

FLEMING VILLA



The Fleming Villa is like an island unto itself.

Looking for privacy? Fleming Villa (along with its satellite cottages, Pool House and Sweet Spot) is all about privacy. Your own beach and, of course, your own pool, gardens, and staff.

Walk over to GoldenEye for a spa treatment, sunset cocktails at the Bizot Bar or dinner at the Gazebo Restaurant. Walk back to Fleming Villa and, again, you're secluded. Removed from it all. Really, it's the best of all worlds and the very best of ours.

Of course, there's the history. Fleming, and his character, Bond. James Bond. If these walls could talk they'd tell tales of artists and writers, spies and seducers. The romantic atmosphere is palpable. The vibe, utterly relaxing, though you may feel the inspiration that lives here, still.

The villa features the original three bedrooms and two stand alone guest cottages (sleeps up to 10). Other exclusive features include the private Fleming Beach, pool and state-of-the-art media room. The villa has its own dedicated staff that includes a butler, housekeeper and cook.

FLEMING VILLA

2021 RATES

ROOM CATEGORY

| | DEC 20 2020 - JAN 3 2021 | JAN 4 2021 - APR 5 2021 | APR 6 2021 - OCT 31 2021 | NOV 1 2021 - DEC 19 2021 |
|---------------|-----------------------------|----------------------------|-----------------------------|-----------------------------|
| One Bedroom | on request | on request | \$2,895 | \$4,170 |
| Two Bedroom | on request | on request | \$3,705 | \$4,985 |
| Three Bedroom | on request | \$7,640 | \$4,520 | \$5,790 |
| Four Bedroom | on request | \$8,215 | \$5,440 | \$6,715 |
| Five Bedroom | \$10,605 | \$8,685 | \$6,365 | \$7,640 |



CANCELLATION POLICY

- 25% of the total reservation value is non-refundable at the time reservation is confirmed. If Cancellation occurs between 90 and 60 days prior to arrival, 50% of the total reservation value is non-refundable. Final balance becomes due 60 days prior to arrival and full amount is non-refundable.
- Festive Season Policy (December 20 – January 3): Deposit is non-refundable at any time. Cancellations within 90 days prior to arrival, no shows and unexpected departures will be charged 100% penalty on the entire stay with applicable taxes.
- A reservation will not be considered cancelled until a cancellation number has been received from an Island Outpost representative.

PAYMENT POLICY

- Three-night deposit or 50% of total reservation (whichever is greater) is required upon making a booking. Final payment is due in full 60 days prior to arrival date.
- Festive Season Policy (December 20 – January 3): Three-night non-refundable deposit or 50% of total reservation (whichever is greater) is required upon making a booking. Final payment is due in full 90 days prior to arrival date.

TERMS & CONDITIONS

- All rates are listed in US Dollars.
- All rates include full daily breakfast.
- Sixth bedroom available for larger groups, on request, adjacent to the Fleming Villa.
- Rates are based on double occupancy in all one bedroom accommodations. Two bedroom accommodations are based on four persons. Three bedroom accommodations are based on six persons. Four bedroom accommodations are based on eight persons. Five bedroom accommodations are based on ten persons.
- \$75 per night for each additional guest.
- A 10% service charge and 10% government tax plus a \$2.00 accommodation tax per bedroom, per night are not included.
- Easter and Thanksgiving policy: 3-night minimum stay. Festive policy: 7-night minimum stay.
- Rates, taxes and promotions are subject to change.

BLACKOUT DATES

1-4 Apr (Easter) • 1-4 Jul (4th of July) • 24-28 Nov (Thanksgiving) • 20 Dec - 3 Jan (Festive)



Tel: +1 876-622-9007

www.theflemingvilla.com

www.islandoutpost.com

FOR RESERVATIONS CALL

+1 800-OUTPOST (U.S. and Canada)

+1 876-622-9009 (all other countries)

reservations@islandoutpost.com

FLEMING VILLA

2021 FAQ



Main House

- Three bedrooms in the main house (one king, one queen, & two twin beds)
- Full time dedicated staff
- Spacious living & dining areas open onto gardens & sea views
- Fully equipped kitchen & bar
- 400-thread count handmade linens from Royal Hut
- Large tropical garden bathrooms with signature GoldenEye soaking tubs & outdoor showers

Activities

- Watersports: kayaking, stand up paddleboarding, snorkeling, lagoon & sea swimming, & glass bottom boat rides, sun fish sailboats, & hobie cats
- A private beach & pool – yours exclusively
- Flood lit tennis court for day or night play



Cottages

- Pool House & Veranda (770 sq. ft.)
- Sweet Spot (480 sq. ft.)
- 37-inch flat screen television
- Custom-designed king-size bed outfitted with 400-thread count handmade linens from Royal Hut
- Private outdoor shower
- Minibar stocked with Red Stripe beer, Ting & other tasty snacks unique to Jamaica



Amenities

- Complimentary Wi-Fi (available in all rooms & throughout the property)
- Large media room with 64-inch TV, Apple TV & large futon (suitable as bed for children)
- State-of-the-art indoor / outdoor sound system
- Private swimming pool with unique undulating design
- Babysitting available on request

- Kids activities including coconut carving & arts & craft classes
- Off property activities including golf, scuba diving, deep sea fishing, hikes, river tubing, horseback riding, swimming with dolphins...
- Picnics to Noel Coward's Firefly



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LUXURY INCLUSIVE PLANS

Our Fully Inclusive Plan provides a full breakfast, two course lunch, afternoon snack and three course dinner as well as unlimited alcoholic and non-alcoholic pouring beverages, house wines and champagnes and stocking of in-room minibars every three days*.

- Fully inclusive rate starting at \$158.50 per adult
- Half-board rate starting at \$99.50 per adult
- Our Half-board Plan includes a full breakfast & a three course dinner
- Children (4 years old & under) \$26.50 / \$36.50 (Half Board / Full Board)
- Children (5-12 years old) \$47.00 / \$79.50 (Half Board / Full Board)
- All food & beverage plans are subject to 10% government tax & 10% service charge.

With our Market Plan, your private chef will pre-purchase your first two meals, pantry staples and a small starter bar and anything else you require. Additional alcohol requests will increase your budget. On your first day at the villa, your butler and chef will meet with you regarding menus for the week**

If you wish to go to the various markets with your cook, you are welcome. Stores will accept your card but roadside vendors of fresh fruits and produce will require cash. A typical grocery budget is \$55-\$65 per person, per day. This may vary depending on market prices and menus. If you request shrimp, lobster, imported beef or large quantities of other food items, this estimate will increase.

All guests sharing accommodation must be on the same meal plan and that plan must be decided on and paid in advance of the guests' arrival. Meal plan changes will not be permitted during the guests' stay. 10% service charge and 10% government tax apply. Additional charges apply for premium bar beverages, wine list or champagne. GoldenEye restaurants & bars and special events are not included in Luxury Inclusive Plans. A \$100 additional charge is applicable on half and full board meal plans if guests wish to extend the option to dine in GoldenEye's main restaurants.

*Restocking prior to set date items will be charged

**A 30% service charge will be added to your final bill

Transportation



Ian Fleming International is about a 7 minute drive from runway to GoldenEye. At present, Ian Fleming has a 5,000 ft asphalt surface for private and commercial aircraft. It's a short flight on one of the charter planes that fly between Ian Fleming International, Montego Bay and Kingston. We are happy to arrange flights to Ian Fleming International for you. Guests can also fly commercially into Montego Bay or Kingston Airport and we are happy to arrange transportation. It's about a 2 hour drive.



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