suite bathroom
- Dining area
- Fitness area
- Fully equipped kitchen
- Living area
- Utility room

### First Floor

- Master Bedroom, with living area & en-suite bathroom
- Breadfruit Bedroom - King bedroom, with en-suite bathroom & balcony
- Papaya Bedroom - King bedroom, with en-suite bathroom & balcony
- Starfish Bedroom - Bedroom with two Queen beds, en-suite bathroom & balcony
- Media room

### Annex

- Bamboo Bedroom - King bedroom, with en-suite bathroom
- Coconut Bedroom - Bedroom with two single beds, en-suite bathroom & balcony
- Sugarcane Bedroom - King bedroom, with en-suite bathroom

### Exterior

- Private swimming pool, with Roman steps access
- Gazebo
- Hot tub
- Lawn area
- Outdoor dining & furniture
- Parasols
- Poolside shower
- Private jetty
- Private Parking
- Private tennis court
- Sun loungers



## Location & Local Information

Iriye Estate is located in Discovery Bay, on the northern coast of Jamaica. As the name suggests it is supposedly one of the first parts of Jamaica discovered by Christopher Columbus and the nautical vibe is persistent throughout the town!

The villa has a private beach so you can enjoy and relax the Caribbean sea amidst the whole family, with the privacy that the villa offers and without having to travel! However, as you are situated on the northern coast of the Caribbean Sea, you can frolic on any of the area's public beaches! Ten minutes walking from the villa is Puerto Seco where you will find white sand beaches, which makes it a popular choice for both holidaymakers and the local residents alike, so if the locals love it, it's a definite must visit! The Puerto Seco Beach Park will entertain both children and adults with its inflatable amusements on the sea!

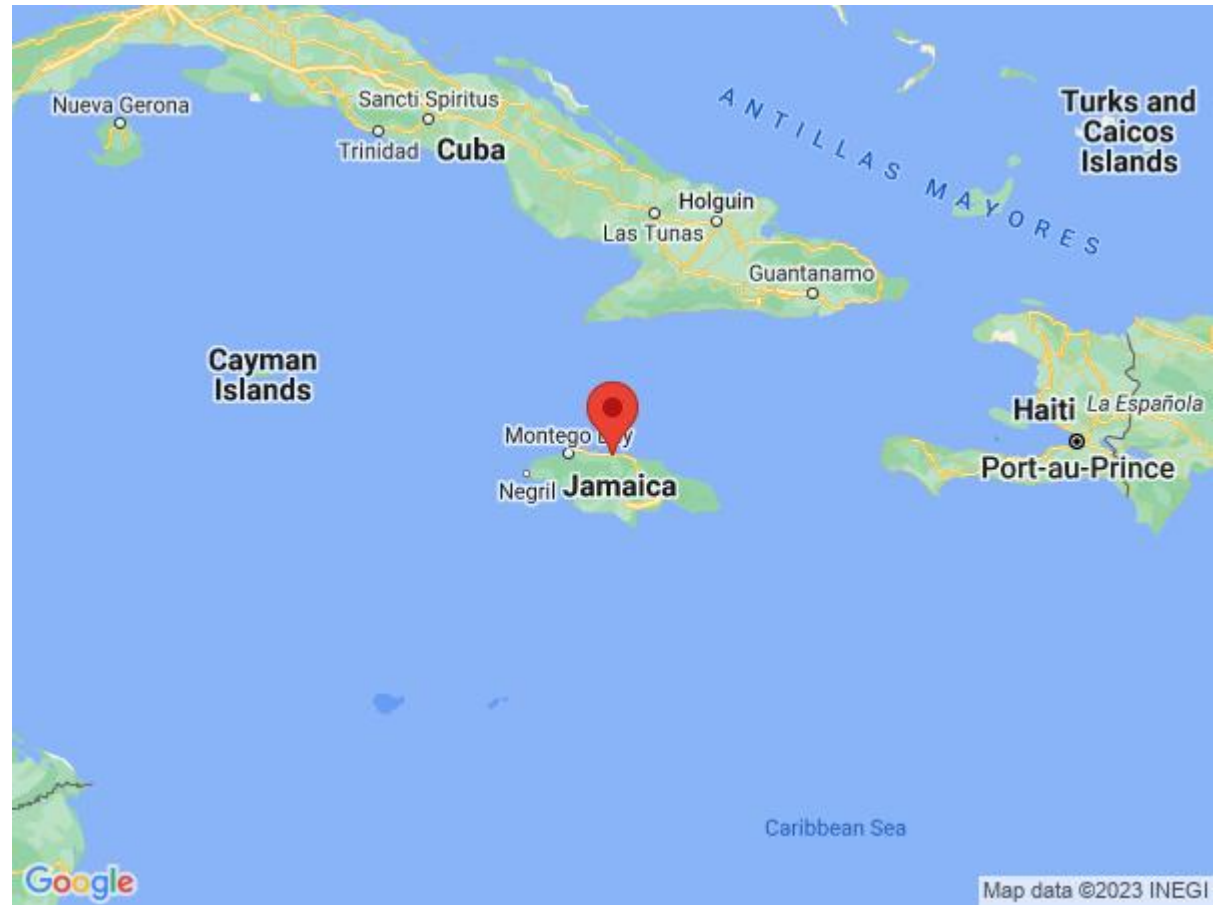
If you would like to explore and visit every possible inch of Jamaica, one hour drive from the villa lies the Green Grotto Caves! This amazing site offers the perfect option for something different with a touch of adventure and a journey into the underground or the nostalgia of history. Linked to both the island's history and area, it is a major natural attraction for both local visitors and tourists who crave adventure. On your outward journey of this enchanting tour, stop at the "Wishing Well" and throw a coin, for luck, for love, or for any of your hearts desires! Go and explore but watch out for the bats!

Another gem in the catalogue of natural wonders in Jamaica is Dunn's River Falls, where you will find yourself walking along the beach and right into the waterfalls, a breathtaking landscape that you couldn't simply walk past, you will have to surrender to this Caribbean beauty!

Jamaica is a natural paradise where you could find yourself in places that you would never have imagined to exist such as the Cool Blue Hole, a beautiful, pale, chalky, blue river surrounded and embedded in a lush green forest!

The enticing blue water will want to make you jump inside and you can do just that by jumping off one of the many platforms or swinging off one of the various rope swings around the river!

Iriye Estate's location offers a wide array of shops, bars, beaches and tour and activity services. In just 10 minutes walking distance, you will find restaurants where you can get a taste of the delightful, freshly caught fish that can be served with the many other natural delicacies grown in the country. The entire northern coast is easily accessible from any part so you can visit the Hip Strip in Montego Bay for a night out in Jamaica you surely will relive again and



again!

### Local Amenities

Nearest Airport	<b>Sangster International Airport (63km)</b>
Nearest Town/City	<b>Discovery Bay (1.5km)</b>
Nearest Restaurant	<b>(Walking Distance)</b>
Nearest Bar/Pub	<b>(Walking Distance)</b>
Nearest Beach	<b>(Walking Distance)</b>
Nearest Golf	<b>Runaway Bay Golf Course (10km)</b>
Nearest Tennis	<b>On-site (Walking Distance)</b>

## What Oliver loves...

- The Villa has lots of options for entertainment such as a tennis court, table tennis, kayaks, paddle boards, hot tub, gym and more!
- The villa has a stunning private white sand beach with fantastic sunset views!
- Complimentary access to Puerto Seco Beach is included, just 15 minutes walk from the villa

## What you should know...

- Please note that you will need to select 14 guests should you wish to have access to all 7 bedrooms. Those selecting fewer guests will only have access to a prorated number of bedrooms based on 2 guests per room.
- Remember, it is customary to pay a 15% Gratuity fee before leaving your Villa in Jamaica
- Families with little ones should be careful around the pool as it is so close to the beach and the ocean

# Terms & Conditions

- Security deposit: £1000 charged to client's credit card before arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 3.00 p.m.
- Departure time: 11.00 a.m.
- Energy costs included?: Included in the rental price
- Linen & towels included?: Included in the rental price
- End of stay cleaning included?: Included in the rental price
- Changeover day: Flexible
- Minimum stay: 5 nights (Mid April - Mid December); 7 nights (Thanksgiving week and Mid December - Mid April)
- Internet access?: Wi-Fi connection included
- Pets welcome?: Pets are not allowed
- Smoking Allowed?: Smoking is not permitted inside the villa, only on the verandahs
- Insurance: It is recommended that all guests take out insurance to cover against potential cancellation and any accidental damage caused during your stay at the property.
- Other Ts and Cs: Please note that the beachfront at Iriye Estate may change its shape and size from day to day, week to week and month to month. This is due to seasonal waves, currents and tides. Every effort has been made to depict the beach in front of this property, but temporary changes may occur.

## **Villa Conditions**

- Bedrooms will be allocated dependent upon 'Number of Guests' at the time of Booking. Any unused Bedroom(s) may not be available to Guests.
- A 50% deposit may be required for bookings that include Thanksgiving, Christmas or New Years Eve.
- A obligatory Gratuity rate of 15% of the overall booking is due to be paid to the Staff before departure. Please plan to pay in Cash (US Dollars or the local currency).