

FLEMING VILLA



The Fleming Villa is like an island unto itself.

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

Walk over to GoldenEye for a spa treatment, sunset cocktails at Bizot Bar and Shabeen or dinner at Gazebo. 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, ultra 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 TV room. The villa has its own dedicated staff that includes butlers, housekeepers, groundsmen and a chef.

FLEMING VILLA

2022 RATES

ROOM CATEGORY	DEC 20 2021 - JAN 3 2022	JAN 4 2022 - APR 18 2022	APR 19 2022 - AUG 31 2022	SEPT 1 2022 - OCT 31 2022	NOV 1 2022 - DEC 19 2022
Three Bedroom	on request	on request	on request	on request	on request
Four Bedroom	on request	on request	on request	on request	on request
Five Bedroom	\$15,270	\$13,545	\$9,155	\$7,630	\$11,915



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.
- 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.
- MLOS: 3-night minimum stay all year round. Festive policy: 7-night minimum stay.
- Rates, taxes and promotions are subject to change.

BLACKOUT DATES

13-18 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

2022 FAQ



Main House

- Three bedrooms in the main house (two kings & one queen - twin beds available on request)
- Full time dedicated staff
- Spacious living & dining areas open onto gardens & sea views
- Fully equipped kitchen & bar
- 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 Room & Veranda (770 sq. ft.)
- Sweet Spot (480 sq. ft.)
- 37-inch flat screen television
- Custom-designed king-size bed
- 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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Full Board Meal Plans

Full breakfast is included in the room rate. Full board meal plans are also available upon request and include:

- Two Course Lunch with Dessert
- Snacks
- Three Course Dinner with Dessert
- Unlimited Beverages (both Non-Alcoholic & Alcoholic)

Please inquire for pricing and full list of food and beverage inclusions.

Transportation



Ian Fleming International is a 5 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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