



The Terrace, Burton Hall, Burton, Dorset, BH23 7JS  
Tel: 0845 112 1661 - email: [info@jollyvillas.com](mailto:info@jollyvillas.com)

## ABOUT US

We pride ourselves in making every Jolly Villas holiday a special and personal experience. It's our job to make sure your visit to Antigua is as relaxing, carefree and memorable as you would wish, from helping you arrange flights, meeting and greeting you at the airport, providing you with a welcome pack on arrival, and supporting you with 24/7 local customer service should you experience any concerns during your stay; all in one of the world's most desirable holiday locations. We can arrange your car hire, help you with any excursions you may be tempted by and, of course, get you on to the water in a wide range of activities, including a really special day on our 50' yacht "Jabberwocky".

Our villas and apartments are located on a private estate near to Jolly Harbour, the premier marina, golf and leisure resort in the Caribbean, situated on the beautiful west coast of Antigua. Each of our three villas stands in its own garden and has three en-suite bedrooms, expansive internal and external living areas, and a private swimming pool with sundeck. Hamilton House stands in its own garden with a large swimming pool and comprises four well-appointed 2-bedroom apartments. Jolly Beach is just a 7 minute walk away; a long sweep of soft white sand and turquoise sea fringed by palm trees, and the entrance to the marina is just 10 minutes walk away.

Hamilton Estate is nestled beneath wooded hillsides situated on the Caribbean west coast of Antigua, a fifteen-minute drive to the capital St John's and twenty-minutes from the airport. We are situated next to the new luxury Sugar Ridge boutique hotel which offers a spa, a gym, two restaurants and sophisticated nightly entertainment. Guests staying at Hamilton Estate are welcome to use the Sugar Ridge facilities.

Also very nearby is the Jolly Harbour Marina and resort. This extensive complex offers the largest and finest marina in the Caribbean and superb recreation facilities. A fine 18-hole golf course and a sports centre with tennis courts and a squash court cater for the actively minded, whilst the commercial centre has a wide range of shops, restaurants, bars, and a supermarket to sustain the needs for everyday living. For all its many amenities, Jolly Harbour remains a sophisticated and tranquil setting to while away the holiday hours.

## THE VILLAS

The three villas at Hamilton Estate are designed for al fresco living with extensive verandas and decks that extend the internal spaces outwards. All principal rooms open to covered external areas, creating an ambiguous edge between the inside and outside - so suited to well-adjusted tropical living. Wide swing-back doors from the living areas can be secured open during the day to take full advantage of the cooling breezes and glorious sunshine.

The three double bedrooms are all en-suite and include sliding door wardrobes with plenty of hanging space. The main living area features glass doors to two sides, providing access to the veranda areas and unrestricted scenic views. The kitchen area is fully fitted with a range of base and wall units and includes a stove with oven and hob, a washer and an American style refrigerator. Most of our properties also have a dishwasher. The kitchen also has double door access to the dining veranda. Ceiling fans and air conditioning are fitted in all rooms. Each villa is serviced with cable television, DVD player, hi-fi, DVD and CD libraries, and high-speed Internet connection.

## THE APARTMENTS

Hamilton House stands at the back of the Estate behind the villas and comprises four well-appointed 2-bedroom apartments. An external stairway at the rear of the building provides access to the upper floor and steps lead down from the garden apartment verandas directly to the grounds and pool. The long open-plan reception area of each apartment includes a fully equipped kitchen and plenty of space for comfortable everyday living. An open arch leads to an inner hall accessing the bedrooms and bathrooms. The apartments benefit from spacious, covered veranda areas that enjoy superb views towards the Caribbean. Each apartment has a barbeque on its veranda.

The master bedroom has an en-suite bathroom. A French door leads directly on to the veranda and can be secured open during the day to take full advantage of the cooling breezes and glorious sunshine. The guest bedroom is serviced with a fully fitted shower room.

The kitchen area of the main living room is fully fitted with a range of base and wall units and includes a stove with oven and hob and an American style refrigerator. Internal floors are covered with ceramic tiles whilst the veranda is finished with wooden decking. Ceiling fans and air conditioning units are fitted in both of the bedrooms and the living area. Each apartment is serviced with cable television, DVD player, hi-fi, DVD and CD libraries, and high-speed Internet connection.

The landscaped gardens feature a 30' x 15' swimming pool with adjoining sundeck and gazebo. There is also plenty of off-road parking at Hamilton House.



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#### VILLA RENTAL PRICES

SEASON	DATE OF ARRIVAL BETWEEN	PER WEEK			PER EXTRA NIGHT		
		GBP	USD	EURO	GBP	USD	EURO
<b>2010:</b>							
Low	2 May – 26 Nov	£1100	\$1650	€1320	£157	\$236	€189
Standard	27 Nov – 16 Dec	£1250	\$1875	€1500	£178	\$267	€214
High	17 – 31 Dec	£1500	\$2250	€1800	£214	\$321	€257
<b>2011:</b>							
Standard	1 Jan – 14 Apr	£1250	\$1875	€1500	£178	\$267	€214
High	15 – 30 Apr	£1500	\$2250	€1800	£214	\$321	€257
Low	1 May – 26 Nov	£1100	\$1650	€1320	£157	\$236	€189
Standard	27 Nov – 16 Dec	£1250	\$1875	€1500	£178	\$267	€214
High	17 – 31 Dec	£1500	\$2250	€1800	£214	\$321	€257

#### APARTMENT RENTAL PRICES

SEASON	DATE OF ARRIVAL BETWEEN	PER WEEK			PER EXTRA NIGHT		
		GBP	USD	EURO	GBP	USD	EURO
<b>2010:</b>							
High	1 - 15 Jan	£750	\$1125	€900	£107	\$161	€129
Standard	16 Jan – 31 Aug	£590	\$885	€708	£85	\$128	€102
Low	1 – 30 Sept	£495	\$743	€594	£71	\$107	€86
Standard	1 Oct – 17 Dec	£590	\$885	€708	£85	\$128	€102
High	18 - 31 Dec	£750	\$1125	€900	£107	\$161	€129
<b>2011:</b>							
High	1 – 15 Jan	£750	\$1125	€900	£107	\$161	€129
Standard	16 Jan – 31 Aug	£590	\$885	€708	£85	\$128	€102
Low	1 – 30 Sept	£495	\$743	€594	£71	\$107	€86
Standard	1 Oct – 17 Dec	£590	\$885	€708	£85	\$128	€102
High	18 – 31 Dec	£750	\$1125	€900	£107	\$161	€129

#### HOW TO BOOK A JOLLY VILLAS HOLIDAY

If you wish to book one of our properties at Hamilton Estate, we would advise you to check availability with us and make a provisional reservation. We will hold your reservation for 5 days to enable you to arrange your flights and return the Booking Form to us along with your deposit which can be paid by cheque, direct bank transfer or through PayPal.

#### The property rental prices include:

- Transfers to and from the airport.
- Linen and bath towels provided and changed weekly.
- Weekly maid service.
- Electricity, gas and water utilities
- Welcome pack on arrival
- Local customer service with 24/7 help-line



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### CAR HIRE

You can choose to pick up the car at the airport on arrival or it can be delivered to your villa or apartment on the day and at the hour you choose. All our cars come with a full tank of petrol and with free unlimited mileage.

All payments for car hire and fees are paid in Antigua at the time of hiring.

A temporary Antigua Driver's License is required costing US\$20. The license is valid for 3 months.

Optional Collision Damage Waiver (CDW) insurance is available at the following rates:

On cars - \$12 daily: on 4x4's - \$15 daily: on minivan - \$18 daily: on Prado - \$20 daily

CAR RATES	PRICES IN US\$ DOLLARS		
Make	1 Day	2-6 Days	Weekly
Kia Rio	\$55	\$50 per day	\$315
Toyota Yaris	\$55	\$50 per day	\$315
Toyota Corolla	\$60	\$55 per day	\$350
Ford Focus	\$65	\$60 per day	\$370

4 x 4 RATES	PRICES IN US\$ DOLLARS		
Make	1 Day	2-6 Days	Weekly
Daihatsu Terios	\$60	\$55 per day	\$350
Suzuki Vitara - 2 door	\$65	\$60 per day	\$370
Suzuki Vitara - 4 door	\$75	\$70 per day	\$450
Toyota Rav 4 - 4 door	\$80	\$75 per day	\$480
Jeep Wrangler - 2 door	\$80	\$75 per day	\$480
Toyota Prado - 4 door (Land Cruiser) 7 seater	\$120	\$110 per day	\$700

MINIVAN RATES	PRICES IN US\$ DOLLARS		
Make	1 Day	2-6 Days	Weekly
Toyota Noah	\$95	\$85 per day	\$525
Kia Carnival - 7 seater	\$100	\$90 per day	\$550



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# Jabberwocky

*Your Yacht for a Day*

## Hamilton Estate Exclusive

**Free Transport ...** Hamilton Estate guests are collected from their villa or apartment and returned at the end of their cruise.

**Complimentary Champagne ...** Guests of Hamilton Estate will also be treated to a complimentary bottle of champagne during their cruise.

Probably the finest day charter yacht in Antigua - exclusively yours for a day. Enjoy the thrill and excitement of sailing the calm warm seas of the Caribbean aboard your own superb 50 foot sailing yacht.

- Sail for a couple of hours with our experienced British crew and drop anchor in a choice of secluded and pretty bays.
- Swim off the back of the yacht and snorkel in crystal clear waters.
- Sunbathe on the extensive deck or relax under the shade.
- Enjoy lunch freshly prepared by your onboard chef with fine wines.
- Complimentary bar of local wines, beers, water and sodas throughout the day.
- Have a lazy sail back to Jolly Harbour in the afternoon and take a turn at the helm if you wish.

### Day Charter Prices

Charge is US\$600 for 2 persons plus US\$50 for each additional person up to a maximum of 10:

For 2 persons	US\$600	For 3 persons	US\$650
For 4 persons	US\$700	For 5 persons	US\$750
For 6 persons	US\$800	For 7 persons	US\$850
For 8 persons	US\$900	For 9 persons	US\$950
For 10 persons	US\$1000		

### The Price Includes:

- Pickup from your villa at 9.45am and return after cruise ends about 4.30pm
- Charter of yacht and crew for the day - Jabberwocky is "your yacht for the day" - you do not have to share it with anyone except your party.
- Lunch is prepared on board with an open bar of local wines, beers, water and sodas served throughout the day.
- Snorkelling equipment and instruction if required.
- A complimentary bottle of champagne.

If you would like to reserve a day on our yacht Jabberwocky, please indicate your preferred date on the Booking Form and we will confirm availability. We will include the cost of the sailing day on your final holiday invoice.



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## BOOKING FORM

**Party Leader:** Title \_\_\_\_\_ First Name \_\_\_\_\_ Last Name \_\_\_\_\_

Address: \_\_\_\_\_

Town \_\_\_\_\_ County \_\_\_\_\_ Postcode \_\_\_\_\_

Telephone Number: (Day) \_\_\_\_\_ (Evening) \_\_\_\_\_

Mobile: \_\_\_\_\_ email: \_\_\_\_\_

Names of other party members:

\_\_\_\_\_ Age if under 18 years: \_\_\_\_\_

\_\_\_\_\_ Age if under 18 years: \_\_\_\_\_

\_\_\_\_\_ Age if under 18 years: \_\_\_\_\_

\_\_\_\_\_ Age if under 18 years: \_\_\_\_\_

\_\_\_\_\_ Age if under 18 years: \_\_\_\_\_

**Property Required:** \_\_\_\_\_ **Total Rental Price:** \_\_\_\_\_

Arrival Date: \_\_\_\_/\_\_\_\_/\_\_\_\_ Flight No: \_\_\_\_\_ Arrival Time: \_\_\_\_\_

Departure Date: \_\_\_\_/\_\_\_\_/\_\_\_\_ Flight No: \_\_\_\_\_ Departure Time: \_\_\_\_\_

**Car Hire** – If you would like to reserve a vehicle for part or all of your holiday, please indicate your preferences below:

Type \_\_\_\_\_ Start Date: \_\_\_\_/\_\_\_\_/\_\_\_\_ Return Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

If you require the vehicle for the duration of your holiday, do you want to collect at airport on arrival? Yes  No

Do you want optional Collision Damage Waiver insurance (CDW)? Yes  No

**Sailing Day** – If you would like to include a day's sailing aboard Jabberwocky as part of your holiday please complete the following. If possible, please give two alternative dates and we will confirm availability.

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_ Number of guests: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_ Number of guests: \_\_\_\_\_

### Declaration:

I confirm that I have read and understood the Booking Terms and Conditions that accompany this form and confirm that I accept them on behalf of all the persons included in this booking.

Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Please send us this form with a deposit for 20% of the total property rental price. Cheques are payable to "Jolly Villas". If you would like to make a bank transfer or pay by credit card using PayPal, please let us know and we will advise you of the details. Once the booking is confirmed in writing the deposit shall be non-refundable. The balance of the total rental price plus the refundable security deposit will be due 60 days before your arrival in Antigua. You will receive an invoice and payment instructions from us before that date. No refunds will be made once the balance of your booking payment has been made.



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## BOOKING TERMS AND CONDITIONS

### 1. The Agreement

Jolly Villas Limited acts as booking agent for the owners of the villas and apartments and the ultimate property rental contract is between the property owner (hereinafter called the Owner) and the party leader. The agreement between Jolly Villas Limited (hereinafter called the Company or we) and the person making the booking (hereinafter called the Customer or you) is valid only after the signed Booking Form is received by the Company together with the appropriate deposit cheque and the booking has been confirmed to the Customer by the Company in writing. By signing the Booking Form the Customer accepts these Terms and Conditions and confirms that he or she is authorised to do so on behalf of all other persons named on the Booking Form. Only persons named on the Booking Form are entitled to use the property.

### 2. Paying for the Property Rental

A deposit of 20% of the total rental price is required at the time of booking paid by cheque made payable to "Jolly Villas". The balance of the total rental price is due and must be paid in full 60 days before departure, or where the booking takes place less than 60 days before departure, the full amount is due immediately. The balance of the rental price is paid by cheque made payable to the Owner, details of which we will give you when confirming your booking. We reserve the right to cancel your booking and retain your deposit if payment is not received by the due date.

### 3. Security Deposit

A refundable security deposit of £200 is required with payment of the final rental balance to cover any loss or damage that occurs during your stay in the property. This should be paid by cheque made payable to "Jolly Villas". This will be returned to you in full 30 days after your departure from the property, providing no loss or damage is reported. Should loss or damage occur, a deduction will be made to the amount of replacement/repair and the balance returned to you.

### 4. Paying for the Sailing Options

Any sailing options included on the Booking Form will be due for payment in full 60 days before departure and should be paid by cheque made payable to "Jolly Villas".

### 5. Paying for Car Hire

Jolly Villas Limited acts as booking agent for the car hire operator. The final contract for the car hire will be between the Customer and the car hire operator. Jolly Villas Limited will make every endeavour to fulfil the Customer's requirements, but cannot accept responsibility for any actions or alterations made by the operator that are outside of the Company's control. All payments for car hire and fees are paid in Antigua at the time of hiring.

### 6. Cancellation

In the event that you cancel your booking, any payments that have been made by you up to the date of cancellation will be non-refundable. If you wish to make a change to your booking these must be notified in writing to the Company and we will make every endeavour to assist you where possible.

If through circumstances beyond the Company's control it is necessary to cancel the booking agreement, the Company and the Owner will refund any monies paid by the Customer without interest or further compensation. The Company may at its discretion offer alternative accommodation of equal standard as an alternative to a full refund.

### 7. Arrivals and Departure

The rental period commences at **4.00pm** on the day of arrival and ceases at **10.00am** on the day of departure in order to allow adequate time to prepare the property for in-coming customers. If required, our representative will make arrangements for the secure storage of your luggage until the time of your departure for the airport. Where members of your party stay in the property beyond the time of 10.00am without the consent in writing of the Company, we reserve the right to invoice the Customer in respect of any additional days spent at the property and any loss caused to the Company or the Owner as a result of disturbance made to other rental customers who would have been using the property had it not been for the late departure of your party.

### 8. Swimming Pool

The property has a private swimming pool. The Company and the Owner do not accept any liability for any injury however caused as a result of the use of the pool. Children are to be supervised at all times and there should be no diving and no glassware taken near the pool area.

### 9. Inventory

No items may be removed from the property including linens and towels. Customers must provide their own beach towels. Furniture must not be moved between rooms.

### 10. Insects

Antigua is a tropical island and as such insects and small creatures are inevitable and are not a cause for complaint. Please do not leave food on counter tops or in the pool area. Clean up spills immediately and do not eat in the bedrooms. We advise you to keep all windows and doors closed whenever possible; not only will this help to keep bugs from the property, but it will also enable the air conditioning units to function more efficiently.

### 11. Self-Catering

The properties are rented on a self-catering basis. You are responsible for purchasing food, paper goods, cleaning supplies and other necessities during your stay. An initial supply of soap, dishwashing detergent and bathroom tissue is supplied. Where other consumables have been left by the Owner or previous guests, we kindly request that you replace any items that you use.

### 12. Your Responsibility

The party must treat the property, its furniture, fittings, utensils and other facilities with respect. Any loss, damage or non-working items should be reported to the Company's local representative immediately who will arrange for replacement or repair. The Company and the Owner reserve the right to withhold any monies from the security deposit to pay for any loss or damage caused to the property or its contents by any member of the party.

### 13. Liability

The Company and the Owners do not accept any liability whatsoever for death, personal injury, accidents, loss or damage to persons or personal effects, however caused. Guests are reminded to exercise care as to the personal safety of themselves and all party members. Whenever possible, valuables should be left secure and out of sight. All doors and windows should be closed and locked when exiting the property.

### 14. Force Majeure

The Company and the Owners of the properties will not be liable for loss or delay occasioned by Strikes, Riots, Political Unrest, Hostilities, War, or threat of War, Terrorist Activity, Closure of Airports, Floods, Hurricane or any other event beyond their control.

### 15. Travel and Health Insurance

It is a requirement for the Customer and the other members of the party to have appropriate travel and medical insurance in force for the period of rental. All matters arising with regard to loss or injury should be directed to the respective insurance company.

### 16. Passports

All passengers, including children and infants, must possess a full passport valid for at least six months beyond their return date. It is the responsibility of the Customer to make sure that he/she has all the correct travel documents. The Company cannot accept any liability for any refusal of passage or entry into Antigua.

### 17. Termination

We reserve the right to terminate your occupation of the property in the event that your behaviour or that of a member of your party is such that is likely to cause distress, damage, danger or annoyance to our other customers, employees, agents, property or any third party. We will not be liable for any refund, compensation, or any additional costs incurred by you. We cannot accept any liability for the behaviour of other parties staying at our properties.

### 18. Problems or Complaints

In the event that you experience any problems with the property you must contact our local representative who will do their best to assist and rectify the matter as soon as is practically possible. Should a problem remain unresolved the Company must be notified in the United Kingdom immediately.

Every effort has been made to ensure the accuracy of the information and descriptions concerning the properties and services contained in our website and in our literature. However, content and circumstances are subject to change from time to time, and whilst we will make every endeavour to notify you of any change that may affect your booking, we cannot be held responsible for any errors, omissions and changes beyond our control.