
ZION
BUNGALOWS
@ Discovery Bay, Jamaica
The All-Exclusive
Boutique Hotel Experience



WHY NOW

# The ground floor only opens once.

Jamaica leads the Caribbean. In the first eight months of 2026, 2.3 million visitors came — with nearly a third of the island's hotel rooms still offline.

**The guests came back. The rooms didn't. That gap is the opportunity.**

- One acre. A hilltop above Discovery Bay. Ready to build.
- Not all-inclusive. All-Exclusive.
- Eight founding investors.

Visitor and room figures: Jamaica Tourist Board, JAPEX, September 2026.

WHY ZION

# A name with a homecoming in it.

## The word

- **Origin:** Hebrew. It first named a hill in Jerusalem — the site of King David's city.
- **Biblical meaning:** grew to mean Jerusalem itself, then God's dwelling place, then the promised land.
- **Broader sense:** a sacred refuge, a place of peace, the homeland you return to.

## In Jamaica

- In Rastafari, Zion is Africa — especially Ethiopia: the true homeland and paradise.
- It is the opposite of Babylon, the system of oppression and exile.
- Reggae keeps it alive: "going home to Zion" means freedom and return.





# WHY IT FITS

## A homecoming

Family land in Discovery Bay, returned to its highest use — by a Jamaican-born son of the Stennett family.

## A refuge

Zion is peace. Guests trade the Babylon of crowded, gated resorts for a sanctuary of their own.

## The mark

The O in ZION is the Adinkra symbol FIHANKRA — the compound house. The walled Akan family home: security, safety, one way in, one way out. A family compound on family land.

**MASTER YOUR ESCAPE.**

ZION BUNGALOWS
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THE MARK

# FIHANKRA: the compound house.



Traditional form

- An Adinkra symbol of the Akan people of Ghana.
- The walled family home: one way in, one way out.
- Security. Safety. Family.

**The name. The symbol. The land.**
**All say home.**



JAMAICA

# One of the most desired destinations on earth.

Jamaica ranks among the Caribbean’s top three destinations.

Yet most visitors never really see it. They spend a week behind resort gates — same buffet, same pool, same experience as hundreds of strangers.

**It’s time for another option.**



# THE OPPORTUNITY

## No all-inclusive resort in Discovery Bay proper.

Today’s options: a few Airbnbs and small hotels that lack real service, luxury and polish.

| All-Inclusive | ZION | Airbnb |
| --- | --- | --- |
| Crowded. Gated. Cookie-cutter. | Private. Fully staffed. Truly local. | Private, but self-serve. |

**ZION bridges the gap.**

# Not all-inclusive. All-Exclusive.

The ease of an all-inclusive, the polish of a boutique hotel, the immersion of a private home — in one curated stay.

### A dedicated staff

Valet and housekeeper on site — a private chef on request.

### Meals on your clock

No buffet hours. No reservations. No dress code.

### Five-star service, Jamaican warmth

Celebrity treatment, delivered laid-back and personal.

### A real community

Neighbors, artisans, guides — the Jamaica resorts never show.



# THE BUNGALOWS

Phase 1: Plan A — 4 private suites · 3 stories · private entrances · shared rooftop and pool



## PLAN A

3 stories · 4 private suites · 2 junior suites on the ground floor



## PLAN B

3 stories · 3 bedrooms · 2.5 baths · owner's suite on the ground floor

PLAN A · PHASE 1

# Four private suites.



No connecting doors.
Every suite stands alone.

- 3 stories, 4 suites: 2 junior suites on the ground floor, the Bay suite, the Penthouse.
- A private entrance to every suite by external staircase.
- Shared pool area and rooftop. Rooftop open until 11pm, unless the whole villa is booked.

| SUITE | OFF-PEAK | PEAK |
|---|---|---|
| Junior suite (×2) | $150 | $200 |
| Bay suite | $200 | $275 |
| Penthouse | $250 | $325 |
| **Whole villa** | **$800** | **$1,000** |

Indicative nightly rates.

# PLAN C

**Plan A and Plan B, joined by a shared lounge and dipping pool.**

Built for families and small groups traveling together.

Every unit is guaranteed an ocean view from its third-floor balcony.



# The heart of the property

Future phases: a central common area to anchor every bungalow.

- Pool
- Bar
- Dining area
- Industrial kitchen
- Lounge
- Workout facility
- Entertainment & presentation space
- Remote office
- Administration

**Solar power, generators and water catchment. Raw concrete — stamped, dyed and finished to read high-end.**







THE LOCATION

# Discovery Bay, St. Ann

- Hilltop. Ocean view. One acre, plus ½ acre to grow.
- About 40 minutes from Montego Bay's international airport.
- Dead center of the north coast — Negril and MoBay to the west, Ocho Rios and Port Antonio to the east.
- A quarter-mile walk to Puerto Seco Beach.



THE SITE

# The view from the land.

Photographed on the property, high above Discovery Bay.









ISLAND LIFE

# Dunn’s River Falls

Climb Jamaica’s most famous falls — a short drive east in Ocho Rios.



ISLAND LIFE

# Blue Mountain coffee, at the source.

Walk the misty slopes behind one of the world’s most prized coffees — from cherry to cup. A curated ZION day trip.



ISLAND LIFE

# Farm to table, jungle to plate.

Living gardens on the grounds and fresh produce from local markets feed the chef’s kitchen — callaloo, mango, ackee, breadfruit.







ISLAND LIFE

# Beach life, a quarter-mile away.

Stroll down to Puerto Seco Beach and mingle with locals — or slip away to a private beach club.



# À la carte, your way.

**Personal concierge**
Included. A dedicated line, day and night.

**Private chef**
Food packages, cooked on your clock.

**Airport transfers**
Round trip, door to door.

**Stocked daily**
Premium bar, fridge and snack basket.

**Day trips**
Rum country, coffee farms, falls, boats.

**Signature gift**
Robes, towels, candle, Wray & Nephew.



**Suites from $150 a night. Whole villa from $800.**
**Investors pay member rates on every add-on.**

# Four ways ZION earns.

### Suites

**$150–$325 a night**

Four private suites, booked one at a time.

### Whole-villa bookings

**$800 off-peak · $1,000 peak**

Groups take every suite, the pool and the rooftop — no 11pm cutoff.

### À la carte services

**Chef, transfers, tours**

Food packages, airport transfers, day trips and excursions.

### The ZION Bodega

**Signature merchandise**

Apparel, bath & body, Jamaican honey, home goods — sold on site and online.

THE ZION BODEGA

# Wear it home.

Hoodies and tees in sky blue, sand and deep teal — the full logo, front and center.



THE ZION BODEGA

# Caps & totes.

Embroidered caps, plus canvas, jute and two-tone totes for the beach and the market.



THE ZION BODEGA

# Bath & body.

Coconut vanilla scrub, honey + coconut sugar scrub, mango blossom and wildflower honey body butters.



THE ZION BODEGA

# Jamaican honey.

Wildflower, honey blossom, mango blossom and ginger-infused. Pure and natural.



THE ZION BODEGA

# Wood & candlelight.

Hand-carved serving bowls, engraved coasters and wood-vessel candles.



THE ZION BODEGA

# Towels & soap.

Turkish towels with a woven ZION label, and the signature embossed bar.



THE UNFAIR ADVANTAGE

# A built-in market of airline people.

Airline employees fly nearly free. Their vacation budget goes to lodging, food and experiences — exactly what ZION sells.



**16**

years — founder Davide Stennett's Southwest Airlines career

**73,000**

Southwest employees

**20,000**

Southwest flight attendants

**0.3%**

of those flight attendants fills one bungalow all year



# THE MARKET

## Tourism is Jamaica’s engine — and the guests are back.

**$2.5B**
tourism earnings, Jan–Aug 2026

**2.3M**
visitors, Jan–Aug 2026

**40–50%**
of tourism earnings come from accommodation

**70%**
of hotel rooms back online after Hurricane Melissa

2024 set Jamaica’s tourism record. Since the storm, arrivals are down far less than room supply — the island needs new, quality rooms. Source: Jamaica Tourist Board, JAPEX, Sept 2026.

ZION BUNGALOWS AT DISCOVERY BAY



# THE LAND

## Family land. A legacy build.

Hilltop land adjacent to Queenhythe, Discovery Bay — what remains of Stennett family holdings once estimated at well over 100 acres.

Phase 1 sits on one acre: Davide's half-acre, joined by a half-acre contributed by his cousins. A further half-acre is available from another cousin for expansion.

**The land stays in the family — leased long-term to ZION for 10% of gross revenue, paid yearly.**

Investors own equity in the project, never the land. Certificate of title and survey plan on file.



# A GROWING TEAM

**Davide Stennett**
PROJECT MANAGER · CHIEF DESIGNER · CHIEF EXPERIENCE DIRECTOR

**Carlene Nelson**
CHIEF ADMINISTRATIVE OFFICER · CULTURE LIAISON

**Jennifer Collie**
CHIEF FINANCIAL OFFICER · ATLANTA

Every on-site role is hired and trained locally — paid above industry standard, trained to five-star service.

# The road to 2028

**01**
Survey and subdivide the land

**02**
Sign the family land lease

**03**
Secure architect and development team

**04**
File permits

**05**
Prepare the site; build Plan A and the pool

**06**
Hire, train and open the doors



THE ASK

# $480K

**Phase 1 · 8 investors × $60K · site, Plan A and pool**

Target completion: August 8, 2028 — in time for Jamaica's Independence week. Opening Holiday Season 2028.

Investor terms follow. Financial projections: [to come]



# Investor terms

### The offering

8 shares at $60K each — $480K total. Phase 1: the site, Plan A and the pool.

### Ownership

Each share is 6% of ZION. Investors hold 48% combined; the founder holds 52%, never less.

### Your stays

A $2,500 stay credit every year — any suite or the whole villa. Up to 7 nights in high season; holidays excluded.

### How stays are paid

Your stays come out of your share of profit. Any profit above that is paid to you in cash.

### Member rates

Stays are room-only. Food packages, tours and excursions at member rates.

### The land

Stays with the Stennett family, leased long-term to ZION. You own equity in the project — never the land.

**Indicative terms — subject to legal review in Jamaica and the U.S.**

UNDER REVIEW

# To be finalized with counsel.

### Slow years

Stays guaranteed in years 1–2. After that, any shortfall carries forward against future profit, capped at one year.

### Phase 2 conversion

Roll shares into the full ZION build at 20% below the new-investor price, with first right to invest.

### Buyback

After year 7, ZION may buy back shares at 1.5× — $90K per $60K share.

### Share transfers

Shares are offered first to the founder and fellow investors before any outside sale.

### Founder's 52%

Written protection: future funding cannot take the founder below 52%.

### Construction budget

Two or three contractor quotes plus a quantity surveyor. Includes a 15% contingency and six months of operating reserve.

### Legal structure

A Jamaican company, a registered 30–50 year land lease, and securities review for U.S. investors.


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LET'S DIVE IN...