

RACK RATES 2026

HEMINGWAYS NAIROBI

2026 RACK RATES REGULAR SEASON

05 January to 28 February 2026 & 01 November to 17 December 2026 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

2026 RACK RATES GREEN SEASON

01 March to 31 May 2026 inclusive

Room Category	Single	Double/Twin Per Suite	Extra Child rate (6-16 yrs)
Deluxe Suite 80m2	520	695	210
Executive Suite 80m2	560	810	245
Blixen Suite 160m2	1350	1350	n/a
Hemingway Suite 240m2	1800	1800	n/a

2026 RACK RATES PREMIUM SEASON

01 June to 31 October 2026 & 18 December 2026 to 04 January 2027 inclusive

Room Category	Single	Double/Twin Per Suite	Extra Child rate (6-16 yrs)
Deluxe Suite 80m2	830	1060	320
Executive Suite 80m2	925	1250	375
Blixen Suite 160m2	2085	2085	n/a
Hemingway Suite 240m2	2980	2980	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

Complimentary Wi-Fi / internet

Satellite television

Air conditioning and ceiling fan

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

Express check-in & check-out

Bottled mineral bottled water in the room

Fruits & flowers in the room

Government taxes



Meal Supplement:-

Lunch or dinner – USD\$65 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 detailed above
- 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). Children 12 years and over will be charged the full room rate if occupying their own room.

Third Adult Policy:-

A third adult or child over 16 may not be permitted to share any of the suites.

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. For further detail, please refer to point 9.7

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 as well as fruits & rose petal décor
- 10% discount off 1 x Spa Treatment per person, per stay
- 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 non-commissionable Rack Rates (please note these are current rates reflecting and will be updated accordingly). ([Click Here](#))

HEMINGWAYS OL SEKI MARA

2026 RACK RATES REGULAR SEASON

05 January to 14 June 2026 & 01 November to 17 December 2026 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			

2026 RACK RATES HIGH SEASON

15 to 30 June 2026 & 01 September to 31 October 2026 inclusive

Room Category	Single	Per Person Sharing	Extra Adult	Child rate (8-12yrs)
Nina Tent 60m2	1515	1195	n/a	500
Private Villa (Simba or Chui)	5940			
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			

2026 RACK RATES PREMIUM SEASON

01 July to 31 August 2026 & 18 December 2026 to 04 January 2027 inclusive

Room Category	Single	Per Person Sharing	Extra Adult	Child rate (8-12yrs)
Nina Tent 60m2	1680	1305	n/a	535
Private Villa (Simba or Chui)	6520			
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			

***** 13th April to 22nd May 2026 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 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
- Complementary minibar available in each tent, 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
- Mara Reserve Excursion (including picnic hamper) \$200 per person, per day (min 2 pax, max 6 pax), excluding Mara Reserve Park Fee. Please note guests from the Camp may be combined.
- Airstrip transfers to/from Keekorok/Olkiombo airstrips or within the Mara Reserve USD\$400 per vehicle (max 6 pax), excluding Mara Reserve Park Fee.
- Mara Reserve Park Fees - January – June USD\$100 per person, July – December USD\$200 per person. These rates are based on 2025 prices. Mara Reserve Park Fees are subject to change ***
- Bush Dinner USD\$65 per person
- Exclusive Cave Dinner USD\$65 per person, subject to availability at time of booking
- Additional lunch supplement on day of departure – USD\$30 per person (incl beverages)
- Exclusive use of safari vehicle – USD\$400 per vehicle, per day (subject to availability at the time of booking).
- Gratuities
- Cultural Village Visit \$35 per person
- Guide tent on request, subject to availability at the time of booking. T&C's apply.
- 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.

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 non-commissionable Rack Rates. (please note these are current rates reflecting and will be updated accordingly). ([Click Here](#))

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 now featuring 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 WATAMU

2026 RACK RATES HIGH SEASON

05 January to 28 February 2026 and 01 – 31 August 2026 inclusive

Room Category	Single	Double/Tw Per Room	Extra Adult (on request)	Child rate (6-16 yrs)
North Wing Ocean View (2 nd Floor)	325	425	n/a	n/a
North Wing Deluxe Ocean View (Ground & 1 st Floor)	400	500	200	125
1 Bedroom Ocean View Suite	550	750	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)	1020	1020	n/a	n/a
4 Bedroom Ocean View Penthouse (max 8 pax)	1870	1870	n/a	n/a

2026 RACK RATES REGULAR SEASON

01 March to 31 July 2026 and 01 September to 17 December 2026 inclusive

Room Category	Single	Double/Tw Per Room	Extra Adult (on request)	Child rate (6-16 yrs)
North Wing Ocean View (2 nd Floor)	255	345	n/a	n/a
North Wing Deluxe Ocean View (Ground & 1 st Floor)	295	395	160	100
1 Bedroom Ocean View Suite	500	500	n/a	n/a
2 Bedroom Ocean View Suite (max 4 pax)	725	725	n/a	n/a
2 Bedroom Deluxe Ocean View Suite (max 4 pax)	850	850	n/a	n/a
4 Bedroom Ocean View Penthouse (max 8 pax)	1360	1360	n/a	n/a

2026 RACK RATES PREMIUM SEASON

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

18 December 2026 – 04 January 2027 inclusive

Room Category	Single	Double/Tw Per Room	Extra Adult (on request)	Child rate (6-16 yrs)
North Wing Ocean View (2 nd Floor)	960	960	n/a	n/a
North Wing Deluxe Ocean View (Ground & 1 st Floor)	1080	1080	430	270
1 Bedroom Ocean View Suite	1300	1300	n/a	n/a
2 Bedroom Ocean View Suite (max 4 pax)	1915	1915	n/a	n/a
2 Bedroom Deluxe Ocean View Suite (max 4 pax)	2085	2085	n/a	n/a
4 Bedroom Ocean View Penthouse (max 8 pax)	4080	4080	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 Premium Season 18 December 2026 – 04 January 2027

Rates include:-

Bed & breakfast, inclusive of taxes

Complimentary Wi-Fi / internet

Satellite television

Air conditioning and ceiling fan

Bottled mineral water in the room

Complimentary use of the gym

*** Please note rates over PREMIUM Season at Hemingways Watamu are based on a Half Board Basis

Meal Supplement:-

Half board meal supplement – USD\$45 per person, per day (includes dinner)

Full board meal supplement – USD\$80 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
- A child 6-16 years sharing with an adult pays the applicable child rate detailed above
- 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). Children 12 years and over will be charged the full room rate if occupying their own room.

Third Adult Policy:-

Following the North Wing refurbishment, limited room categories and configurations mean a third adult in a North Wing Deluxe Ocean View Room is available upon request only and will be accommodated on a rollaway bed.

Room Configuration:-

North Wing Ocean View Rooms are all 4 poster beds and therefore have a double bed configuration only. North Wing Deluxe Ocean View rooms have a few select rooms that are convertible into twins and are available on request.

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. For further detail, please refer to point 9.7

Airport Transfers:-

- Malindi Airport – USD\$40 per vehicle (min. 1 / max 3 pax) one way
- Malindi Airport – USD\$80 per vehicle (min. 4 / max 6 pax) one way
- Vipingo Airport – USD\$50 per person (min. 2 / max 6 pax) one way
- Moi International Airport Mombasa – USD\$190 per vehicle (min. 1 / max 6 pax) one way

Special Offers Hemingways Watamu:-

- Book 4 nights, pay 3 nights offer valid 5 January 2026 – 17 December 2027
- Book 7 nights, pay 5 nights offer valid 5 January 2026 – 17 December 2027
- Book 2 x North Wing Deluxe 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 Ocean 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

Activities:-

Please see attached Watamu activity listing which depicts the non-commissionable Rack Rates. (Please note these are current rates reflecting and will be updated accordingly). ([Click Here](#))

HEMINGWAYS EDEN RESIDENCE

2026 RACK RATES REGULAR SEASON

05 January to 28 February, 01-30 June, 01 October - to 17 December 2026 inclusive

Room Category	Single	Double/Tw	Extra Adult	Extra Child (8-16 yrs)
MAIN HOUSE				
Master Bedroom 1	580	830	n/a	n/a
Bedroom 2	490	685	n/a	n/a
Bedroom 3	385	525	n/a	n/a
TONIO'S STUDIOS				
Garden View	580	795	n/a	n/a
Forest View	580	795	n/a	n/a
Garden Loft	465	640	n/a	220
COTTAGE including kitchenette				
Cottage	580	795	n/a	280
EXCLUSIVE USE				
Main House including living room /dining room & terrace	1750 Accommodates a maximum of 6 adults			
Main House including living room /dining room / terrace & Kids Loft	2100 Accommodates a maximum of 6 adults & 3 children in the kids loft			
Tonio's Studio (excl. Garden Lofts)	1505			
Main House / Tonio's Studio / Cottage & Garden Lofts	5040 Accommodates a maximum of 18 adults as well as 3 children in the kids loft			

2026 RACK RATES GREEN SEASON (NEW) ***

01 March to 31 May 2026 inclusive

Room Category	Single	Double/Tw	Extra Adult	Extra Child (8-16 yrs)
MAIN HOUSE				
Master Bedroom 1	405	580	n/a	n/a
Bedroom 2	345	480	n/a	n/a
Bedroom 3	270	370	n/a	n/a
TONIO'S STUDIOS				
Garden View	405	555	n/a	n/a
Forest View	405	555	n/a	n/a
Garden Loft	325	450	n/a	160
COTTAGE including kitchenette				
Cottage * (long stay rates avail)	400	555	n/a	200
EXCLUSIVE USE				
Main House including living room /dining room & terrace	1225 Accommodates a maximum of 6 adults			
Main House including living room /dining room / terrace & Kids Loft	1470 Accommodates a maximum of 6 adults & 3 children in the kids loft			
Tonio's Studio (excl. Garden Lofts)	1055			
Main House / Tonio's Studio / Cottage & Garden Lofts	3530 Accommodates a maximum of 18 adults as well as 3 children in the Kids Loft			

2026 RACK RATES PREMIUM SEASON

01 July to 30 September 2026 & 18 December 2026 to 04 January 2027 inclusive

Room Category	Single	Double/Tw	Extra Adult	Extra Child (8-16 yrs)
MAIN HOUSE				
Master Bedroom 1	730	1030	n/a	n/a
Bedroom 2	600	820	n/a	n/a
Bedroom 3	460	630	n/a	n/a
TONIO'S STUDIOS				
Garden View	730	990	n/a	n/a
Forest View	730	990	n/a	n/a
Garden Loft	560	770	n/a	270
COTTAGE including kitchenette				
Cottage	730	990	n/a	340
EXCLUSIVE USE				
Main House including living room /dining room & terrace	2100 Accommodates a maximum of 6 adults			
Main House including living room /dining room / terrace & Kids Loft	2450 Accommodates a maximum of 6 adults & 3 children in the kids loft			
Tonio's Studio (excl. Garden Lofts)	1925			
Main House / Tonio's Studio / Cottage & Garden Lofts	6300 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 water in the room
- Government taxes

Meal Supplement:-

Lunch or dinner – USD\$60 per person

Child Policy:-

Regretfully we do not accommodate children under the age of 8 years unless there is an exclusive buy-out of either the whole property or the Main House.

A child 8-16 years sharing with an adult pays the applicable Child Rate per night (maximum one child sharing with two adults). Only the applicable room types apply; Garden Lofts as well as the Cottage.

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. For further detail, please refer to point 9.7

**Day Pass:-**

For guests not wanting to book a day room but who wish to freshen up before their next journey, Hemingways Eden Residence have the option of a 'Deck Day Pass' at USD\$150 per person inclusive of a lunch or dinner supplement and access to private showers and changing rooms at the Deck Restaurant.

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:-

As per Hemingways Nairobi, pls refer to page 2

Honeymoon Package:-

As per Hemingways Nairobi, pls refer to page 2

[Hemingways Collection Pay/Stay Deals:-](#)

[Click here to view](#)

[Hemingways Collection Circuit Deals:-](#)

[Click here to view](#)

[Hemingways Collection Bush & Beach Deals:-](#)

Kindly note that the Bush & Beach Packages for 2026 are being finalized and will be distributed to you shortly in separate mail.

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