

**FOR SALE BY PRIVATE TREATY**

OFFERS IN WRITING ARE INVITED FOR PURCHASE OF THE FOLLOWING PROPERTIES BEING SOLD BY  
PRIVATE TREATY UNDER POWERS OF SALE CONTAINED IN A MORTGAGE

INTERESTED PERSONS MAY CALL/EMAIL

**JMMB Bank (Jamaica) Limited**

**6 Houghton Terrace, Kingston 10**

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Between 9:00 a.m. and 5:00 p.m. Monday to Friday

PROPERTIES ARE BEING SOLD "AS IS WHERE IS"

**LAND PART OF THE ECHELON, 41 UPPER WATERLOO ROAD, KINGSTON 8, ST. ANDREW, APARTMENT  
407 (STRATA LOT 43).**

**VOLUME 1537 FOLIO 553**

**Listing Price - \$79,000,000.00**

This spacious three (3) bedroom penthouse unit occupying the third and fourth floors. Located within a gated complex with Open concept – living/dining area opens onto a balcony, kitchen with pantry and island counter, in-unit laundry. Master bedroom with walk-in/dress-in clothes closet and en-suite bathroom. Two other bedrooms with closets and bathrooms. Residence disposed over two floors (3<sup>rd</sup> & 4<sup>th</sup>) with the Master bedroom (4<sup>th</sup> floor) containing balcony giving picturesque view of Kingston.



The subject apartment is disposed over an area of 2,255.04 square feet.

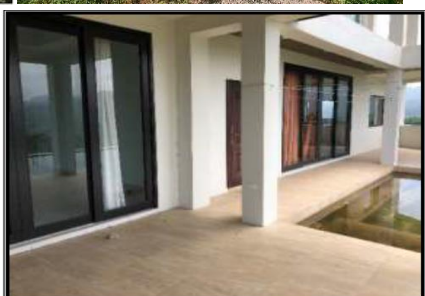
Echelon is an ultra-modern five-storey apartment complex comprised of a single apartment block that was conceptualize in mid-2020.

Common facilities include ground level parking, basement parking, swimming pool with deck, club house, pool room and restroom area create a picturesque scene along the front of the apartment building, A roof terrace accommodates pergola areas with bar sink for party or gathering, gymnasium, walking trail and restrooms.

**LAND PART OF SMOKEY VALE, BEING 45 ARIES AVENUE, KINGSTON 8, ST. ANDREW.**  
**VOLUME 1543 FOLIO 491**  
**Listing Price - \$140,000,000.00**

This split-level, three-storey residence features a double carport and a dedicated laundry area. Enjoy stunning views and endless possibilities to personalize and transform the space into your dream home.

V"-shaped concrete stairs provide access to the ground floor that contains an entry foyer; home-office, open plan great room and kitchen-diner, dining room, family room, master suite with master bedroom, master bathroom and walk-in closet; linen closet, two other bedrooms with closets, ensuite bathrooms and balcony. Barbeque area, cabana, swimming pool with adjoining hot tub, pool deck/patio and other amenities. Rear balconies providing panoramic and scenic views of the mountains and the City of Kingston and St. Andrew.



Land size of 37,511.90 Square Feet and building area of 5,722.82 Square Feet  
Property is located within fifteen minutes' drive to corporate area, Kingston and St. Andrew, Stony Hill and Chancery Hall.  
The subject property falls within the Bellevue/Smokey Vale residential neighbourhood and benefits from the full range of municipal services.  
The Aries Avenue community enjoys a high degree of privacy and the quietude of being away from the "hustle and bustle" of conventional urban lifestyle. The cool climate, lush vegetation and the pleasant natural environment are the charm of living in these locations.

**LAND PART OF No. 17 TRAFALGAR ROAD - KNOWN AS 7 PAWSEY PLACE, NEW KINGSTON, KINGSTON 5, ST. ANDREW.**  
**VOLUME 1218 FOLIO 762**  
**Listing Price – \$104,000,000.00**

This two-storey residence includes a loft space currently converted for office use. Ideally situated near the New Kingston central business district and just off Trafalgar Road, the property offers both convenience and versatility. It has easy access to public transportation linking into Cross Roads, Half Way tree and even Liguanea.

**Ground Floor:** covered entry porch, foyer, reception/lobby area, general office area (two private offices) two powder rooms, kitchenette with eating/dining area, a "was/slop" room and a store room

**First Floor:** Stairwell/landing area, private office with bathroom, board room, small grill enclosed balcony and store room.  
**Loft:** Stairwell/landing area, private office (ambassador’s office) and a bathroom



The subject building is disposed over an area of 3,542.45 square feet. Lot size of approximately 2,862.1 square feet. This prime property is walking distance to all the major amenities in New Kingston. Access to shopping facilities, hotels, entertainment and other services within walking distance of Pawsey Road have made it a good location for people wishing to reside near to the business district enjoying thus enjoying access to all of the modern amenities.

**LAND PART OF FARM DISTRICT (SOUTH OF MANDEVILLE & SOUTHEAST OF OLD ENGLAND)**  
**MANCHESTER**  
**VOLUME 1464 FOLIO 727**  
**Listing Price – Make An Offer**

This split-level residential dwelling features a master bedroom complete with walk-in –closet and ensuite bathroom with Jacuzzi and other sanitary amenities. Three bedrooms with closets, two bathrooms, living room, dining room, kitchen with granite counter tops, Linen Closet, Front, Side & Rear Porches, Single Car Garage with electronic shutters.



Land Area approximately 1,092.74 square meters (11,762.04 square feet), building area approximately 338.06 square meters (3,635 square feet).  
Property is in close proximity to the Town of Mandeville. Access to schools, transportation, health facilities along with urban facilities are accessible mainly from the town of Mandeville.

**LAND PART OF ESHER, LUCEA, HANOVER (Lot #9 GREEN ISLAND ROAD, HAUGHTON COURT)**  
**VOLUME 1483 FOLIO 868**  
**Listing Price - Make An Offer**

Property consists of two-storey residential dwelling, comprising basement, ground floor and first floor all self-contained; cumulatively containing Six Bedrooms, Five Bathrooms, living and dining rooms Kitchens and veranda.



Land area approximately 279.60 square Meters (3,009.61 square feet), building area of approximately of 280 square meters (3,013.92 square feet)

**Haughton Court/Esher** is located in the town of **Lucea** and is in good commuting distance to **Sandy Bay** and **Montego Bay** as such benefits from a wide range of urban services and amenities. These services include but not limited to public schools, shopping facilities, restaurants, paved roads, garbage collection and public transportation.

**LAND PART OF BULL ROCK AND THE HILL, KNOWN AS COLUMBUS HEIGHTS, STRATA LOT # 8, Block A**  
**VOLUME 1277 FOLIO 525 (PLACED ON HOLD)**

Residential strata lot comprising three bedrooms with walk-in closets, two bathrooms, kitchen, Living and dining, balcony and gazebo with view of the sea.



Building area approximately 166.27 square meters (1,789.75 square feet). Apartment size 166.27 square metres (1789.73 square feet) inclusive of balconies.

Columbus Heights (Sky Castle) complex stands as a prominent landmark among the Ocho Rios Resort properties. The complex comprises 81 units housed in eleven three-storey blocks. The complex has a view of Caribbean Sea where possible.

Property is located on the second floor of Block A.

Ocho Rios is almost mid-way between Kingston and Montego Bay and enjoys transportation links by ground, sea, via pier and by air via Ian Fleming Airport.

**LAND PART OF ARGYLE COTTAGE, NOW CALLED CLIFTON FARM, BEING LOT NO.19 VANFAIR GARDENS, LINSTEAD, ST. CATHERINE**  
**VOLUME 1289 FOLIO 80**  
**Listing Price - \$52,500,000.00**

Partially complete two-storey detached two-family residence comprising:

**Lower-Level:** Master bedroom with ensuite bathroom, two other bedrooms with shared bathroom, living room, dining room, kitchen, entrance porch, staff quarters with ensuite bathroom, automatic garage door.

**Upper-Level:** Master bedroom, open floor plan with provisions for installation of and en-suite bathrooms; two other bedrooms - open plan rooms with provisions for installation of en-suite bathrooms; open plan living/dining/kitchen, grill enclosed semicircular front balcony, large landing area which extends to an informal entertainment area and roof-top entertainment/balcony.



Land area of 7,326.24 Square Feet and building area of 5,872.03 square feet. Property is located in well-developed rural community with a mixture of residential and farming occupants. Its within easy reach of the respective business centers of Linstead, Bog Walk and Ewarton resulting in easy access to schools, churches, medical facilities, shopping and other amenities. Its also within easy reach of the highway to facilitate ease of commute to Spanish Town, Kingston or Ocho Rios. Vanfair Gardens/Clifton farms enjoys locational advantage as it affords easy access to the Linstead bypass road and an abundance of public transportation.

**LAND PART OF IRWIN, LOT NO.8 IRWINDALE, MONTEGO BAY, ST. JAMES**  
**VOLUME 1432 FOLIO 459**  
**Listing Price - \$36,000,000.00**

Unfinished split levelled residential building.  
 Nine bedrooms, seven bathrooms, Living room, dining room, kitchen, built-in clothes closets, one bathroom, laundry room, entrance way/foyer, storeroom, front patio, Powder room, Landing, lounge area, balcony, patio



Property consists of incomplete residential dwelling with gross floor area of approximately 778.32 square meters (8,378 square feet) dispersed over land area of approximately 857.10 square meters (9,225.82 square feet). Projected to contain Eight bedrooms and seven bathrooms with all other amenities on completion.

**Irwindale** is located in Irwin area and is in good commuting distance to **Montego Bay** and as such benefits from a wide range of urban services and amenities. These services include but not limited to main water supply, electricity, public schools, shopping facilities, restaurants and public transportation. **Montego Bay** is one of the fastest growing resort towns/urban centres on Jamaica's north coast, in the parish of **Saint James**.

LAND PART OF BARBICAN, BEING LOT 2A ANDREWS PEN LANE, KINGSTON 8, ST. ANDREW,  
VOLUME 1571 FOLIO 614  
Listing Price - \$58,000,000.00



**Potential residential development lot.** The property constitutes a corner lot, rectangular in shape, evenly grated below road level to facilitate free draining. Land size of 14,711.1 square feet or 1,366.70 square meters. This general location has easy connection to Barbican, which has the benefit of water supply, electricity street lighting. The area is further buffered by virtue of its interior location from traffic and noise pollution to some extent, which make it into a desirable residential neighbourhood.

**Strata Lot 17, Apt D103, Bay Pointe, Freeport, Montego Bay, St. James, VOLUME 1229 FOLIO 683**  
**Listing Price – Make an Offer**

This ground floor apartment features two bedrooms, two bathrooms, living/dining room, kitchen and patio.



Partial front view of the building showing subject unit on the ground level

The subject apartment is 1,248 square feet.

Bay Pointe Apartments is a luxury apartment complex with fifty-three (53) apartment units laid out in five (5) blocks, A-E. There is adequate parking spaces, seafront gazebo, 24 hour security coverage and two (2) swimming pools.

The subject apartment is on block D, which is the middle block along the north-eastern side of the complex. The block is a two-storey building that is segmented into four (4) individual sections – giving the appearance of a townhouse block. Each section has two (2) apartments – one at ground level and the other on the upper level with a loft.

Property which is approximately 30 minutes drive from the Sangster’s International Airport along the northern coastline and within a comfortable fifteen minutes drive from various attractions and activities in the resort town of Montego Bay and the close by Fairview shopping area.

**LAND PART OF HAYES CORNPIECE, CLARENDON (VACANT LOT ON EASTERN SIDE OF JUNGLE ROAD)**  
**VOLUME 1469 FOLIO 527**  
**Listing Price - Make an Offer**



Vacant lot with farming, warehousing and housing subdivision/scheme capabilities, containing by survey, 6,994.75 square meters (75,293.32 square feet or 1.73 acres)  
The community is within easy commuting distance to May Pen. The community  
There is easy access to the Hayes community via Halse Hall main road. The May Pen Town Centre and the south coast highway are also within reach.

**48 TWICKENHAM ROAD, ST. JAGO HEIGHTS, ST. CATHERINE, VOLUME 1000 FOLIO 624**  
**Listing Price - \$61,500,000.00**

The residential property consists of a two-storey detached dwelling house and a kennel with surplus land. It comprises of:  
**Ground Level:** Guest bedroom, powder room, living/dining room, kitchen, staff bedroom with en-suite bathroom, laundry room and grill enclosed carport and front and back porch.  
**Upper Level:** Master bedroom with en-suite bathroom and walk-in closet, three additional bedrooms, one bathroom, stairway landing and balcony.



The property has a gross floor area of approximately 223.90 square meters (2,410 square feet) dispersed over land area of approximately 8,614.75 square meters (92,728.26 square feet).  
St. Jago Heights is a well-established middle-upper income residential sub-division which was developed over 50 years ago. The residential area is in proximity to the Spanish Town commercial centre, where medical, shopping, recreational, education and religious facilities among other services are available.

**LOT 65 CAMBRIDGE MEADOWS, BICKERSTETH, ST. JAMES, VOLUME 1362, FOLIO 54**  
**Listing Price -\$30,500,000.00**

The residential property is a four family two-storey residence with a small basement to the rear comprising of:  
**Ground Level A:** Two bedrooms (one with incomplete bathroom en-suite), one additional bathroom, living/dining room, kitchen, grilled entry porch and internal stairway facilitating direct access to the basement laundry.  
**Ground Level B:** One (1) bedroom, one (1) bathroom, kitchen/dining area, entry porch and laundry room without fixtures.  
**Upper-Level C:** Two (2) bedrooms, one (1) bathroom, living area, dining area, kitchen, entry balcony and back balcony/laundry area.  
**Upper-Level D:** One (1) bedroom, one (1) bathroom, kitchen/dining area, entry porch and back balcony/laundry area.



The property has a gross floor area of approximately 319.03 square meters (3,433.97 square feet) dispersed over land area of approximately 402.31 square meters (4,330.45 square feet).

Cambridge Meadows is an established lower middle-income residential community and is located approximately 23km (14.28 miles) south of the commercial centre of Montego Bay. The property has a locational advantage of being within easy reach of an international airport and other facilities of Montego Bay with good access to public commuter transportation in the form of rural taxis that adequately serve the neighbourhood.

**STRATA LOT 4 (UNIT 2), SPANISH COURT, LOT 285 TRINITY CRESCENT, WESTGATE HILLS, MONTEGO BAY, ST. JAMES, VOLUME 1271, FOLIO 112**  
**Listing Price - \$36,000,000.00**

The apartment is a two-storey unit comprising of:  
**Ground Level:** Entry porch, living/dining area, kitchen, powder room, laundry room and under stairs storage area.  
**Upper Level:** Master bedroom with en-suite bathroom and balcony, one additional bedroom with en-suite bathroom and closet, passageway, and landing.



The property has a gross floor area of approximately 124.10 square meters (1,335.80 square feet).

Westgate Hills is in an elevated area and properties within this area enjoy a locational advantage as most are afforded the amenity of views, which include the Caribbean Sea and sections of the “Hip Strip”. It is a long-established residential area on the periphery of the city centre. The neighborhood is within proximity of restaurants, fast food outlets and retail shopping facilities at Fairview commercial area, to the south-west. A wider range of goods and services inclusive of numerous government offices and artisan traders is available at city centre to the north-west, whilst hotels, public and private bathing beaches are with easy reach.

**LOT 336 GUAVA AVENUE, RICHMOND ESTATE, BLOCK 5, PHASE 1, PRIORY, ST. ANN, VOLUME 1466, FOLIO 852 – **UNDER OFFER****  
**Listing Price - \$63,200,000.00**

The residential property is a single storey single family residence comprising of:  
The master bedroom has its own closet and full bathroom facility en suite, two bedrooms with closets, sharing one bathroom, living room/dining room, designed kitchen with quartz counter, enclosed front porch.  
The complex has tennis courts, playgrounds and a pool. It also has an automatic entrance and exit gate, with a guard house at the entrance.



The property has a gross floor area of approximately 132.17 square meters (1,422.66 square feet).

Richmond Estate Richmond Estate provides accommodation for upper-middle to upper income residents and exhibits architectural designs in a mix of private residences and apartments within a secure upscale residential gated community. The community has been well developed with adequate parking areas, parks, playgrounds, tennis courts, pool. Landscaped grounds, guardhouse at entrance, automatic entrance and exit gates and 24-hour security.

**APARTMENT 15, MONT CHARLES, 18 CHARLEMONT AVENUE, KINGSTON 6, ST. ANDREW. VOLUME 1545 FOLIO 978**  
**Listing Price - \$40,000,000.00**

The apartment is situated on the second floor consisting of an open concept one bedroom with walk-in closet, one bathroom, in-unit laundry, kitchen/living/dining area leading onto a balcony with a small enclosed storage area.

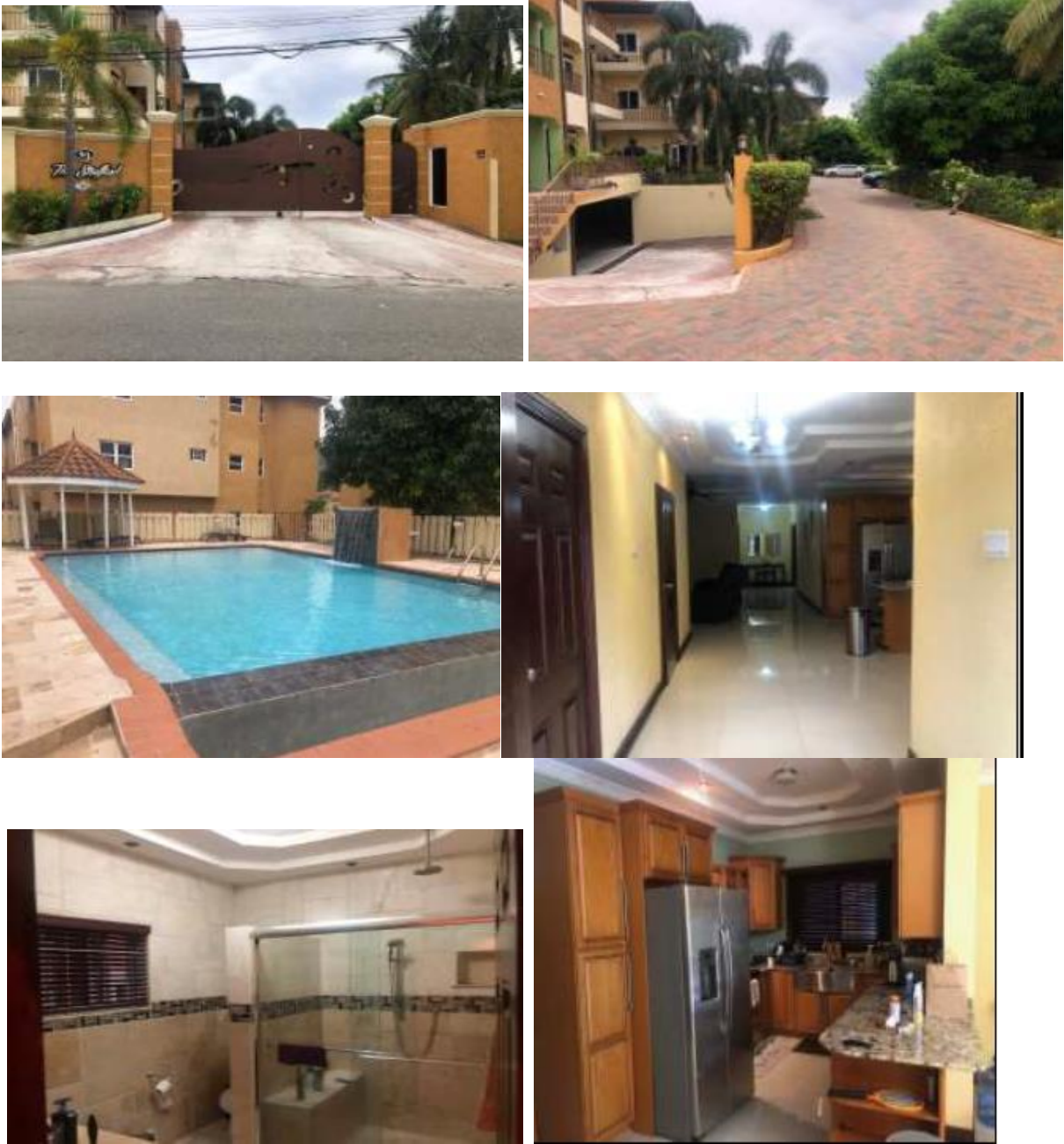


The subject apartment is disposed over an area of 605.69 Square Feet including balcony. The apartment is located within close proximity to the Kingston metropolitan area with all the necessary amenities.

The complex and the unit are designed to take full advantage of natural lighting and cross ventilation with an active circulation pattern.  
The Apartment Complex is a gated community located on Charlemont Avenue. The complex benefits from security services, swimming pool with deck and shower, restroom and changing room, elevator, roof entertainment area, automatic gate and underground parking.  
The general Charlemont Pen/ Hope Pastures neighbourhood is an established residential, that has maintained its residential character and is located north-east of Liguanea and south-east of Barbican in the parish of St. Andrew.

**APARTMENT 2, BLOCK A – THE STRAFFORD, 63 PADDINGTON TERRACE, KINGSTON 6**  
**VOLUME 1492 FOLIO 753**  
**Listing Price - \$53,000,000.00**

The apartment is situated on the ground floor of Block A, this apartment unit provides ease of access. The accommodation comprises a master bedroom with walk-in closet and ensuite bathroom, one (1) other bedroom with built-in closet and en-suite bathroom, powder room, living area, dining area, kitchen with pantry and breakfast counter, in unit laundry room, foyer area and a wrap-around entry porch.



The subject apartment is disposed over 155.66 square metres (1,675.51 square feet) inclusive of wrap-around porch of 14.64 square metres (157.58 square feet).

The Strafford comprises four (4) apartment blocks labeled Blocks A, B, C and D; all of three-storey profile and excluding the basement floor, which is used for parking. The subject apartment complex is located on Paddington Terrace – an established upper-middle income residential area - that is located north-west of Liguanea and north-east of Half-Way-Tree in the parish of St. Andrew.

**JMMB RESERVES THE RIGHT TO REFUSE ANY BID OR WITHDRAW ANY OF THE LISTED PROPERTIES FROM THE BIDDING PROCESS AT ANY TIME.**