Alvita

Region: Jamaica **Sleeps:** 14

Overview

Alvita is set along its own stretch of soft white sand, where the calm blue waters of Discovery Bay are gently lapped by the shore. A sense of relaxed Caribbean charm is carried throughout the property, expressed in its traditional gingerbread architecture and delicate hand-carved fretwork. Within its expansive layout, over 12,000 square feet of indoor and outdoor living space is offered, allowing both privacy and connection to the natural surroundings. A wide verandah, softened by flowering vines, is positioned as the heart of the home, where quiet moments are easily enjoyed while views of the sea and gardens unfold. A private pool, over-water gazebo, and shaded terraces are all thoughtfully placed, while a tennis court, air-conditioned gym, and selection of water sports equipment ensure that both leisure and activity are seamlessly accommodated. Attentive service is provided by a dedicated team, with meals prepared to suit every preference and served in a variety of scenic settings.

Seven beautifully appointed bedrooms are arranged across the main house and a private cottage, each one designed to offer comfort and tranquillity. Ocean views, fine linens, and en suite bathrooms are featured throughout, while flexible configurations make the villa especially well suited to families. Outdoor spaces are enhanced by vibrant tropical gardens and open lawns, where time is often spent at ease. Just steps from the terrace, the beach invites days of swimming, kayaking, or quiet reflection by the water. Beyond the villa, the lively charm of Ocho Rios can be reached with ease, though it is often found that everything needed has already been perfectly provided within the peaceful setting of Alvita.









Facilities

Ideal for Kids • Weddings • Villa • Ideal for Xmas/NY • Tennis Nearby • Canoeing/Kayaking • Watersports • Horse Riding • <1hr to Airport • Walking/Hiking Paths • Walk to Village • Private Pool • Security Guard • Tennis Court • Golf Nearby • Air-Con • Chef/Cook Included • Walk to Beach • Ideal for Teens • Maid Service Included • All Bedrooms En-Suite • Beach Nearby • Beachfront • Ground Floor Bed & Bath • Wheelchair Access • Walk to Restaurant • Waterfront • Wi-Fi/Internet • Seaview • Seafront • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Table Tennis • DVD • Gym/Fitness Room • Dishwasher • Microwave • Outdoor Games • Ceiling Fans • Pre-Stocked Fridge Available • Transfers Available • Babysitting Available • Butler Included

Interior & Grounds

The Villa

Interior
- Spacious open plan living room with comfortable seating, entertainment area and access to a large furnished verandah
- Indoor dining area featuring a historic table seating up to 14 guests
- Fully equipped kitchen supported by professional staff including a cook and butler

Seven bedrooms across the main house and cottage, all with air conditioning, fine linens and en suite bathrooms

Upper Level Bedrooms
- Master bedroom with king size four poster bed, private balcony with sea views, and en suite with tub and shower
- Bedroom with king size bed and en suite bathroom, balcony with sea view
- Bedroom with king or twin beds, en suite bathroom, balcony with sea and mountain views
- Bedroom with king size bed and bunk beds for children, en suite bathroom, mountain and sea views
- Bedroom with two queen size beds, large en suite bathroom with Jacuzzi and separate shower, mountain and sea views

Lower Level Bedrooms
- Bedroom with king size bed, en suite bathroom, opening onto a lower verandah and pool terrace, accessible

Separate Cottage
- Bedroom with king or twin beds, en suite bathroom, small private balcony with garden access

Exterior Grounds
- Private 100 foot white sand beach with calm waters
- Swimming pool measuring approximately 16 x 32 feet
- Poolside bar and surrounding sun terrace
- Over water gazebo and jetty ideal for dining, massages and sunset views
- Expansive covered verandah with lounge and relaxation areas









- Landscaped tropical gardens and open lawn
- Private tennis court with lighting for evening play
- Direct access to the sea with kayaks, paddle boards and snorkeling equipment

Additional Facilities

- Full staff including butler, cook, housekeeper, laundress and gardener
- Night security
- Complimentary water sports equipment
- Family friendly environment with children welcome
- Wi Fi and internet access throughout
- Laundry services provided on site

Location & Local Information

Villa Alvita, a testament to the island's history sits in Discovery Bay, on the northern coast of Jamaica. As the name suggests it is supposedly one of the first parts of Jamaica discovered by Christopher Columbus and the nautical vibe is persistent throughout the town!

The villa itself is located on a beachfront, so you can enjoy intimate times with the whole family without having to travel! However, as you are situated on the northern coast of the Caribbean Sea, you can frolic on any of the area's public beaches! Only a five-minute stroll from Alvita, Puerto Seco's vast, white sand beach makes it a popular choice for both holiday makers and the local residents alike, so if the locals love it, it's a definite must visit! The Puerto Seco Beach Park will entertain both children and adults with its inflatable amusements on the sea!

If you are looking for something different, a touch of adventure, a journey into the underground or the nostalgia of history, Green Grotto Caves is the perfect option. Linked to both the island's history and area, it is a major natural attraction for both local visitors and tourists who crave adventure. On your outward journey of this enchanting tour, stop at the "Wishing Well" and throw a coin – for luck, for love or any of your heart's desires! Go and explore but watch out for the bats!

After a connecting experience with nature if you are still craving more, Dunn's River Falls, is the perfect choice! You will find yourself walking along the beach and right into the falls, a breath-taking landscape that you couldn't simply walk past, you will have to surrender to the indigenous beauty!

One of the highlights of this area includes the Blue Hole, an obligatory stop for all members of the family. A beautiful, pale, chalky, blue river surrounded and embedded in lush green forest!

The enticing blue water will want to make you jump inside and you can do just that by jumping off one of the many









platforms or swinging off one of the various rope swings around the river!

Avita's location offers a wide array of restaurants, shops, bars, beaches and tour and activity services. The villa is just 30 km away from one of the most fascinating places in the Jamaican island, Ocho Rios, a fishing village, where a bite to eat is a must!

Local Amenities

Nearest Airport	**Sangster International Airport (64.2 km)**
Nearest Town/City	**Discovery Bay (850 m)**
Nearest Restaurant	**Nature Beach Bar & Grill (58 m)**
Nearest Bar/Pub	**Shore vybz bar (99 m)**
Nearest Beach	**On-site beach (0 m)**
Nearest Golf	**Jewel Runaway Bay Beach & Golf Resort (8.4 km)**
Nearest Tennis	**On-site (0 m)**

What we love

- Fully staffed, beachfront house with open space allowing you to bathe in the Jamaican sunshine!
- A few minutes stroll takes you to beaches, restaurants, bars and a wide variety of other conveniences!
- The villa and the entire coast have a range of activities for both little ones and the bigger kids!

What you should know...

- Please note that you will need to select 14 guests should you wish to have access to all 7 bedrooms. Those selecting fewer guests will only have access to a prorated number of bedrooms based on 2 guests per room.
- Remember, it is customary to pay a 15% Gratuity fee before leaving your Villa in Jamaica
- Alvita comes with a security guard at night

Terms & Conditions

- **Security deposit:** £1000 charged to the client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to a full inspection.

- **Arrival time:** Check-in 3.00 p.m.

- **Departure time:** Check-out 11.00 a.m.

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

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

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

- **Other Ts and Cs:** Please note that the beachfront at Alvita may change its shape and size from day to day, week to week and month to month. This is due to seasonal waves, currents and tides. Every effort has been made to depict the beach in front of this property, but temporary changes may occur. 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 is not permitted inside the villa.

- **Minimum stay:** 5 nights (Mid April - Mid December); 7 nights (Thanksgiving week and Mid December - Mid April).

- **Internet access?:** Wi-Fi connection included.

- **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

- 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).