

On the Beach

Region: Jamaica Sleeps: 14 - 16

Overview

On the Beach is a fabulous, eight bedroom, eight bathroom villa, located on the beachfront, slightly to the west of the wonderful town of Ocho Rios. On the Beach underwent a thorough renovation in 2019. The villa is a heady combination of newly renovated bedrooms and bathrooms, beach frontage, a private chef and exceptional grounds. The villa is a short drive from Ocho Rios with its buzz of entertainment, eateries and shopping

This villa is one of the newest and largest villas in Jamaica and its grandeur is highlighted right from the entrance that features majestic koi and lily ponds. The chic minimalist background welcomes the Caribbean sun and is offset with touches of wood and Italian tiles.

The main living and dining area opens out onto an impressive furnished patio looking out to the sea, creating the perfect indoor / outdoor space.

All of the fantastic bedrooms have either a terrace or a balcony looking out to the sea. They all enjoy large TVs, air conditioning, and have safety deposit boxes

Outside area is a true oasis, a large lawned area surrounds the pool terrace and leads down to a white sand beach and azure water. The 35 ft private pool has a 26-inch-deep shallow wading area for children, separated from the deeper pool by a partition under the water and a Baja ledge with two in-water loungers. Next to the pool is a large hot tub, perfect for a sunset soak.

If you want to get out onto the water kayaks are complimentary for the guests to use and life vests are also provided for both adults and children. Also on the outside, is a separate air-conditioned fitness/gym house, tennis court, spacious lawns and a teak party deck with barbeque for outdoor dining by the sea. The fence which ensures there is sufficient privacy, opens up each morning out to reveal a stunning view of the white beach, the blueness of the sea, layered upon the greenery of the lawn.



Facilities

Wow Factor • Instagrammable • Modern • Wellness • Private Pool •
Child-Safe Pool • Beach Nearby • Ideal for Kids • Ideal for Teens •
Wi-Fi/Internet • Air-Con • Hot Tub • Walk to Beach • Walk to Restaurant
• Laptop Friendly Workspace • BBQ • Safety Deposit Box • Hairdryer •
All Bedrooms En-Suite • Ideal for Xmas/NY • Tennis Court • Ground Floor
Bed & Bath • TV • Wheelchair Access • Gym/Fitness Room • Outdoor
Games • Pool/Snooker • DVD • Ceiling Fans • Cot(s) • High Chair(s) •
Beachfront • Canoeing/Kayaking

Interior & Grounds

Villa interiors:

Ground floor:

- Entrance hall
- Open plan living / dining rooms
- Guest W/C
- Full Kitchen
- Family room
- Bedroom - King size bed, en-suite bathroom with separate walk-in shower, doors to ocean view terrace, TV
- Bedroom - 2 Queen size beds, en-suite shower room, doors to ocean view terrace, TV
- Bedroom - King size bed, en-suite bathroom and atrium garden with separate shower, doors to ocean view terrace, TV

First Floor:

- Bedroom – 2 queens size beds, en-suite shower room, ocean view balcony, TV
- Bedroom – King size bed, en-suite shower room, ocean view balcony, TV
- Bedroom – King size bed, en-suite bathroom with separate walk-in shower, ocean view balcony, TV
- Bedroom – 2 queen size beds, en-suite shower room, ocean view balcony, TV
- Bedroom – king size bed, en-suite bathroom with separate walk-in shower, his and hers W/C, ocean view balcony, TV
- Office and IT room

Exterior grounds:

- Private pool with shallow area for children
- In water loungers
- Poolside hot tub
- Lawn area leading to the beach
- Covered Terrace with outdoor sofas, dining table and chairs
- Outdoor covered bar
- Covered area with pool table
- BBQ Area and outdoor kitchen
- Private tennis court lit for nighttime play
- Private Gym

Additional amenities:

- Media room with flat-screen TV with Sonos sound and comfortable seating
- Complimentary crib and highchair
- SONOS sound system (connect your portable device or stream thousands of radio stations from around the world)



- Generator
- Disabled access - wheel chair ramps for all areas

Location & Local Information

The Villa is located on the north coast of Jamaica and sandwiched right in between the azure waves of the Caribbean Sea and the greenery of the mountain peaks. On top of all of the amenities that villa and the immediate surroundings provide, nearby attractions have a lot to offer too!

The picturesque town of Ocho Rios, 10 minutes' drive from the villa, is Jamaica's (and indeed the Caribbean's) premier resorts and offers a large number of natural and man-made attractions. There's duty free shopping in the centre (both souvenirs and high end shopping) for the shopaholics. The town also offers vibrant nightlife and an array of dining options. true to the joyful spirit of Jamaica.

The spectacular Dunn's River Falls is a must see, with its cascading waters dropping a dramatic 600 ft within tropical vegetation. Described as a living and growing phenomenon, it continuously regenerates itself from deposits of travertine rock.

A more peaceful option will be the stunning Cool Blue Hole, a completely natural limestone sinkhole with secluded falls, surrounded by stunning scenery, all very close to Ocho Rios. It gets its name from the deep azure hue of the water and you will get to swim in several blue lagoons, cliff dive, do some little hikes and swing on a rope swing. Everyone who visits, raves about its beauty and serenity.

Or how about touring 100 acres of rainforest in the mountains 700 ft above sea level? You can visit Rainforest Adventures and experience the SkyExplorer, Bobsled Ride, Canopy Zip Line and Mystic Waterslide! The Bobsled Ride was inspired by the famous Jamaican bobsled Olympic team and is the park's signature attraction, ranked by TripAdvisor.com as one of the top attractions in Ocho Rios and Jamaica.

The villa is conveniently located around 2 hours drive from both Montego Bay airport and Kingston airport.

Local Amenities

Nearest Airport	Sangster International Airport, Montego Bay (90.4km)
Nearest Restaurant	(Walking distance)



Nearest Bar/Pub	(Walking distance)
Nearest Shop	(1.5km)
Nearest Town/City	Ocho Rios (7.4km)
Nearest Beach	(On-site)
Nearest Golf	Sandals Golf Club (15.5km)
Nearest Tennis	(On-site)
Sightseeing	Dunns River Falls (3.5km)

What we love

- The beautiful outside areas leading down to the beach
- Privacy of the property, fenced off safely but open during the day to enable guests to admire the views
- The Villa has wheelchair ramps and a ground floor bedroom making it accessible for all

What you should know...

- Both Montego Bay airport and Kingston airport are approximately two hours drive away
- Remember, it is customary to pay a 15% Gratuity fee before leaving your Villa in Jamaica
- Please note that you will need to select 16 guests should you wish to have access to all 8 bedrooms. Those selecting fewer guests will only have access to a prorated number of bedrooms based on 2 guests per room

Terms & Conditions

- Security deposit: \$1500 Damage deposit will be requested upon arrival. To be refunded in full subject to a damage inspection on departure.
- Arrival time: 3pm
- Departure time: 11am
- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- Linen & towels included?: Bed linen, bath and pool towels are included in the rental price.
- Internet access?: Yes, Wi-Fi internet access included in the rental price (please remember that Wi-Fi can be inconsistent in the Caribbean)
- Minimum stay: 5 nights (Mid April - Mid December); 7 nights (Mid December - Mid April and thanksgiving week).
- Changeover day: Flexible
- Pets welcome?: Not allowed
- Smoking Allowed?: Not permitted.
- 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: Weddings can be held at the villa. \$1,000 location fee plus \$15 surcharge per person applies. Maximum guests 50.
- Damage Waiver: Bookings to this property will incur a non-refundable 'Damage Waiver' of \$99, to be paid by the guest.

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).