

The logo for Bay Front Villas & Apartments features the words "Bay Front" in a large, elegant, blue cursive script. Below this, the words "VILLAS & APARTMENTS" are written in a smaller, blue, all-caps sans-serif font. A thin horizontal line is positioned between the two text elements.

Bay Front

VILLAS & APARTMENTS

Welcome!

Visionary and groundbreaking are words used to describe **Bay Front**, Portmore's newest gated community offering single-family homes and apartments in a one-of-a-kind harbour setting with its own private beach.

Located less than 3km (2 miles) from the Portmore toll plaza, **Bay Front** transforms a historic landmark into a residential community with must-have amenities desired by today's homeowners.

Choose your perfect place from the prestigious villa homes and apartments, developed in phases, all with the comforts of a relaxing suburban retreat.

Introducing Bay Front Villas

The Villas offer seventy-five contemporary 2-bedroom and 3-bathrooms homes on their own lots. After the successful introduction and sale of the 2-bedroom Villas, we now offer a collection of nineteen 3-bedroom 3 bathroom Villas with super-sized views of the Kingston Harbour. Prices start at J\$24,900,000.

Highlights

- Two-storey homes of 158m² (1,700 ft²) on lots averaging 316m² (3,400 ft²)
- Master bedroom ensuite with walk-in closet
- Downstairs bedroom and full bathroom
- Generous room sizes and closet space
- Upstairs covered deck of 17m² (180 ft²) plus ground floor patio area

Attractive features

- Shaker-style hardwood cabinetry in kitchen and bathrooms
- Granite countertops and mosaic wall tile accents
- Ceramic floor tiles, 450mm (18") square
- Solar water heater
- Laundry closet piped for washer & dryer
- Piped for A/C, telephone and cable
- UPVC energy efficient windows
- Brick pavers driveway

Community Features

- Gatehouse with 24-hour security*
- Access to the Bay Front Club with swimming pool, all-purpose courts, gym and recreational amenities (Phase 2)
- Private beach front plus 3 acres of amenity and open coastal areas
- Walking distance to Bay Front Marina (Phase 3)
- Covenants that maintain control over renovations or structural changes that guarantee not to compromise the integrity of the residences or the community

**A monthly maintenance fee is applicable, which includes 24-hour security, management services, pool access and common area maintenance, staffing, insurance, electricity and water. Estimated fee is J\$7,600 per month for each Villa residence as of September 2016.*

Choose your lot!

Each Villa is on its own lot with an existing title. Lot sizes vary from 2,450 ft² to 5,675 ft². Corner and larger lots attract a price premium.

Three Simple Steps to owning a Bay Front Villa

Our sales team is ready to answer any questions you may have about purchasing a Bay Front Villa home.

1. Complete a Bay Front application form and choose your lot.
2. We will provide purchase price information and estimates of closing costs.
3. A 10% deposit must be paid upon the submission of the application form. Payment is in the form of a manager's cheque payable to **Portmore Marina Developments Ltd**, or a wire transfer may be arranged.
4. If you plan on using a mortgage, we require that you submit a mortgage pre-approval statement. For a cash purchase, a statement of funds for the balance of the purchase price is required. This statement(s) is to be submitted within **three (3) business days** of making the deposit.

Your preferred lot is not secured until the 10% deposit, mortgage pre-approval and/or statement of funds is accepted and approved by Portmore Marina Developments Limited.

Payment Terms and conditions:

Deposit: 10% of purchase price and mortgage pre-qualification statement (if financed) or statement showing proof of the purchase balance.

Closing Costs: An estimate of closing costs will be provided to you when making your application. On signing of the sale agreement(s), Portmore Marina Developments' attorney-at-law will provide a final statement for the purchase of the lot and the construction of the Villa unit.

The legal costs associated with the transaction is payable to Portmore Marina Developments' attorney-at-law.

Sales agreements: The sales agreement to purchase your lot is subject to a homeowner's agreement, copies of which will be provided to you and/or your attorney.

Final Payment: Due on presentation of a Certificate of Practical Completion.

Mortgage Information

- Jamaica National Building Society:
Kendal Smith 876 564-0625; email: ksmith@jnbs.com
- Sagicor Bank Jamaica Limited:
Kerrian Forrester 876 975-6017; email: kerrian_Forrester@sagicor.com
- Victoria Mutual Building Society, Jamaica National Building Society and CIBC:
Karla Henry, Mortgage Broker 876 909-4050 Flow; 876 454-8082 Digicel;
email henrykarla@gmail.com

Island Homes Limited

The Bay Front Villas is listed on the Multiple Listing Service (MLS) by Island Homes Limited, a full-service real estate company and licensed Realtor®.

20 Hope Road, Kingston 10 | Tel: (876) 929-1153 | (876) 929-3457
Mobile: (876) 418-8233 after hours & weekends | Fax: (876) 620-6070

Bay Front Villa & Apartments is a development of Portmore Marina Developments Limited, 20 Hope Road, Kingston 10. Bay Front Villas (Phase 1B) are 19 3-bedroom 3-bathroom homes on lots of 2,450 – 5,675 sq ft with block and steel construction, slab roof and ceramic floor tiles. Completion January 2017. Prices are subject to escalation. Approved by the Portmore Municipal Council in October 2015. Registration DV-4721 & DV-1182. Plans on file at the on-site model unit.