



ABOUT US

We pride ourselves in making every Jolly Villas holiday a special and personal experience. We believe it is 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 get you on to the water in a wide range of activities, including a really special day on our 50' yacht "Jabberwocky".

All our villas and apartments are very well appointed and maintained to a high standard. In addition to our attentive, on-hand management team, we can arrange nanny services, babysitting and in-house catering services

We are close to many of the island's most picturesque and popular beaches. Jolly Beach, Valley Church, Darkwood, Ffryes and Turners beaches are all highly recommended.

There is an abundance of excellent restaurants within the immediate area and dozens more dotted around the island. You'll find a wide choice of French, English, Italian, Indian and Chinese cuisines, and delicious seafood specialities are excellent value.

COVID-19 CANCELLATION POLICY

We fully appreciate the concern that travellers may have in making future reservations during this period of uncertainty caused by the coronavirus pandemic. Therefore, we are amending our cancellation policy for all new bookings made from 20th March 2020 and for the foreseeable future.

If you make a property reservation with us at this time, but then need to cancel the booking up to 14 days prior to your arrival date, you will receive a 100% refund. If you need to cancel your booking between 7 days and 14 days prior to your arrival date, we will still refund you 50% of the rent.

HOW TO BOOK A JOLLY VILLAS HOLIDAY

If you wish to book one of our properties, 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.

jolly  villas



WISH YOU WERE HERE

HAMILTON ESTATE

Hamilton Estate is nestled beneath wooded hillsides situated on the Caribbean west coast of Antigua, a fifteen-minutes drive to the capital St John's and twenty-minutes from the airport. Jolly Beach is just a 10 minutes walk away; a long sweep of soft white sand and turquoise sea fringed by palm trees.

Each of our two villas stands in its own garden and has three en-suite bedrooms, expansive internal and external living areas, and a private swimming pool with sun deck. Hamilton House stands in its own garden with a large swimming pool and comprises four well-appointed 2-bedroom apartments. All properties are well serviced with air conditioning, ceiling fans, cable television, high-speed Internet connection, fully equipped kitchens, and barbecues.

The entrance to Jolly Harbour is a 10 minutes walk from Hamilton Estate, the largest and finest marina in the Caribbean with 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.

Hamilton Estate is situated next to the new luxury Sugar Ridge boutique hotel that offers a spa and gym, two restaurants and sophisticated nightly entertainment.

THE PALMS

The Palms is a new luxury villa development set on a wooded hillside in a delightful valley setting with fabulous views over the very scenic Darkwood Beach, one of the most photographed beaches in the Caribbean. Still unspoilt, with the island of Montserrat in the distance, it has a good local beach bar and restaurant with beds and shade. The location is peaceful and serene, yet is only minutes away from Jolly Harbour and several other bars, restaurants and adjoining beaches.

Calabash offers luxury on a grand scale spread over two floors with spacious accommodation for parties of up to 8 guests. The villa has four bedrooms, five bathrooms and lots of living areas, inside and out. There is a large sundeck with swimming pool and fabulous views of the surrounding hills from the sides of the villa and a spectacular vista across the Caribbean to the front.

OUR RENTAL PRICES INCLUDE

Linen and towels provided and changed weekly.
Weekly maid service in villas.
Welcome pack on arrival.

Electricity, gas and water utilities.
Unlimited broadband internet.
We can arrange airport transfers if required



RENTAL RATES

BAY HOUSE AND FFRYES HOUSE -Hamilton Estate

| SEASON | DATE OF ARRIVAL BETWEEN | PER WEEK | EXTRA NIGHT | PER MONTH |
|--------------|-------------------------|------------|-------------|------------|
| 2021: | | GBP | GBP | GBP |
| High | 1 Jan – 28 Feb | £2430 | £347 | £9235 |
| Standard | 1 Mar – 30 Apr | £2035 | £291 | £7735 |
| Low | 1 May – 30 Nov | £1510 | £216 | £5738 |
| Standard | 1 Dec – 16 Dec | £2035 | £291 | £7735 |
| High | 17 Dec – 31 Dec | £2430 | £347 | £9235 |
| 2022: | | | | |
| High | 1 Jan – 28 Feb | £2430 | £347 | £9235 |
| Standard | 1 Mar – 30 Apr | £2035 | £291 | £7735 |
| Low | 1 May – 30 Nov | £1510 | £216 | £5738 |
| Standard | 1 Dec – 16 Dec | £2035 | £291 | £7735 |
| High | 17 Dec – 31 Dec | £2430 | £347 | £9235 |

CALABASH – The Palms

| SEASON | DATE OF ARRIVAL BETWEEN | PER WEEK | EXTRA NIGHT | PER MONTH |
|--------------|-------------------------|------------|-------------|------------|
| 2021: | | GBP | GBP | GBP |
| High | 1 Jan – 28 Feb | £3070 | £439 | £11665 |
| Standard | 1 Mar – 30 Apr | £2565 | £366 | £9745 |
| Low | 1 May – 30 Nov | £2005 | £286 | £7620 |
| Standard | 1 Dec – 16 Dec | £2565 | £366 | £9745 |
| High | 17 Dec – 31 Dec | £3070 | £439 | £11665 |
| 2022: | | | | |
| High | 1 Jan – 28 Feb | £3070 | £439 | £11665 |
| Standard | 1 Mar – 30 Apr | £2565 | £366 | £9745 |
| Low | 1 May – 30 Nov | £2005 | £286 | £7620 |
| Standard | 1 Dec – 16 Dec | £2565 | £366 | £9745 |
| High | 17 Dec – 31 Dec | £3070 | £439 | £11665 |

THE PATTERSON HOUSE – Half Moon Bay

| SEASON | DATE OF ARRIVAL BETWEEN | PER WEEK | EXTRA NIGHT | PER MONTH |
|--------------|-------------------------|------------|-------------|------------|
| 2021: | | GBP | GBP | GBP |
| High | 1 Jan – 28 Feb | £3550 | £507 | £13490 |
| Standard | 1 Mar – 30 Apr | £3080 | £440 | £11700 |
| Low | 1 May – 30 Nov | £2625 | £375 | £9975 |
| Standard | 1 Dec – 16 Dec | £3080 | £440 | £11700 |
| High | 17 Dec – 31 Dec | £3550 | £507 | £13490 |
| 2022: | | | | |
| High | 1 Jan – 28 Feb | £3550 | £507 | £13490 |
| Standard | 1 Mar – 30 Apr | £3080 | £440 | £11700 |
| Low | 1 May – 30 Nov | £2625 | £375 | £9975 |
| Standard | 1 Dec – 16 Dec | £3080 | £440 | £11700 |
| High | 17 Dec – 31 Dec | £3550 | £507 | £13490 |

HAMILTON HOUSE APARTMENTS – Hamilton Estate

| SEASON | DATE OF ARRIVAL BETWEEN | PER WEEK | EXTRA NIGHT | PER MONTH |
|--------------|-------------------------|------------|-------------|------------|
| 2021: | | GBP | GBP | GBP |
| High | 1 Jan – 29 Feb | £1200 | £171 | £4560 |
| Standard | 1 Mar – 30 Apr | £960 | £137 | £3650 |
| Low | 1 May – 30 Nov | £840 | £120 | £3200 |
| Special | September | £735 | £104 | £2795 |
| Standard | 1 Dec – 16 Dec | £960 | £137 | £3650 |
| High | 17 Dec – 31 Dec | £1200 | £171 | £4560 |
| 2022: | | | | |
| High | 1 Jan – 28 Feb | £1200 | £171 | £4560 |
| Standard | 1 Mar – 30 Apr | £960 | £137 | £3650 |
| Low | 1 May – 30 Nov | £840 | £120 | £3200 |
| Special | September | £735 | £104 | £2795 |
| Standard | 1 Dec – 16 Dec | £960 | £137 | £3650 |
| High | 17 Dec – 31 Dec | £1200 | £171 | £4560 |

CAR RENTAL

CAR RATES

PRICES IN US\$ DOLLARS

| Make | 1 Day | 2-6 Days | Weekly |
|----------------|-------|--------------|--------|
| Kia Picanto | \$50 | \$40 per day | \$300 |
| Kia Rio | \$55 | \$50 per day | \$315 |
| Toyota Yaris | \$55 | \$50 per day | \$315 |
| Toyota Corolla | \$60 | \$55 per day | \$350 |
| Kia Cerato | \$60 | \$55 per day | \$350 |

4 x 4 RATES

PRICES IN US\$ DOLLARS

| Make | 1 Day | 2-6 Day | Weekly |
|-------------------------------|-------|---------------|--------|
| Daihatsu Terios | \$65 | \$60 per day | \$375 |
| Suzuki Vitara - 2 door manual | \$65 | \$60 per day | \$375 |
| Suzuki Vitara - 4 door auto | \$75 | \$70 per day | \$450 |
| Toyota RAV4 - 4 door | \$80 | \$75 per day | \$480 |
| Hyundai Tucson - 4 door | \$80 | \$75 per day | \$480 |
| Jeep Wrangler - 2 door | \$80 | \$75 per day | \$480 |
| Jeep Wrangler - 4 door | \$100 | \$90 per day | \$550 |
| Toyota Fortuner - 7 seats | \$120 | \$110 per day | \$700 |
| Kia Sorento - 7 seats | \$120 | \$110 per day | \$700 |
| Hyundai Sante Fe 7-seats | \$120 | \$110 per day | \$700 |
| Ford Explorer 7-seats | \$120 | \$110 per day | \$700 |

MINIVAN RATES

PRICES IN US\$ DOLLARS

| Make | 1 Day | 2-6 Days | Weekly |
|-------------|-------|--------------|--------|
| Toyota Voxy | \$100 | \$90 per day | \$550 |

You can chose 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 Licence is required costing US\$20 and 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 7 seaters - \$20 daily



Picanto



Rio



Yaris



Corolla



Cerato



Terios



Vitara 2 Door



Vitara 4 Door



RAV4



Wrangler



Fortuner



Pathfinder



Voxy

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 except where covered by our Covid-19 policy. The balance of the total rental price plus the refundable security deposit of £200 (or equivalent value in US dollars or Euros) 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 except where covered by our Covid-19 policy.

BOOKING TERMS AND CONDITIONS

1. The Agreement

Jolly Villas 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 (hereinafter called the Company or we) and the person making the booking (hereinafter called the Customer or you) is valid only after a signed Booking Form is received by the Company together with the appropriate deposit, 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 and the number of persons occupying the property must not exceed the advertised occupancy level unless by prior consent from the Company.

2. Paying for the Property Rental

A deposit of 20% of the total rental price is required at the time of booking. The balance of the total rental price is due and must be paid in full 60 days before arrival, or where the booking takes place less than 60 days before arrival, the full amount is due immediately. 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, or its equivalent in US dollars or euros, is required with payment of the final rental balance to cover any loss or damage that occurs during your stay in the property. 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 arrival.

5. Paying for Car Hire

Jolly Villas 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 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 for any reason other than travel restrictions or ill-health caused by Covid-19, any payments that have been made by you up to the date of cancellation will be non-refundable. In the event that you, or any person in your party, is in breach of the Terms and Conditions herein, the Company and the Owner reserve the right to cancel your booking, and retain any monies paid up to the date of said cancellation. 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. Covid-19

If your booking was made after 20th March 2020 and you are forced to cancel because of ill-health or travel restrictions caused by the effects of Covid-19 up to 14 days prior to your arrival date, then you will receive a 100% refund of all payments made by you. If you need to cancel your booking between 7 to 14 days prior to your arrival date, you will receive a 50% refund. If any member of your party contracts Covid-19 and is obliged to quarantine, it must be clearly understood that this can only take place in the property during the period covered by the rental payment after which time alternative accommodation must be used.

8. 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 plan 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.

9. Swimming Pool

The property has a private swimming pool that is solely for use by the resident guests of the property. 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.

10. 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.

11. 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. Please do not leave the air conditioning running when the property is vacant. Failure to comply with this request may result in the loss of your security deposit.

12. 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, dish washing liquid 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.

13. 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.

14. 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.

15. 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.

16. 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.

17. 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.

18. 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 including any breaches of these Terms and Conditions. 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. Whilst our Internet is usually fast and very reliable it is subject to availability from the Internet Service Provider.

19. 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.