Villa Mammee

Region: Jamaica **Sleeps:** 10

Overview

Villa Mammee is a secluded tropical retreat set within an acre of lush gardens in the peaceful beach community of Old Fort Bay. Offering 8,500 square feet of beautifully designed living space, the villa has been thoughtfully created to encourage complete relaxation and effortless indoor and outdoor living. Walls of doors are opened to reveal koi ponds, calming water features, and expansive entertaining areas where a sense of tranquillity is felt throughout. The infinity edge glass-sided pool, complete with a shallow Baja ledge and adjoining hot tub, becomes the centrepiece of the outdoor space, while hanging garden chairs, private soaking tubs, and shaded terraces invite long, unhurried afternoons beneath the Caribbean sun. Just a three-minute stroll along a quiet private road leads to one of the north coast's most beautiful sandy beaches, where loungers, umbrellas, and refreshments are prepared by the villa's attentive staff for days spent by the sea.

Across five elegant bedrooms, Villa Mammee comfortably accommodates families and groups seeking privacy and understated luxury. Each bedroom has been furnished with calming interiors, en-suite bathrooms, air conditioning, blackout blinds, and Smart televisions, while several suites open onto pocket gardens, private terraces, or balconies overlooking the pool. A full team of staff, including a chef, butlers, housekeepers, laundress, and gardener, ensures every detail is seamlessly cared for throughout each stay. Leisure and wellness are equally considered, with a fully equipped air-conditioned gym, media room with surround sound, table tennis, pool volleyball, inflatable paddle boards, and a kayak all available for guests to enjoy. An outdoor kitchen with a barbecue, pizza oven, and bar area creates the perfect setting for relaxed evenings spent dining under the stars.

Facilities

Ski Valet Service Available • Padel • Villa • Air-Con • Boat Trips • Paragliding • Scuba Diving • Sailing • Private Pool • Canoeing/Kayaking • Watersports • Ideal for Kids • Ideal for Teens • Wow Factor • Maid Service Included • Chef/Cook Included • Walk to Beach • Beach Nearby • All Bedrooms En-Suite • Ground Floor Bed & Bath • Wi-Fi/Internet • BBQ • Coffee Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Table Tennis • Laptop Friendly Workspace • Gym/Fitness Room • Hot Tub • Dishwasher • Smart TV • Satellite TV • Ceiling Fans • Butler Included

Interior & Grounds

The Villa

Interior

- Spacious open-plan living and entertaining areas with seamless indoor and outdoor design
- Multiple lounge spaces with calming contemporary interiors
- Media room with 85-inch television, surround sound, air conditioning, and folding doors opening to outdoor viewing areas
- Fully equipped kitchen and outdoor kitchen facilities
- Dining areas with access to outdoor entertaining spaces
- Gym with air conditioning, elliptical machine, stationary bike, bench press, free weights (5-30lbs), television, and Sonos sound system
- Bedroom with king-size bed, fitted closets, French doors to a private pocket garden, en-suite bathroom with large walk-in rain shower, and private soaking tub
- Bedroom with king-size bed, fitted closets, French doors to a private pocket garden, en-suite bathroom with large walk-in rain shower, and private soaking tub
- Master suite with king-size bed, fitted closets, desk, sitting area, access to a large private terrace, en-suite bathroom with large walk-in rain shower, and private garden with soaking tub
- Bedroom with king/twin beds, fitted closets, desk, and en-suite bathroom with bath and shower combination
- Bedroom with king-size bed, fitted closets, balcony overlooking the pool, and en-suite bathroom with large walk-in rain shower
- All bedrooms feature air conditioning, ceiling fans, Smart televisions with cable access, blackout blinds, safes, and bathroom amenities

Exterior Grounds

- Private infinity edge glass-sided swimming pool with shallow entry and Baja ledge
- Adjoining hot tub
- Tropical gardens set across one acre of private grounds
- Multiple terraces and outdoor lounge areas
- Koi ponds and water fountains throughout the property
- Outdoor bar and kitchen with barbecue, pizza oven, and ice chest
- Hanging garden chairs
- Outdoor dining areas
- Table tennis and garden skittles

- Pool volleyball
- Inflatable kayak and two inflatable paddle boards
- Three-minute walk to the sandy beach via a private road

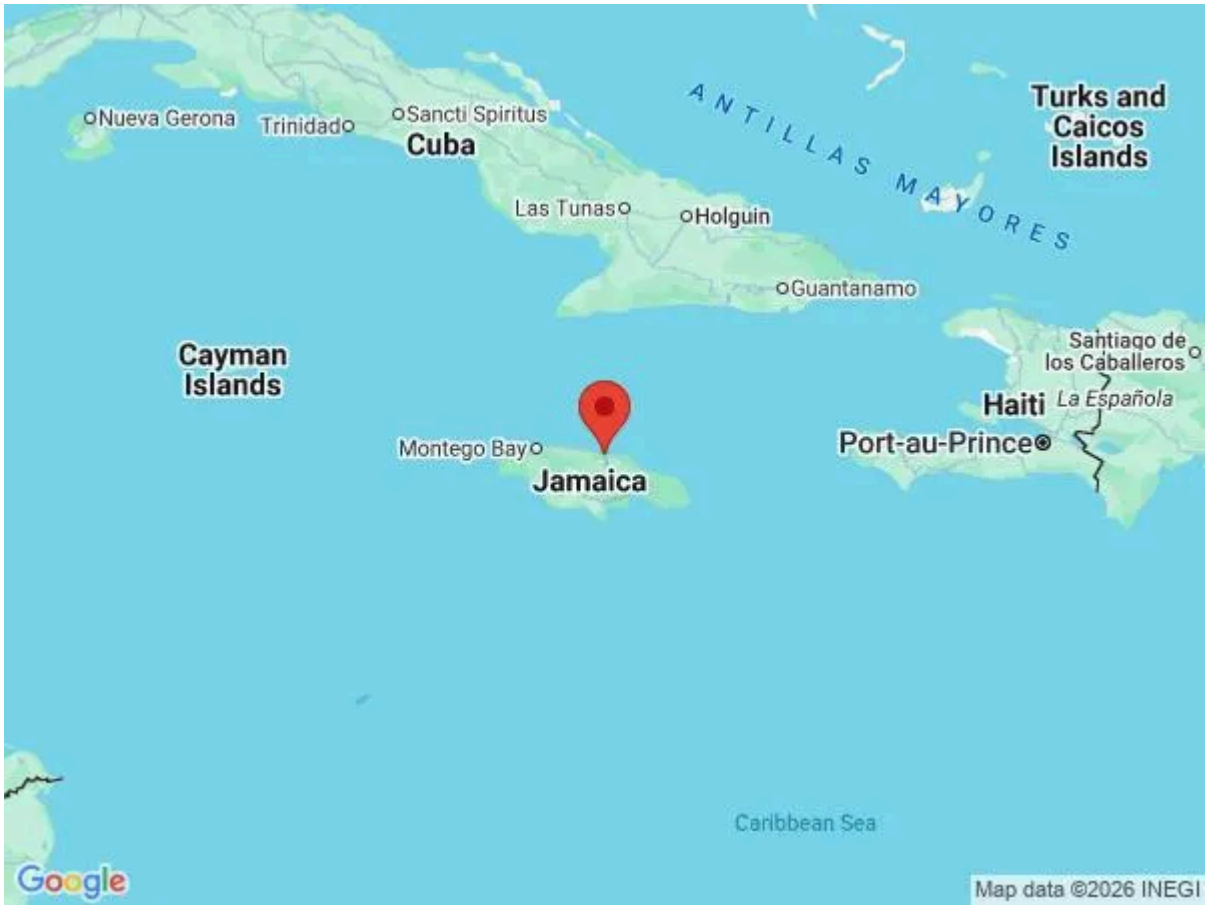
Additional Facilities
- Wi-Fi throughout the villa
- Sonos sound system
- Satellite and cable television
- Intercom telephones in every bedroom
- Desktop computer and printer for guest use
- Full air conditioning available throughout the summer months
- Full staff including chef, butlers, housekeepers, laundress, gardener, and head of house

Location & Local Information

Old Fort Bay is a peaceful beachfront enclave on Jamaica's beautiful north coast, perfectly positioned close to the vibrant resort town of Ocho Rios. Surrounded by soft white sands, clear turquoise waters and lush tropical scenery, this exclusive area offers an idyllic setting for both relaxation and adventure. Just a short drive away, Ocho Rios is home to some of Jamaica's most iconic attractions, including the cascading Dunn's River Falls, Mystic Mountain's rainforest bobsled rides and zip lines, and the stunning Blue Hole with its natural pools and waterfalls. Visitors can spend days exploring colourful craft markets, enjoying waterfront restaurants and discovering the island's rich culture through live music and authentic Jamaican cuisine. Boat trips, snorkelling excursions and deep sea fishing adventures reveal the beauty of the Caribbean coastline, while nearby historic estates and botanical gardens offer a slower pace surrounded by extraordinary natural beauty.

Local Amenities

Nearest Airport	**Ian Fleming International Airport (24 km)**
Nearest Airport 2	**Sangster International Airport (90 km)**
Nearest Bar/Pub	**7 km**
Nearest Beach	**Old Fort Bay Beach (Walking Distance)**
Nearest Golf	**Sandals Golf Club (15 km)**
Nearest Restaurant	**3 km**
Nearest Town/City	**Ocho Rios (7 km)**



What we love

- Villa Mammee offers an exceptional sense of privacy, set within an acre of tropical gardens in the exclusive beach community of Old Fort Bay
- The seamless indoor and outdoor design creates a wonderfully peaceful atmosphere, with koi ponds, water features, and walls of doors that open the villa entirely to the Caribbean breeze
- The stunning infinity edge glass-sided pool with a Baja ledge and adjoining hot tub provides the perfect setting for long, relaxed days in the sun
- Guests are just a short three-minute stroll from one of the north coast's most beautiful sandy beaches, where the villa staff can arrange loungers, umbrellas, drinks, and snacks
- A dedicated villa team, including a chef, butlers, housekeepers, laundress, and gardener, ensures a truly effortless and luxurious stay

What you should know...

- Villa Mammee is located within a quiet residential beach community, making it particularly well suited to guests seeking peace and relaxation rather than a lively nightlife atmosphere
- Several bedrooms feature private garden soaking tubs and water features, so younger children should be supervised outdoors at all times
- The villa's open-plan indoor and outdoor layout includes ponds, pools, and unfenced water areas throughout the entertaining spaces

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.
- **Smoking Allowed?:** Smoking & Vaping not permitted.
- **Minimum stay:**
- **Tax:** Yes, 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.