



 4 Bedrooms

 4 Bathrooms

Listing Number: 586

**RATE**  
**STARTING AT \$ 1,525**  
**/PER NIGHT**

## Amenities & Property Features

- A/C Bedrooms And Select Rooms
- Alarm System
- Bar
- BBQ Area
- Beach Club Access
- Beach Nearby
- Ceiling Fans
- Covered Patio

**3 Bedrooms - 6 Persons Occupancy**

SEASON	DATES	NIGHTLY RATE	WEEKLY RATE
Winter	15th Dec 2024 - 15th Apr 2025	\$2,000 USD	\$14,000 USD
Summer	16th Apr 2025 - 14th Dec 2025	\$1,525 USD	\$16,675 USD

**4 Bedrooms - 8 Persons Occupancy**

SEASON	DATES	NIGHTLY RATE	WEEKLY RATE
Winter	15th Dec 2024 - 15th Apr 2025	\$3,750 USD	\$26,250 USD
Summer	16th Apr 2024 - 14th Dec 2025	\$1,875 USD	\$18,095 USD
Summer	16th Apr 2024 - 15th Dec 2025	\$2,585 USD	\$18,095 USD

## **Description:**

Happy Trees is a magnificent four-bedroom villa tastefully furnished and set on over an acre of beautifully landscaped grounds including mature trees and tropical foliage. A successful blend of modern finishes and furnishings keeping comfort at the forefront, this home offers an open plan living and dining area as you enter, leading to a large, covered patio where informal lounge area and dining are available for guests to enjoy.

Eco-friendly aspects and cutting-edge technology are a trademark of Happy Trees, from the recycled roofing materials, led lighting throughout the house and garden, rainwater collected in underground tanks and used for irrigation, insulated sliding doors and solar water heaters, the owners have been mindful of the environment when creating this holiday getaway. Indoor/outdoor lighting and music systems allow you to light up the garden and inside and outside the house at night.

Located in the Southern wing of the villa, the four air-conditioned bedrooms complete with ensuite bathrooms are equipped with uber-comfortable mattresses, high quality linens and lots of pillows, flat screen TVs, Apple TV, Wi-Fi, and Hair dryers, all providing a luxurious element to your holiday. All four bedrooms look onto the garden which surrounds the property and with large glass doors, allow the natural light. If you prefer a later start to your day just close the drapes and stay beneath the covers.

A study located off the master bedroom, central TV room and large, well equipped kitchen complete this home. Enjoy a refreshing cocktail on the deck of the large infinity saltwater pool set amidst the lovely garden or lay on a lounge chair reading a book while you soak your toes in the sparkling water. A gazebo next to the pool complete with an icemaker offers a smaller table and chairs along with additional seating allowing you to enjoy the outdoors in comfort.

An added advantage of staying on the Sandy Lane Estate is the Private Property Owners Beach Facility located beside the Sandy Lane Hotel, complete with your own cabana where you can store your personal items. Complimentary lounge chairs, sun umbrellas and changing rooms are also available for your use and a bar offering refreshments in sheltered seating area make for enjoyable days at the beach, including swimming in the sea and walks along the sand.

A staff complement of a Cook and Housekeeper complete the villa experience, ensuring you have a truly relaxed and memorable vacation.

## **Standard House Rules**

- No Smoking in bedrooms or in covered areas

- Neither Smoking nor Vaping are permitted indoors.
- Pre-arrival groceries are subject to 15% service charge + Vat.
- Check-out is 12pm and Check-in is 3pm
- Baby equipment rentals are NOT included in the rental price unless stated otherwise
- Refer to Booking form regarding Guests not registered to stay at the villa
- Sandy Lane Property Owners Beach is accessible only to guests staying on the Sandy Lane Estate
- Facilities at the Sandy Lane Hotel are Not available to Villa Guests
- Wash off sunscreen before using indoor furniture and place a towel down when using outdoor furniture.
- Staff provided and hours of service vary. Confirm at time of booking

A 10% Government Accommodation Tax Will Be Added To All Rentals.


2.5% Service charge added to all bookings.

Please Note: Tipping is not included in the service charge and is at your discretion. A security deposit of \$3,000 US is required.

Winter Season: Minimum Stay 7 Nights / Christmas Season; Minimum Stay 14 Nights.



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