




JAMAICAN 7 BEDROOMS+ VILLA COMPARISON

	FORTLAND'S POINT Discovery Bay	FLOWER HILL Montego Bay	HARMONY HILL Tryall Club
 Villa size			
Sleeps how many?	14	17	14
How many bedrooms	7	6 (+3 attached suites)	7
How many bathrooms?	7.5	14	7.5
Comparable size of bedrooms?/ Number of master	1 master, 1 kids	multiple masters, 3 attached rooms	1 master, others similar quality
Connecting or close bedrooms (for families)	all in same building	yes	2 in guest house, 2 others are separate
Square feet (interior)	14,000	19,000	15,000
 Staffed or Unstaffed?	Fully staffed, 8	Fully staffed, 11+	Fully staffed, 8
Any cleaning?	n/a	n/a	n/a
Local host?	n/a	n/a	n/a
Meals provided/served	all	all	all (Chef has one dinner off)
Price			
Base rental (7 bed)	\$3,000/night	\$4,286/night	\$4,176
Tips	\$300/night	\$430/night	\$418/night
Resort/other fees	-	-	Yes
Taxes	-	-	10% of base rental
Location requirements			
Max distance from airport	90 minutes	45 minutes	45 minutes
Distance to beach/city center/ski slope/etc.	on beach, drive to city	5 min to beach	5 min by golf cart
Part of resort/resort access	no	Resort access	Part of resort
Villa features			
 Pool			
Heated	No	Yes	Yes
Pool depth	1' to 6'	1' to 5'	3' to 8'
Private	Yes	Yes	Yes
Hot tub	Yes	Yes	No
Shallow areas	Yes	Yes	No
Gated/secured for children	No	No	No
 Dining options			
Number of locations to eat	5	3	2
How many can be seated			
Indoor/outdoor/covered	all	all	indoor, open to outside
Handicap Accessible			
Bedroom	Yes (1)	several	Yes (4)
Common areas	Yes	Yes	Yes
Outdoor features	most	most	most
Elevator on site	no	yes	no
Bathrooms	Yes (1)	?	?
Kitchen (if doing own cooking)	n/a	n/a	n/a
Wi-Fi?	Yes	Yes	Yes
Air Conditioning	Yes	Yes	Yes
Television			
In bedrooms?	yes	yes	yes
Satellite/Cable	yes	yes	yes
Netflix/Amazon, etc	no	yes	yes
DVD collection	no	yes	yes
 Indoor entertainment			
Game room	no	yes: shuffleboard, ping pong, pool table	yes: shuffleboard, ping pong
Video games	yes: Wii	yes: Wii, arcade game	yes: Wii
Common areas	adequate	extensive	good
Board games/childrens games	yes	yes	yes



	FORTLAND'S POINT	FLOWER HILL	HARMONY HILL
On-site activities			
Yard size	3 acres	2 acres	2 acres
Tennis court/Sports courts?	Yes- squash court, football	no	no
Play structures	Yes	no	no
Yoga pavillion	Yes	no	no
Firepit	Yes	Yes	no
Bikes provided	Yes	no	no
croquet/bocce	no equipent available	yes	no
On-site laundry	Yes (laundress)	Yes (laundress)	Yes (laundress)
Security (Depends greatly on country/location)			
24 hour staff or security gaurds	24 hour staff	24 hour staff	24 hour staff
Location security	gated community	gaurded resort	gated community
Safes	yes	Yes	Yes
Child friendly			
Children welcome	Yes	Yes	Yes
Cribs/cots/high chairs available	Yes	Yes, some extra charge	Yes
Views/Privacy			
Level of privacy/distance to other villas	Other villa on one side, minimal visibility	No visibility	See those below
Good views (is ocean or other view required?)	Yes	Yes	Yes
Sunrise/sunset views	Yes	Yes	Yes
BBQ_	Yes	Yes	Yes
Year built	2002	2014	2007
Resort/Area features you have access to	Not part of a resort	Resort access at Half Moon	Part of Tryall Resort



Fitness facilities			
Group classes	yoga instructors can be hired	yoga instructors can be hired	at resort
Equipment	Private gym in villa	Private gym in villa	Resort gym
Running/walking trails	no	yes	yes
Golf	drive away	resort, no green fees	resort, \$105
Tennis	no	resort	resort, additional cost
Other sports	4 hole mini putting green	swim resistance trainer in pool	bocce/croquet court
Communal pool	no	resort access	resort pool
Kids Club	no	no	yes
Communal beach	3 small private beaches	resort access	Resort beach w/ lifeguard
Water sports			
Kayaks/Paddleboards	provided	additional cost	available, no additional cost
Snorkeling equipment	provided	additional cost	available, no additional cost
Quality of snorkeling	outstanding	poor	poor
Motorized water sports	n/a	additional cost	additional cost
Spa	no	in villa spa area	on resort
Other activities			



Transportation

Rental car needed	not recommended	not recommended	not recommended
Walk to restaurants/shops	no	no	yes, in resort
Private drivers recommended	yes	yes	yes for off-site excursions golf cart provided



Beach (if applicable)

Private or shared?	Private	Resort access	Resort beach
Lifeguard on site?	no	no	yes
Towels provided	at villa	bring from villa	provided at beach
Sand or pebbles/rocky	sand	sand	sand
Water depth/safety	1 shallow/safe for swimming	good	good
Snorkeling quality	outstanding	poor	poor
Other notes		crowded	water trampoline available
Bar/restaurant	n/a	yes	yes

Note: Amenities and features could change at any time. Please be sure to consult any villas you are considering for the most accurate and up-to-date information.