Villa Hillside

Region: Jamaica **Sleeps:** 10

Overview

Perched high above the storied Round Hill Estate, Villa Hillside is embraced by sweeping ten mile views of sea and sky, where cooling trade winds drift gently through coral stone interiors. The timeless spirit of Old Jamaica is beautifully preserved, while every modern comfort has been thoughtfully integrated to create a relaxed yet refined retreat. The Great Room opens onto a broad furnished verandah, revealing a breathtaking panorama that stretches to Montego Bay, where distant city lights shimmer across the water each evening. Candlelit dinners and sunset cocktails are best savoured here, with the balmy air and uninterrupted views forming an unforgettable backdrop. A large private 20 x 40 foot pool rests along the terrace, accompanied by a fire pit and outdoor shower, inviting long afternoons beneath the Caribbean sun. Privately tucked into the east side of the hill, the villa feels secluded and serene, yet remains only minutes from Round Hill's celebrated amenities and less than half an hour from the international airport.

Five beautifully appointed bedrooms are arranged with families in mind, including two expansive master suites on the pool terrace level that open directly to the lawn and sea views. Upstairs, additional bedrooms feature furnished balconies or garden access, with optional connecting suites ideal for parents and children. Each bedroom offers quiet air conditioning, ceiling fans, smart televisions, safes and elegant en suite bathrooms. A dedicated team comprising a cook, butler, housekeeper, laundress and gardener ensures every detail is effortlessly managed, while a complimentary six seater cart provides easy access throughout Round Hill. Guests enjoy membership at both Round Hill and the prestigious Tryall Club, with access to beaches, pools, tennis, gym facilities, children's clubs and a host of resort experiences designed for every generation.









Facilities

Padel • Villa • Boat Trips • Paragliding • Air-Con • Fishing • Scuba Diving • Sailing • Private Pool • Tennis Nearby • Ideal for Kids • Canoeing/Kayaking • Watersports • <1hr to Airport • Horse Riding • Chef/Cook Included • Ideal for Teens • Maid Service Included • All Bedrooms En-Suite • Beach Nearby • Ground Floor Bed & Bath • Wi-Fi/Internet • Seaview • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Safety Deposit Box • Smart TV • Fire Pit • Ceiling Fans • Butler Included

Interior & Grounds

The Villa

Interior

- Spacious Great Room with comfortable seating, television and direct access to a broad furnished balcony verandah with panoramic ten mile ocean views
- Formal and al fresco dining areas
- Five bedrooms, all with en suite bathrooms, walk in showers, safes, flat screen Smart televisions, ceiling fans and quiet remote control air conditioning
- Two master suites on the pool terrace level with king size beds, en suite bathrooms with bathtubs and walk in showers, and direct access to the lawn and pool terrace
- Bedroom with queen size bed, en suite bathroom and access to a furnished verandah with sea views
- Bedroom with optional king or twin beds, en suite bathroom with octagonal walk in shower and access to verandah, with optional connection to adjoining bedroom
- Bedroom with optional king or twin beds, en suite bathroom and access to a private tropical garden courtyard, with optional connection to neighbouring bedroom
- Coral stone floors throughout

Exterior Grounds

- Private ocean view swimming pool (20 x 40 feet)
- Expansive pool terrace with panoramic sea views
- Furnished balcony verandah overlooking Montego Bay
- Lawn area
- Fire pit
- Outdoor shower
- Private tropical garden courtyard

Additional Facilities

- Complimentary Wi Fi throughout the villa and Round Hill
- Fully staffed with cook, butler, housekeeper, laundress and gardener
- Hair dryers in bathrooms
- iPod docks
- Room safes in every bedroom
- Round Hill membership
- Tryall Club membership
- Complimentary six seater transportation cart for use within Round Hill Estate









Location & Local Information

On a sun-drenched peninsula just west of Montego Bay, Round Hill Estate is Jamaica at its most refined and radiant. Fringed by white sand coves and crystalline Caribbean waters, this storied enclave blends timeless glamour with effortless island living. Days unfold at an unhurried pace as you snorkel along coral reefs alive with tropical fish, paddleboard across glassy seas at sunrise, or tee off on championship golf courses with sweeping ocean views. Beyond the gates, discover the rhythm of Montego Bay's Hip Strip, explore the cascading Dunn's River Falls, raft along the Martha Brae River, or tour historic great houses that whisper tales of the island's past. Evenings invite rum tastings, beachfront dining beneath swaying palms, and sunsets that set the horizon ablaze in gold and rose. At Round Hill, every moment feels curated yet carefree, an elegant retreat where Jamaica's natural beauty, culture and warm hospitality shine in perfect harmony.

Local Amenities

Nearest Airport	**Sangster International Airport (17 km)**
Nearest Bar/Pub	**Shers Sports Bar & Club (2 km)**
Nearest Beach	**Round Hill (1 km)**
Nearest Golf	**Half Moon Golf Course (26 km)**
Nearest Restaurant	**Blue View Bar & Restaurant (2 km)**
Nearest Supermarket	**Progressive Foods Supermarket Fairview (12 km)**
Nearest Town/City	**Montego Bay (14 km)**









What we love

- The breathtaking ten mile ocean views stretching all the way to Montego Bay, best enjoyed from the expansive furnished verandah as the city lights shimmer across the water at night
- The seamless blend of Old Jamaica charm and modern comfort, with coral stone floors, airy interiors and cooling trade winds flowing throughout the villa
- Large 20 x 40 foot private pool with panoramic sea views, perfectly positioned for long, sun drenched days and relaxed evenings by the fire pitlarge 20 x 40 foot private pool with panoramic sea views, perfectly positioned for long, sun drenched days and relaxed evenings by the fire pit
- Exclusive access to both Round Hill and the prestigious Tryall Club, unlocking beaches, pools, tennis, gym facilities, kids clubs and a vibrant calendar of resort experiences

What you should know...

- Bedrooms are air conditioned, while the main living areas are naturally cooled by ceiling fans and refreshing trade winds
- Access to certain facilities, dining venues, spa treatments, golf and select resort events at Round Hill and Tryall Club may incur additional fees
- The villa is fully staffed with a cook, butler, housekeeper, laundress and gardener to ensure a relaxed stay
- Kids should be supervised around the pool area at all times

Terms & Conditions

- **Arrival time:** 3 pm.

- **Departure time:** 11 am.

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

- **Linen & towels included?:** Yes, included in the rental price.

- **Pets welcome?:** 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.

- **End of stay cleaning:** Standard changeover clean included in the price. 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?:** Smoking & Vaping not permitted.

- **Other 2:** Round Hill and Tryall Club membership is included in the price of the stay.

- **Tax:** Tax is included in the rental price.

- **Internet access?:** Yes, included in the rental price.

- **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.