

# xThe House on The Bay

**Region:** Jamaica   **Sleeps:** 10

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## Overview

The house on the Bay is a sensational, ultra modern beach house, constructed in 2021. The location is picture perfect, the property is sat on a white sand, pristine half-moon beach at Old Fort Bay. Offering five bedrooms and five and a half bathrooms - this is a perfect getaway for luxury lovers.

Using simplicity, subtle sophistication, use of texture, and clean lines, the interiors and exteriors showcase the impressive space and views. Family heirlooms are intertwined in the décor, to add a personal touch, while the simple neutral palette showcases the blues of the ocean, the swimming pools and the skies.

The use of glass and open spaces mean the stunning views from the living area are uninterrupted and all the functions of the space merge into easy indoor / outdoor open plan living. The house flows into the outdoor terraces and onto the pool area with its surrounding lawns.

A few steps across the grass and you have your gorgeous swimming pool with both types of loungers, classic and ledge. Another few steps further, beautiful white sand and ocean welcomes you, with another set of loungers. There are bean bags and further relaxing spots scattered across the lawn.

If you are up for a more active relaxation, you can play tennis on the private court, football, volleyball or pickleball.



Or head to your own amazing gym, in the large upstairs hall, it has all you might need even a Peloton bike, EFX Elliptical, dumbbell free weights and bench, TRX, yoga mats and blocks, stability ball and multipurpose cable tower! There is also a basketball hoop outside for some competitive evenings slam dunking that ball.

Once you have tested all the villas games sea adventures await you. Kayaks, snorkel gear and life vests for adults and children are all included so that you can enjoy the Caribbean waters. Beach toys for children are also provided to make sure everyone has some fun on the beach. You will find numerous perfect spots for grabbing a bite to eat or to dine more formally with the gorgeous sunset views. Once the sun goes down the firepit is the perfect spot for some evening relaxation.

All bedrooms are named in honour to the incredibly rich Jamaican musical history. There are three fantastic bedrooms upstairs, Bob Marley and Third World are both king sized with an access to sea view terrace, en suite bathroom with a sea view as well, double vanities and a shower. Jimmy Cliff has all of the above but boasts a private ocean view veranda. The other two bedrooms are located downstairs, perfect for early riser's keen on an early dip! Toots & the Maytals is another king-sized bedroom and direct access to pool and the beach beyond. The SKA bedroom has two queen bed and a daybed which can be converted to a king size or two singles if needed. All bedrooms have quiet A/C, top branded bedding and charging stands with USB outlets.

The house on the Bay is truly one of the finest and most impressive villas on the island.

## Facilities

Hairdryer • Ideal for Xmas/NY • Beachfront • Tennis Nearby • Canoeing/Kayaking • Ground Floor Bed & Bath • Wi-Fi/Internet • Tennis Court • Air-Con • Walk to Beach • Chef/Cook Included • Cots (Cribs) • Gym/Fitness Room • Private Pool • Beach Nearby • Maid Service Included

• Instagrammable • Modern • Pre-Stocked Fridge Available • Transfers Available • Butler Included • Professional nanny babysitter available • Ideal for Kids • Booster seat • Ideal for Teens • Walk to Restaurant • Safety Deposit Box • All Bedrooms En-Suite • Smart TV • Outdoor Games • Ceiling Fans • High Chair(s)

# Interior & Grounds

## Villa interiors:

### Ground floor:

- Open plan sitting area opens on to outdoor terrace
- TV room
- Full kitchen
- Bedroom with King size bed, en-suite shower room, verandah with pool and sea views, TV
- Bedroom with 2 queen size beds, day pull-out bed, en-suite bathroom with tub/ shower combo, TV

### First floor:

- Bedroom with King size bed, en-suite shower room, opens to sea view terrace with seating, TV
- Bedroom with King size bed, en-suite shower room, opens to sea view terrace with seating, TV
- Bedroom with King size bed, en-suite shower room, private ocean view verandah, TV
- Gym situated in the upstairs hall area with Peloton bike and various fitness equipment

## Exterior grounds:

- Fresh water swimming pool with in-water loungers
- Pool deck with sun beds and lounging chairs
- Lawn area leading to beach
- Covered terrace with outdoor sofas, dining table and chairs
- Firepit
- Charcoal and gas BBQ
- Tennis and Pickle ball courts with night lights
- Basketball hoop
- Multi-purpose outdoor field for soccer and volleyball

## Additional amenities:

- Indoor, outdoor SONOS speaker system
- Cribs, highchair, and booster chair complimentary
- Jura coffee machine and ice maker
- Printer, scanner and fax
- Kayaks, snorkel gear and life vests
- State of the art generator with transfer switch



- Pickle ball court with night lights
- Beach toys for kids



## Location & Local Information

The house on the bay is located on the north coast of Jamaica and on top of all of the amenities that villa and the immediate surrounding provide, nearby attractions have a lot to offer too! The villa is situated just to the west of a picturesque and quaint town of Ocho Rios.

The surrounding area of is best known for its breath-taking beaches and well-established tourism sector. The center of Ocho Rios town is a 10 Minute drive from the villa and offers an abundance restaurants, bars and shopping outlets offering typical souvenirs and high-end designer items. Ocho Rios welcomes travellers with open arms, inviting them to revel in its bustling nightlife that truly captures the joyful spirit of Jamaica. There are even detailed food tours that allow guests to dive deep into the history of Jamaica through its rich and heavenly food options. The tour begins at the port of Ocho Rios and follows along the coastline ridge of the Caribbean Sea the tour also allows you to visit the famous Ocho Rios Jerk Centre to enjoy a spot of lunch after your jam-packed journey.

The surrounding area is filled with fantastic options for day trips, including Dunn's River falls 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

Animal lovers are also in for a treat, with an incredible attraction just a 10-minute drive away. At the Konoko Falls and Park, you are able to come face-to-face with some of Jamaica's most incredible creatures, including macaws, turkeys, and peacocks. Previous guests have praised the tremendous staff at Konoko Falls for their educated and well-trained guides, giving guests an insight into the glorious views found in this location



If you prefer adrenaline filled activity 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.

Local Amenities

Nearest Airport	Sangster International Airport, Montego Bay (90.4km)
Nearest Restaurant	(Wiking 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 (14.8km)
Nearest Tennis	(On-site)
Sightseeing	Dunns River Falls (2.9km)

## What we love

- Stunning beach with white sand and clear turquoise waters.
- The Peloton bike, if you have one you'll know why and if you don't have one you will want one by the time you leave.
- The private tennis court, pickle ball court and basketball hoop to keep everyone active
- Evenings by the firepit!

## What you should know...

- Remember, it is customary to pay a 15% Gratuity fee before leaving your Villa in Jamaica
- Beaches in Jamaica are never private and while unusual, other people can use the beach area.
- The villa is about 90 minutes from Montego Bay airport.



# Terms & Conditions

- **Security deposit:** \$1000 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
- **Linen & towels included?:** Bed linen, bath and pool towels are included in the rental price.
- **Pets welcome?:** Not allowed
- **Changeover day:** Flexible
- **End of stay cleaning available?:** 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.
- **Smoking Allowed?:** Not permitted.
- **Minimum stay:** 5 nights (Mid April - Mid December); 7 nights (Mid December - Mid April and thanksgiving week).
- **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 \$149, 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).