Prospect Pavillion

Region: Jamaica **Sleeps:** 8

Overview

Prospect Pavillion takes is known for the tropical Frangipani tree which produces fragrant white, pink or yellow flowers. You will be able to see it for yourself, since several of these trees surround the house. The villa is located in the Prospect Estate, a 1,000-acre property on the north coast of Jamaica, nestled between the pristine and azure waters of the Caribbean Sea and the lush greenery of the mountains. A true paradise with breath-taking ocean views.

This stunning and spacious (over 2500sq ft) property is located within its own, private compound and has four roomy bedrooms, each with an en suite bathroom and walk-out veranda which opens up to a beautiful view of your own swimming pool and the ocean.

The modern furnishings throughout make this villa extremely comfortable and homely, while the bedrooms have an air of serenity, being decorated predominantly in a cream palette with a few colourful accents here and there. All have flat screen TVs, built-in safes and are air-conditioned.

High speed, wireless internet is available anywhere in the villa, as well as a desk with a chair - if anyone needs to do any work or seeks a quiet place with their laptop. Ipod docks are also widely available, unless there is a musician in the group - in which case the piano in the villa will be put to good use! There are several spots to grab a bite to eat, for either a light lunch or a more formal dinner. There's a table seating ten on the main veranda or a round table seating eight on the mini veranda, just by the pool, which is even closer to the spectacular ocean view.

This villa comes fully staffed: butler, cook, gardener, housekeepers / laundress (please read guidance on tips)









which means you will never have to worry about anything apart from whether to spend a day at the pool, play tennis or perhaps embark on a trip to one of the local attractions!

Outside the spacious living room is a central veranda adjoining the sun terrace which surrounds the swimming pool and extends towards the sea. The beautiful lawn and poolside accommodates up to eighty persons for an outdoor function and offers steps which take you directly to the water's edge.

Facilities

Villa • Ideal for Xmas/NY • Air-Con • Fishing • Boat Trips • Paragliding • Scuba Diving • Private Pool • Canoeing/Kayaking • Ideal for Kids • Watersports • <1hr to Airport • Chef/Cook Included • Ideal for Teens • Maid Service Included • All Bedrooms En-Suite • Beach Nearby • Modern • Parking Space • Seaview • Seafront • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Safety Deposit Box • Smart TV • Ceiling Fans • Butler Included

Interior & Grounds

The Villa

Interior
- Fully equipped kitchen
- Dining area
- Spacious living room opening to central veranda and sun terrace
- Bedroom 1 (West Wing): King/Twin bed with French doors to veranda, dressing area, en-suite bathroom with double vanities and walk-in shower
- Bedroom 2 (West Wing): King/Twin bed with French doors to veranda, dressing area, en-suite bathroom with double vanities and walk-in shower
- Bedroom 3 (East Wing): King/Twin bed with French doors to veranda, dressing area, en-suite bathroom with double vanities and walk-in shower
- Bedroom 4 (East Wing): King/Twin bed with French doors to veranda, dressing area, en-suite bathroom with double vanities, bathtub, and walk-in shower

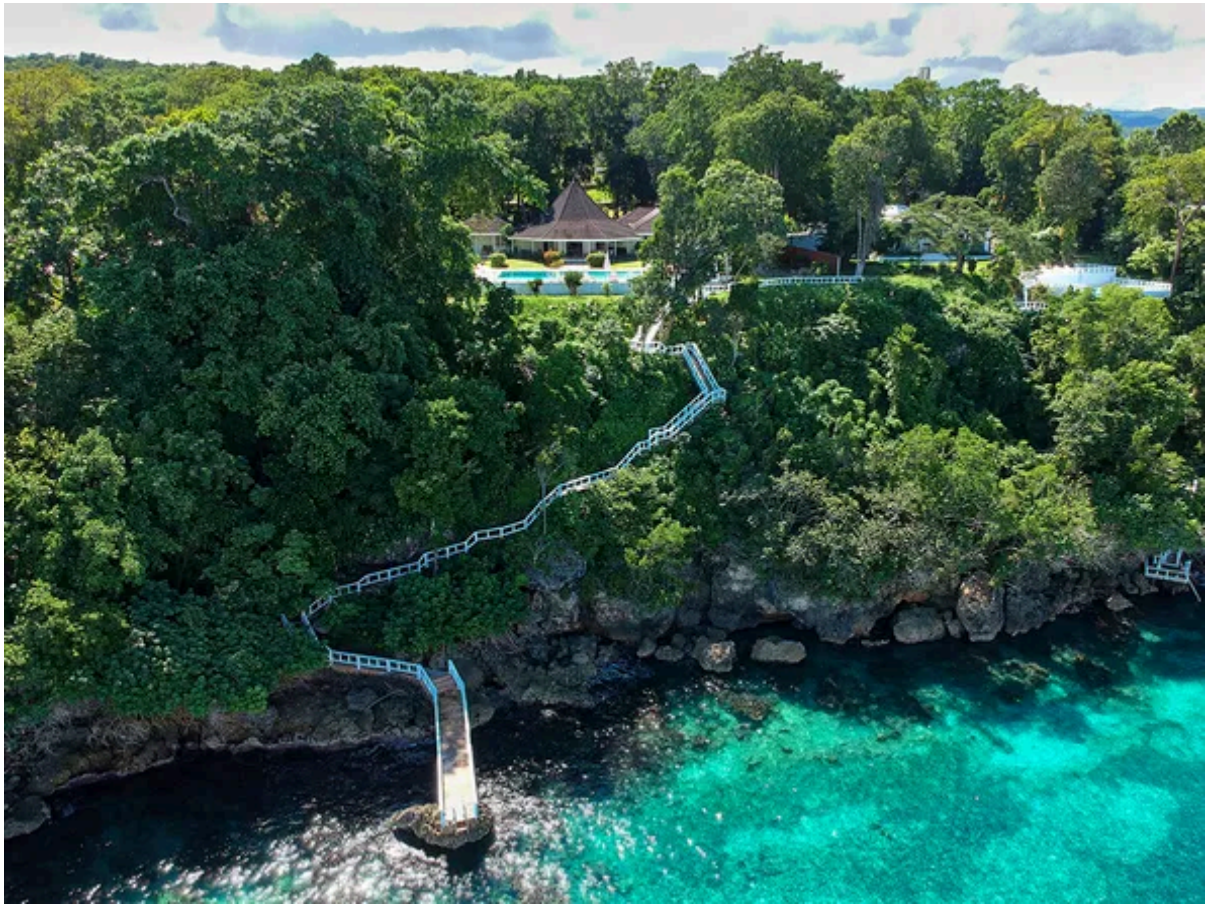
Exterior
- Expansive private swimming pool surrounded by sun loungers and umbrellas
- Central veranda adjoining sun terrace
- Outdoor dining area
- Beautiful lawn ideal for entertaining (accommodates up to 80 guests for functions)
- Frangipani trees and tropical landscaping
- Direct sea views

Additional Facilities
- High-speed Wi-Fi
- Smart TVs in all bedrooms and living areas
- Remote-controlled air conditioning in all bedrooms
- Ceiling fans
- Pool towels
- Premium bed linens
- Premium towels
- Robes and slippers
- Hairdryers in each room
- Personal safes









- Fire safety equipment

Estate Amenities (Prospect Estate)
- Shared tennis court (complimentary racquets & balls)
- Wellness center with gym, spa, and massage area
- 50% discount on all Yaaman Tours booked on-island
- Discounted greens fees at Sandals Upton Golf Course
- Priority booking for Dolphin Cove attractions
- One complimentary airport transfer with a 7-night stay
- 24-hour manned security

Location & Local Information

Prospect Pavillion is located in the Prospect Estate and just as all the other villas on the Estate - is looking out on the waterfront, so everyone can enjoy spectacular ocean views.

The 1000-acre resort, on the north coast of Jamaica, sits right in between the incredibly blue and clear waters of the Caribbean Sea and the incredibly rich greenery of the mountains. A true paradise with stunning ocean views.

You will be spoilt for choice with all the activities available to you here, there is a tennis court on the grounds, wellness centre with a gym or some fantastic jogging trails with some mind blowing views of the mountain range.

Alternatively, you can relax in the swimming pool (or do laps if you want to!) or rejuvenate your mind, body and soul in the spa and massage area. There will be a 50% discount available on all Yaaman Tours which include an open-air carriage tour of the estate, camel safari, horse riding, visit to the butterfly aviary and feeding the ostriches - to name a few! You will also have access to discounted fees for Sandals Upton Golf course. Another added benefit is one complimentary airport transfer (based on a seven night stay).

More interesting attractions? How about the spectacular Dunn's River Falls, where cascading water drops a dramatic 600 ft within tropical vegetation. Described as a living and growing phenomenon, it continuously regenerates itself from deposits of travertine rock. Fancy touring 100 acres of rainforest in the mountains 700 ft above sea level? 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.

Prospect Estate is only a short distance from the picturesque town of Ocho Rios, one mile east of the White River which separates the parishes of St. Ann and St. Mary.









Ocho Rios is one of Jamaica's, and indeed the Caribbean's, premier resorts and offers a large number of both natural and manmade attractions. The town centre provides duty free shopping opportunities and vibrant nightlife. If you would like to do more than soak up the sunshine, the Prospect Estate reception can offer the most up to date info on local attractions, in order to acquaint you with this area known for its natural beauty and friendly people.

Local Amenities

Nearest Airport	**Sangster International Airport, Montego Bay, Jamaica (101km)**
Nearest Bar/Pub	**(Walking distance)**
Nearest Beach	**Frankfort Bay (1km)**
Nearest Golf	**Sandals Upton Golf Course (5.7km)**
Nearest Restaurant	**(Walking distance)**
Nearest Tennis	**(Within Prospect Estate)**
Nearest Town/City	**Ocho Rios (4.5km)**

What we love

- Unbeatable and stunning views from almost every single point of the villa, ocean or mountains!
- All bedrooms have remote-controlled air conditioning for ultimate comfort.
- Discounted green fees at Sandals Upton Golf course
- Steps taking you directly to the water edge of the ocean!

What you should know...

- The steps down to the sea are quite long and so may not be difficult for people with less mobility
- The villa is not directly on the beach, there is one close by.

Terms & Conditions

- **Arrival time:** 3 pm.

- **Departure time:** 11 am.

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

- **Linen & towels included?:** Bed linen, bath and pool towels are included in the rental price.

- **Pets welcome?:** Pets are not allowed.

- **Other Ts and Cs:** Christmas and New Year's balances are due 125 days prior to travel. Thanksgiving is 95 days, and the rest of the year is currently 65 days.

- **Changeover day:** Flexible.

- **Smoking Allowed?:** Smoking & Vaping is not permitted inside the villa.

- **Minimum stay:** 5 nights increasing to 10 nights during Christmas and/or New Year.

- **Tax:** tax is 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)

- **Damage Waiver:** Bookings to this property will incur a non-refundable 'Damage Waiver' of $299, to be paid by the guest. This waiver provides coverage for up to $3,000 in accidental damages that may occur during a guest's stay.

Villa Conditions

- 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).