



## Rates & Fact Sheets

### Ycona Luxury Eco-Resort\*\*\*\*\* Goes Beyond

At Ycona, we believe in the 4Y: the new generation resort 4.0 must act Ethically, Responsibly, Sustainably, without compromising Luxury.

Overlooking the turquoise waters of the Indian Ocean, from the East Coast of Zanzibar, in the Marumbi area, Ycona Luxury Resort\*\*\*\*\* is a slice of Heaven, accurately designed around the couple's celebration.

We welcome honeymooners and romantic couples, but also families with children, even those travelling with their darling pets, as well as smart-workers.

The family-owned boutique eco-resort offers 40 private villas, spread over 60,000 sqm of luxuriant nature, where modern design, luxury and elegance blend with the African touch, promoting privacy, immersion into nature and romance.

Nevertheless, it is not only about luxury, it is about sustainable luxury. We are proud to say that eco-sustainability is at the heart of our business. Caring for the environment, as well as the valorisation and education of the local community, are founding pillars on which Ycona is being built.

We invite you to explore our [website](#) for more information.



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## Yconaluxury Resort Zanzibar

### 1. Luxury Villas

Our 40 private luxury villas (1, 2 or 3 bedrooms) are described [here](#). They are divided into 3 groups and 9 categories as follows:

#### Group 1: Luxury Beach Eco-Villas | 14 units

- ✓ Category 1: Honeymoon Beach Front Villa | 2 units
- ✓ Category 2: Yconaluxury Signature Beach Front Villa | 6 units
- ✓ Category 3: Panoramic Rooftop Ocean View Villa | 6 units

#### Group 2: Luxury Family Villas | 5 units

- ✓ Category 4: Tropical Lake Two-Bedroom Family Villa | 2 units
- ✓ Category 5: Yconaluxury Signature Lake View Three-Bedroom Family Villa | 1 unit
- ✓ Category 6: Spice Garden Three-Bedroom Family Villa | 2 units

#### Group 3: Jungle Suites | 21 units

- ✓ Category 7: Panoramic Rooftop Ocean View Jungle Suite | 6 units
- ✓ Category 8: Panoramic Rooftop Jungle Suite | 5 units
- ✓ Category 9: Jungle Suite | 10 units

### 2. Public Facilities

The main public facilities are:

- ✓ Reception;
- ✓ 500 m long private, white sandy beach (incl. water sports equipment);
- ✓ Pool & lounge;
- ✓ Tropical lakes & river;
- ✓ Botanic & spice gardens;
- ✓ Restaurants (4);
- ✓ Bars (3);
- ✓ Underground wine cellar;
- ✓ Spa (indoor & outdoor);
- ✓ Hair salon & nail bar;
- ✓ Gym (indoor & outdoor);
- ✓ Overwater yoga patio;
- ✓ Jogging trail;
- ✓ Boutique;
- ✓ Game room (incl. billiard table);
- ✓ Arts & crafts area;
- ✓ Kids area;
- ✓ Pet area;
- ✓ Smart-working office;
- ✓ Doctor on site;
- ✓ CCTV & security.

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Zanzibar

### 3. Rates

The rates are found at the end of this document.

All rates are quoted in American Dollars (USD) per unit per night, and are inclusive of VAT and breakfast.

The local infrastructure tax of 1 USD per person per night is not included in the rate, and will be collected directly at the Resort, from the Guest, upon departure.

Rates are subject to change without prior notice. A notification will be duly communicated.

Rack rates are used by the Resort when the accommodation is being offered directly or via online channels to the end user.

The TO / DMC / Agency or their affiliates may not sell the accommodation to the end Client for lower rates than rack rates. Prices offered to the end Client by the TO / DMC / Agency shall always be equal to or higher than the rack rates.

There is an exception to this rule, in case that the TO / DMC / Agency sells a package tour to the end Client (i.e. accommodation together with other services such as flight tickets). In such a case, lower rates than rack rates may be used, however this fact must remain confidential and will not be disclosed to the Client.

The TO / DMC / Agency must not, under any circumstances, reveal to its Clients or Guests of the Resort, the TO / DMC / Agency rates.

Should Guests wish to extend their stay beyond the period originally booked and confirmed by the TO / DMC / Agency, the Resort will apply its daily rate unless the accommodation extension request is channelled to the Resort through the TO / DMC / Agency.

### 4. Special Offers

All special offers can be found [here](#).

### 5. Minimum Length of Stay

- ✓ Minimum length of stay for any arrival between December 23<sup>rd</sup> – January 2<sup>nd</sup>: 5 nights;
- ✓ Minimum length of stay for any other date: 2 nights.

### 6. Check-in & Check-out

**A. Check-in time: 14:00**

**B. Check-out time: 12:00 (noon)**

**C. Early check-in:**

- ✓ Complimentary early check-in is subject to availability;
- ✓ Guaranteed early check-in (including breakfast and lunch) will be charged between 50% - 100% of the room rate (to be determined by the Reservations Department, on a case-by-case basis).

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**D. Late check-out:**

- ✓ Complimentary late check-out is subject to availability;
- ✓ Guaranteed late check-out (including lunch and dinner) will be charged between 50% - 100% of the room rate (to be determined by the Reservations Department, on a case-by-case basis).

**7. Extra Occupancy & Pets**

**Rates per room per night**

- ✓ Extra adult (= >12 years of age): 250 USD;
- ✓ Extra child (> 3 – 12 years of age): 100 USD;
- ✓ Extra child (0 – 3 years of age): complimentary;
- ✓ Single occupancy: 90% of the room rate.

**Notes**

- ✓ Children below 12 years of age are not allowed in the Honeymoon Beach Front Villas (category 1) nor in the Yconaluxuryresort Signature Beach Front Villas (category 2) – adults only;
- ✓ An extra single bed can be added, upon request, in selected rooms (to be confirmed with the Reservations Department), at the above rates;
- ✓ In case a double unit is occupied by one adult + one child (0 – 12 years of age), 100% of the room rate will be charged.

**Pet Policy**

- ✓ Small, cabin size pets (max. 8 kg) are allowed in selected rooms (to be confirmed with the Reservations Department), at 35 USD per pet per night.

*The above extras are not commissionable and include VAT.*

**8. Meal Plans & Supplements**

**A. Breakfast (included in the room rate)**

- ✓ Welcome drink and fruit platter upon arrival;
- ✓ Breakfast at one of the restaurants;
- ✓ Daily bottle of Yconaluxuryresort water and in-room coffee / tea refill.

**B. Half Board Optional Supplement**

- ✓ Adult (= > 12 years of age): \$ 40 per night;
- ✓ Child (> 3 – 12 years of age): \$ 20 per night;
- ✓ Child (0 – 3 years of age): complimentary;
- ✓ Unlimited Yconaluxuryresort water in outlets;
- ✓ Soft drinks;
- ✓ Dinner at one of the restaurants.

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**C. Full Board Optional Supplement**

- ✓ Adult (= > 12 years of age): \$ 75 per night;
- ✓ Child (> 3 – 12 years of age): \$ 40 per night;
- ✓ Child (0 – 3 years of age): complimentary;
- ✓ Half Board as above (8.B);
- ✓ Lunch at one of the restaurants.

**Half & Full Board Meal Plans Exclude:**

- ✓ All alcoholic beverages served in restaurants, bars, beach, etc.;
- ✓ Wines, liquors, champagnes;
- ✓ Meals taken outside the restaurants;
- ✓ Private meals (breakfast / lunch / dinner);
- ✓ Supplement for selected menu items;
- ✓ Premium sea food products (lobsters, crab, etc.).

**D. All-inclusive Supplement**

- ✓ Adult (= > 12 years of age): \$ 110 per night;
- ✓ Child (> 3 – 12 years of age): \$ 60 per night;
- ✓ Child (0 – 3 years of age): complimentary;
- ✓ Full board as above (8C);
- ✓ Aperitif / juice or afternoon tea;
- ✓ A wide selection of alcoholic and non-alcoholic beverages served in restaurants, bars, beach, etc.;
- ✓ Minibar refilled daily with soft drinks;
- ✓ All meals taken at any restaurant, including fine dining (depending on opening time and availability in the limited seating restaurants).

*The above supplements are not commissionable and include VAT.*

**Special Occasions**

- ✓ Christmas Eve and New Year's Eve dinners are complimentary and include one complimentary bottle of signature wine per couple;
- ✓ For Christmas and New Year's Days the Resort offers complimentary brunches;
- ✓ The rest of the benefits which come with different meal plans, still apply.

**9. Airport Transfers**

The Resort provides transfer service to the Guests, as follows (*duration: 45 minutes, depending on road conditions*):

- ✓ For 2 Guests occupying any one-bedroom villa or suite, the cost is 100 USD per way;
- ✓ For 4 Guests occupying any two-bedroom family villa, the cost is 135 USD per way;
- ✓ For 6 Guests occupying any three-bedroom family villa, the cost is 175 USD per way;
- ✓ Extra adult (= > 12 years of age): in case of extra bed selection, an additional transfer fee of 40 USD per way will apply;
- ✓ Extra child (0 – 12 years of age): complimentary transfer;
- ✓ VIP service: VIP airport service in / out and a VIP car or chopper may be organized upon specific request, at rates to be determined and confirmed by the Reservations Department.

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*In case a transfer service is booked on both, arrival and departure, a 10% discount will apply on the total.*

*The above rates are not commissionable and include VAT.*

**10. Activities & Trips**

The “Y-Not Experiences” are described [here \(Resort\)](#) and [here \(Island & More\)](#).

**11. Marketing**

The Resort must approve its inclusion prior to printing or publishing of any form of material for distribution through any channels including brochures, catalogues, flyers, and websites, or in any other marketing-related activities.

The TO / DMC / Agency must only use material provided by the Resort for any marketing activity, unless specifically agreed by Ycona Luxury Resort’s Management.

All photographs, images or logos of the Resort used for any promotional material have to be in line with the standard format according to the corporate identity of Ycona.

All Ycona special offers and promos are available on the [website](#) and may be advertised by the TO / DMC / Agency.

The tag of the #Yconaluxuryresort Instagram page should respect the style and the quality of the property.

**12. Reservations & Bookings**

All availability, quotation, reservation and booking queries / requests must be sent to the Reservations Department: [reservations@yconaluxuryresort.com](mailto:reservations@yconaluxuryresort.com)

**13. Payment & Cancellation Policies**

The total price of the reservation will be invoiced 30 days prior to check-in or as soon as the request is received by the Reservations Department, should this happen less than 30 days prior to check-in. The due date and banking details shall be displayed on the invoice.

The reservation may be cancelled free of charge as follows:

- ✓ Up to 21 days before check-in, for stays during low, shoulder and high seasons; any cancellation later than this time will be charged the total price of the reservation;
- ✓ Up to 30 days before check-in for stays during festive season; any cancellation later than this time will be charged the total price of the reservation.

*Free cancellation deadlines are in the property’s time zone (GMT + 3).*

**14. Validity**

The rates and information listed within this document are valid until 31.05.2025.

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<b>40 Units   3 Groups   9 Categories</b>	<b>Rack Rates   USD per Night per Unit   Breakfast &amp; VAT Included   Validity: 01.11.2023 – 31.05.2025</b>
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Group 1: Luxury Beach Eco-Villas   14 Units			Low Season		Shoulder / Mid-Season			High Season				Festive Season	
Category	Villa Name	Units	April	May	March 16-31	June	Nov - Dec 22	Jan 10-31 - Feb - March 1-15	July	Aug	Sept	Oct	Dec 23 - Jan 9
1.	Honeymoon Beach Front Villa	2	1150		1850			2250				2500	
2.	Yconaluxuryresort Signature Beach Front Villa	6	1050		1600			2000				2250	
3.	Panoramic Rooftop Ocean View Villa	6	990		1250			1725				1980	

Group 2: Luxury Family Villas   5 Units			Low Season		Shoulder / Mid-Season			High Season				Festive Season	
Category	Villa Name	Units	April	May	March 16-31	June	Nov - Dec 22	Jan 10-31 - Feb - March 1-15	July	Aug	Sept	Oct	Dec 23 - Jan 9
4.	Tropical Lake Two-Bedroom Family Villa	2	1400		1800			2400				2900	
5.	Yconaluxuryresort Signature Lake View Three-Bedroom Family Villa	1	1750		2250			2900				3400	
6.	Spice Garden Three-Bedroom Family Villa	2	1600		1900			2600				3000	

Group 3: Jungle Suites   21 Units			Low Season		Shoulder / Mid-Season			High Season				Festive Season	
Category	Villa Name	Units	April	May	March 16-31	June	Nov - Dec 22	Jan 10-31 - Feb - March 1-15	July	Aug	Sept	Oct	Dec 23 - Jan 9
7.	Panoramic Rooftop Ocean View Jungle Suite	6	750		950			1090				1190	
8.	Panoramic Rooftop Jungle Suite	5	700		825			990				1090	
9.	Jungle Suite	10	575		690			890				990	

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40 Units   3 Groups   9 Categories	STO Rates (Rack Rates – 20%)   USD per Night per Unit   Breakfast & VAT Included   Validity: 01.11.2023 – 31.05.2025
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Group 1: Luxury Beach Eco-Villas   14 Units			Low Season		Shoulder / Mid-Season			High Season				Festive Season	
Category	Villa Name	Units	April	May	March 16-31	June	Nov - Dec 22	Jan 10-31 - Feb - March 1-15	July	Aug	Sept	Oct	Dec 23 - Jan 9
1.	Honeymoon Beach Front Villa	2	920		1480			1800				2000	
2.	Yconaluxury Signature Beach Front Villa	6	840		1280			1600				1800	
3.	Panoramic Rooftop Ocean View Villa	6	795		1000			1380				1590	

Group 2: Luxury Family Villas   5 Units			Low Season		Shoulder / Mid-Season			High Season				Festive Season	
Category	Villa Name	Units	April	May	March 16-31	June	Nov - Dec 22	Jan 10-31 - Feb - March 1-15	July	Aug	Sept	Oct	Dec 23 - Jan 9
4.	Tropical Lake Two-Bedroom Family Villa	2	1120		1440			1920				2320	
5.	Yconaluxury Signature Lake View Three-Bedroom Family Villa	1	1400		1800			2320				2720	
6.	Spice Garden Three-Bedroom Family Villa	2	1280		1520			2080				2400	

Group 3: Jungle Suites   21 Units			Low Season		Shoulder / Mid-Season			High Season				Festive Season	
Category	Villa Name	Units	April	May	March 16-31	June	Nov - Dec 22	Jan 10-31 - Feb - March 1-15	July	Aug	Sept	Oct	Dec 23 - Jan 9
7.	Panoramic Rooftop Ocean View Jungle Suite	6	600		760			875				955	
8.	Panoramic Rooftop Jungle Suite	5	560		660			795				875	
9.	Jungle Suite	10	460		555			715				795	

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