

RACK RATES 2025

HEMINGWAYS NAIROBI

2025 RACK RATES REGULAR SEASON

04 January to 31 May 2025 & 01 November to 19 December 2025 inclusive

Room Category	Single	Double/Twin Per Suite	Extra Child rate (6-16 yrs)
Deluxe Suite 80m2	645	865	260
Executive Suite 80m2	700	1010	300
Blixen Suite 160m2	1685	1685	n/a
Hemingway Suite 240m2	2245	2245	n/a

2025 RACK RATES PREMIUM SEASON

01 June to 31 October 2025 & 20 December 2025 to 04 January 2026 inclusive

Room Category	Single	Double/Twin Per Suite	Extra Child rate (6-16 yrs)
Deluxe Suite 80m2	795	1020	305
Executive Suite 80m2	890	1200	360
Blixen Suite 160m2	2000	2000	n/a
Hemingway Suite 240m2	2865	2865	n/a

The above-mentioned rates are net, non-commissionable, based on a per room, per night basis and quoted in USD\$

Rates include:-

Bed & breakfast, inclusive of taxes

Express check-in & check-out

Complimentary Wi-Fi / internet

Satellite television

Air conditioning and ceiling fan

Complimentary use of the gym, sauna, steam room & outdoor swimming pool

Bottled mineral bottled water in the room

Fruits & flowers in the room

Government taxes

Meal Supplement:-

Lunch or dinner – USD\$60 per person

Child Policy:-

A child 0-5 years sharing with an adult stays free

A child 6-16 years sharing with an adult pays the applicable child rate (maximum one child sharing with two adults)

Children below 12 years in their own room pay 75% of the double room rate (subject to availability)



**Check-in/Check-out:-**

Unless otherwise agreed in writing by the Hotel, the check-in time is from 13h00 and check-out time is by 10h00.

Day Use Rooms:-

Guaranteed day-use rooms are charged at a rate of 70% of the contracted room rate and are subject to availability at the time of reservation. Rooms are only available from 12h00 check-in to 18h00 check-out. Any rooms required before 12h00 or after 18h00 will be treated as a full additional night and the normal contracted rate will apply. Day use room rate includes lunch or dinner to a value of USD60.00 per person.

Airport Transfers:-

- Jomo Kenyatta International Airport – USD\$100 per vehicle (maximum 3 pax) one way including ExpressWay charges
- Jomo Kenyatta International Airport – USD\$130 per vehicle (maximum 5 pax) one way including ExpressWay charges
- Wilson Airport – USD\$60 per vehicle (maximum 3 pax) one way
- Wilson Airport – USD\$80 per vehicle (maximum 5 pax) one way

VIP Airport Meet & Greet Assistance Jomo Kenyatta International Airport (JKIA):-

- USD\$35 per person for arrival or departure

Honeymoon Package:-

- Early check-in/late check-out at 16h00, subject to availability at time of check-in
- Upgrade to Executive Suite, subject to availability at time of check-in
- Turndown service including a bottle of chilled Prosecco in your Suite as well as fruits & rose petal décor
- Travel within 6 months of wedding.
- The original Marriage certificate must be shown at check-in ***

Activities:-

Please see attached Hemingways Nairobi activity listing which depicts the net non-commissionable Rack Rates. ([Click Here](#))

All rates quoted in this agreement apply to all booking types. Rates are quoted in United States Dollars (USD\$) and include all local taxes and service charges. Rates are net and non-commissionable.

Hemingways Collection Pay/Stay Deals:-

Click [here](#) to view

Hemingways Collection Circuit Deals:-

Click [here](#) to view

Hemingways Collection Bush & Beach Deals:-

Click [here](#) to view

HEMINGWAYS OL SEKI MARA

2025 RACK RATES REGULAR SEASON

04 January to 15 June 2025 & 01 November to 19 December 2025 inclusive

Room Category	Single	Per Person Sharing	Extra Adult	Child rate (8-12yrs)
Nina Tent 60m2	995	810	n/a	340
Private Villa (Simba or Chui)	4050			
Exclusive Use 185m2	Accommodates 4 adults or 2 adults and 3 children Rates include Private Game Drive Vehicle, Private Chef, Private Plunge Pool, Private Butler			

2025 RACK RATES HIGH SEASON

16 to 30 June 2025 & 01 September to 31 October 2025 inclusive

Room Category	Single	Per Person Sharing	Extra Adult	Child rate (8-12yrs)
Nina Tent 60m2	1405	1105	n/a	460
Private Villa (Simba or Chui)	5500			
Exclusive Use 185m2	Accommodates 4 adults or 2 adults and 3 children Rates include Private Game Drive Vehicle, Private Chef, Private Plunge Pool, Private Butler			

2025 RACK RATES PREMIUM SEASON

01 July to 31 August 2025 & 20 December 2025 to 04 January 2026 inclusive

Room Category	Single	Per Person Sharing	Extra Adult	Child rate (8-12yrs)
Nina Tent 60m2	1555	1210	n/a	495
Private Villa (Simba or Chui)	6040			
Exclusive Use 185m2	Accommodates 4 adults or 2 adults and 3 children Rates include Private Game Drive Vehicle, Private Chef, Private Plunge Pool, Private Butler			

***** 14th April to 19th May 2025 inclusive, HEMINGWAYS OL SEKI MARA – CLOSED**

The above-mentioned rates are net, non-commissionable, based on a per person, per night basis and quoted in USD\$. The Private Villa rate is for exclusive use.

Rates are exclusive of the Daily Naboisho Conservancy Fees and Daily Naboisho Reserve Fund Fees. These conservancy fees are subject to change and any changes will be communicated as & when.

***** Note: a minimum 2 (two) night stay is applicable at Hemingways Ol Seki Mara in both High & Premium season.**

Rates include:-

- Full-board accommodation (early morning tea/coffee, breakfast, lunch, afternoon tea, sundowners, drinks)
- All drinks including standard local alcoholic drinks, excluding premium brands and champagne
- 2 shared Day Game Drives in Naboisho Conservancy per day incl. refreshments on Game Drive
- 1 shared Bush Breakfast per stay (weather permitting). Minimum 3 nights' stay
- 1 shared Night Game Drive per stay in Naboisho Conservancy. Minimum 3 nights' stay
- Return transfers to Ol Seki Naboisho airstrip. (A Mara Reserve Park Fee & Transfer Fee will apply for transfers to/from Keekorok/Olkiombo airstrips or within the Mara Reserve)
- Complimentary Wi-Fi / internet
- Government taxes
- Minibar available in each tent with water and soft drinks, replenished daily
- 1.5 hour Guided Bush Walk per stay

Rates Exclude:-

- Daily Naboisho Conservancy Fees – USD\$130 per adult, USD\$65 per child (under 18 years)
- Daily Naboisho Reserve Fund Fees – USD\$5 per person
- Game Drive to the Mara Reserve or airstrip transfers to/from Keekorok/Olkiombo airstrips or within the Mara Reserve USD\$80 per person, excluding Mara Reserve Park Fee.
- Mara Reserve Park Fees (January – June USD\$100 per person, July – December USD\$200 per person. Mara Reserve Park Fees are subject to change)
- Bush Dinner USD\$65 per person
- Additional lunch supplement on day of departure – USD\$30 per person (incl beverages)
- Mara Reserve Park Fees
- Exclusive use of safari vehicle – USD\$400 per vehicle, per day (subject to availability at the time of booking).
- Gratuities
- Cultural Village Visit \$35.00 per person
- Guide tent on request
- Internal camp transfers on request

Single Supplement:-

Valid for a maximum of 2 (two) tents on any given night. Please ensure this is not confirmed to clients until a valid voucher is received and booking authorized. Any number of single tents exceeding 2 (two) per night will defer to double room rates.

Child Policy:-

Regretfully we do not accommodate children under the age of 8 years in our Nina tents however there is no age restriction for children staying in a Private Villa (Simba or Chui). A maximum of 1 child (8-12 years) can be accommodated in a Nina Tent when sharing with 2 full paying adults and will be accommodated in the day bed at the child rate. A child (8-12 years) sharing with 1 paying adult will pay the child's rate (over & above the Adult single). From 12 years and older, full adult rate will apply.

Check-in/Check-out:-

Unless otherwise agreed in writing by the Hotel, the check-in time is from 13h00 and check-out time is by 10h00.

Special Offers Hemingways Ol Seki Mara:-

- Book 4 nights, pay 3 nights offer is valid for the Regular and High Season Only (Conservancy Fees and Reserve Fund fees are applicable for the 4th night)

Honeymoon Package:-

- Bride pays 50% is valid for the Regular Season only, with a minimum 3 night and maximum 5 night stay, applicable to Nina Tents only. Conservancy Fees and Reserve Fund fees are applicable per night including the bride.
- Travel within 6 months of wedding
- This offer cannot be combined with any other offer
- The original Marriage certificate must be shown at check-in ***

Activities:-

Please see attached Hemingways Ol Seki Mara activity listing which depicts the net non-commissionable Rack Rate. ([Click Here](#))

All rates quoted in this agreement apply to all booking types. Rates are quoted in United States Dollars (USD\$) and include all local taxes and service charges. Rates are net and non-commissionable.

Accommodation:-

The Camp sits on a private vantage point up on the rocky escarpment and has a lounge, library, deck area, outdoor swimming pool & spa. There are eight double/twin guest tents and following a major refurbishment, the tents now feature glass sliding doors opening onto a large private terrace. Guests can enjoy either an indoor or outdoor shower as well as a large bathtub with views out onto the plains. Each of the tents also offer a 270-degree view of the bush from the large, comfortable beds including a small mini bar as well as a pop hatch for early morning tea and coffee orders.

The Camp currently has two identical Private Villas - Simba & Chui. Each Villa includes a self-contained penthouse with a secluded driveway, complete with kitchen, private dining room and living area. The Villa connects two enormous double bedrooms, both with en-suite bathrooms. It has an expansive terrace with private plunge pool, dedicated chef & private game drive vehicle. Guests can also enjoy a fully stocked bar and fridge. The Private Villa cannot be sold as 2 individual Suites and accommodates 4 adults or 2 adults & 3 children.

Conservancy Fees:-

The conservancy charges cover the cost of community leases and management of the private Naboisho Conservancy.

Reserve Fund Fees:-

The purpose of the Fund is to support the long term sustainability of Mara Naboisho by enabling the Conservancy to finance lease commitments during periods when tourism is negatively impacted by events of Force Majeure.

Mara National Reserve:-

Our Camp is in an exceptional wildlife area with low density tourism numbers. Should guests however still wish to make a visit to the Reserve, there will be an additional charge.



Hemingways Collection Pay/Stay Deals:-

Click [here](#) to view

Hemingways Collection Circuit Deals:-

Click [here](#) to view

Hemingways Collection Bush & Beach Deals:-

Click [here](#) to view

HEMINGWAYS WATAMU

2025 RACK RATES HIGH SEASON

04 January to 28 February 2025 and 01 – 31 August 2025 inclusive

Room Category	Single	Double/Tw Per Room	Extra Adult	Child rate (6-16 yrs)
North Wing Ocean View	325	425	170	100
North Wing Deluxe Ocean View	400	500	n/a	n/a
1 Bedroom Ocean View Suite	550	750	n/a	n/a
2 Bedroom Ocean View Suite (max 4 pax)	1000	1000	n/a	n/a
2 Bedroom Deluxe Ocean View Suite (max 4 pax)	1200	1200	n/a	n/a
4 Bedroom Ocean View Penthouse (max 8 pax)	2200	2200	n/a	n/a

2025 RACK RATES REGULAR SEASON

01 March to 31 July 2025 and 01 September to 19 December 2025 inclusive

Room Category	Single	Double/Tw Per Room	Extra Adult	Child rate (6-16 yrs)
North Wing Ocean View	255	345	140	70
North Wing Deluxe Ocean View	295	395	n/a	n/a
1 Bedroom Ocean View Suite	500	500	n/a	n/a
2 Bedroom Ocean View Suite (max 4 pax)	850	850	n/a	n/a
2 Bedroom Deluxe Ocean View Suite (max 4 pax)	1000	1000	n/a	n/a
4 Bedroom Ocean View Penthouse (max 8 pax)	1600	1600	n/a	n/a

2025 RACK RATES PEAK SEASON

Note: Peak Season Rates only will default to Half Board instead of a Bed & Breakfast rate

20 December 2025 – 04 January 2026 inclusive

Room Category	Single	Double/Tw Per Room	Extra Adult	Child rate (6-16 yrs)
North Wing Ocean View	960	960	385	240
North Wing Deluxe Ocean View	1080	1080	n/a	n/a
1 Bedroom Ocean View Suite	1300	1300	n/a	n/a
2 Bedroom Ocean View Suite (max 4 pax)	2250	2250	n/a	n/a
2 Bedroom Deluxe Ocean View Suite (max 4 pax)	2450	2450	n/a	n/a
4 Bedroom Ocean View Penthouse (max 8 pax)	4800	4800	n/a	n/a

The above-mentioned rates are net, non-commissionable, based on a per room / suite, per night basis and quoted in USD\$



Minimum stay of 3 nights applicable over Peak Season 20 December 2025 – 03 January 2026

Rates include:-

Bed & breakfast, inclusive of taxes

Complimentary Wi-Fi / internet

Satellite television

Air conditioning and ceiling fan

Mineral bottled water in the room

Complimentary use of the gym

*** Please note rates over PEAK Season at Hemingways Watamu remain Half Board

Meal Supplement:-

Half board meal supplement – USD\$40 per person, per day (includes dinner)

Full board meal supplement – USD\$75 per person, per day (includes lunch & dinner)

Children under 12 years pay 50% of supplement rate

Child Policy:-

A child 0-5 years sharing with an adult stays free on the same meal plan

A child 6-16 years sharing with an adult pays the applicable child's rate (maximum two sharing children with two adults)

Children below 12 years in their own room pay 75% of the double room rate

Check-in/Check-out:-

Unless otherwise agreed in writing by the Hotel, the check-in time is from 13h00 and check-out time is by 10h00.

Day Use Rooms:-

Guaranteed day-use rooms are charged at a rate of 70% of the contracted room rate and are subject to availability at the time of reservation. Rooms are only available from 12h00 check-in to 18h00 check-out. Any rooms required before 12h00 or after 18h00 will be treated as a full additional night and the normal contracted rate will apply.

Airport Transfers:-

- Malindi Airport – USD\$25 per person (minimum 2 pax) one way
- Vipingo Airport – USD\$50 per person (minimum 2 pax) one way
- Moi International Airport Mombasa – USD\$80 per person (minimum 2 pax) one way

Special Offers Hemingways Watamu:-

- Book 4 nights, pay 3 nights offer valid 4 January – 19 December 2025
- Book 7 nights, pay 5 nights offer valid 4 January – 19 December 2025
- Book 2 x North Wing Ocean View bedrooms and receive a complimentary upgrade to a 2 Bedroom Ocean View Suite subject to availability at time of booking (excluding Peak Season)

The above mentioned pay/stay deals are based on a bed & breakfast basis only and any further meal supplements will be applicable, including the complimentary nights.

**Honeymoon Package:-**

- Bride Stays Free is valid for Regular Season only, with a minimum 3 night stay and a maximum 5 night stay. The single room rate will therefore be applicable for the groom
- Early check-in/late check-out at 16h00, subject to availability at time of check-in
- Complimentary room upgrade (from NW Ocean View to NW Deluxe View), subject to availability at time of check-in
- Room decoration and amenities including a cake, bottle of wine, fruits and flowers
- Travel within 6 months of wedding
- This offer cannot be combined with any other offer
- The original Marriage certificate must be shown at check-in ***

Activities:-

Please see attached Watamu activity listing which depicts the net non-commissionable Rack Rate. [\(Click Here\)](#)

All rates quoted in this agreement apply to all booking types. Rates are quoted in United States Dollars (USD\$) and include all local taxes and service charges. Rates are net and non-commissionable.

Hemingways Collection Pay/Stay Deals:-

Click [here](#) to view

Hemingways Collection Circuit Deals:-

Click [here](#) to view

Hemingways Collection Bush & Beach Deals:-

Click [here](#) to view

HEMINGWAYS EDEN RESIDENCE

2025 RACK RATES REGULAR SEASON
04 January to 30 June 2025 & 01 October to 19 December 2025 inclusive

Room Category	Single	Double/Tw	Extra Adult	Extra Child (12-16 yrs)
MAIN HOUSE				
Master Bedroom 1	720	1035	n/a	n/a
Bedroom 2	610	855	n/a	n/a
Bedroom 3	480	655	n/a	n/a
TONIO'S STUDIOS				
Garden View	720	990	n/a	n/a
Forest View	720	990	n/a	n/a
Garden Loft	580	800	n/a	290
COTTAGE including kitchenette				
Cottage	710	990	n/a	290
EXCLUSIVE USE				
Main House including living room /dining room & terrace	2500 Accommodates a maximum of 6 adults			
Main House including living room /dining room / terrace & Kids Loft	3000 Accommodates a maximum of 6 adults & 3 children in the kids loft			
Tonio's Studio (excl. Garden Lofts)	2150			
Main House / Tonio's Studio / Cottage & Garden Lofts	7200 Accommodates a maximum of 18 adults as well as 3 children in the kids loft			

2025 RACK RATES PREMIUM SEASON
01 July to 30 September 2025 & 20 December 2025 to 04 January 2026 inclusive

Room Category	Single	Double/Tw	Extra Adult	Extra Child (12-16 yrs)
MAIN HOUSE				
Master Bedroom 1	910	1285	n/a	n/a
Bedroom 2	750	1025	n/a	n/a
Bedroom 3	575	790	n/a	n/a
TONIO'S STUDIOS				
Garden View	905	1240	n/a	n/a
Forest View	905	1240	n/a	n/a
Garden Loft	700	960	n/a	290
COTTAGE including kitchenette				
Cottage	910	1200	n/a	290
EXCLUSIVE USE				
Main House including living room /dining room & terrace	3000 Accommodates a maximum of 6 adults			
Main House including living room /dining room / terrace & Kids Loft	3500 Accommodates a maximum of 6 adults & 3 children in the kids loft			
Tonio's Studio (excl. Garden Lofts)	2750			
Main House / Tonio's Studio / Cottage & Garden Lofts	9000 Accommodates a maximum of 18 adults as well as 3 children in the kids loft			



The above-mentioned rates are net, non-commissionable, based on a per room, per night basis and quoted in USD\$

Rates include:-

Bed & breakfast, inclusive of taxes
Complimentary Wi-Fi / internet
Bottled mineral bottled water in the room
Government taxes

Child Policy:-

Regretfully we do not accommodate children under the age of 12 years unless there is an exclusive buy-out of either the whole property or the Main House.

A child 12-16 years sharing with an adult pays USD\$220 per night (maximum one child sharing with two adults). Only the applicable room types apply; Garden Lofts as well as the Cottage.

Check-in/Check-out:-

Unless otherwise agreed in writing by the Hotel, the check-in time is from 13h00 and check-out time is by 10h00.

Day Use Rooms:-

Guaranteed day-use rooms are charged at a rate of 70% of the contracted room rate and are subject to availability at the time of reservation. Rooms are only available from 12h00 check-in to 18h00 check-out. Any rooms required before 12h00 or after 18h00 will be treated as a full additional night and the normal contracted rate will apply. Day use room rate includes lunch or dinner to a value of USD60.00 per person.

Special Offers Hemingways Eden Residence:-

- A 20% long stay discount will be applied on contracted rates for 4 nights or more in the Cottage. An additional 50% discount off laundry will also be applicable for long stays.

Airport Transfers:-

- Jomo Kenyatta International Airport – USD\$100 per vehicle (maximum 3 pax) one way including ExpressWay charges
- Jomo Kenyatta International Airport – USD\$130 per vehicle (maximum 5 pax) one way including ExpressWay charges
- Wilson Airport – USD\$60 per vehicle (maximum 3 pax) one way
- Wilson Airport – USD\$80 per vehicle (maximum 5 pax) one way

VIP Airport Meet & Greet Assistance Jomo Kenyatta International Airport (JKIA):-

- USD\$35 per person for arrival or departure

All rates quoted in this agreement apply to all booking types. Rates are quoted in United States Dollars (USD\$) and include all local taxes and service charges. Rates are net and non-commissionable.



Hemingways Collection Pay/Stay Deals:-

Click [here](#) to view

Hemingways Collection Circuit Deals:-

Click [here](#) to view

Hemingways Collection Bush & Beach Deals:-

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Hemingways Eden Residence	: reservations.eden@hemingways.co
Circuit Reservations	: central.reservations@hemingways.co