Little Bay Country Club, Negril, Jamaica

SELLING PRICES – PHASE III

DESCRIPTION	SELLING PRICES STARTING FROM*	SQ.FT.
Super Studio with Carport	US$ 159,000.00	650
2 Bedroom Townhouse with 2 1/2 Bathrooms	US$ 249,000.00	1,160
3 Bedroom Townhouse with 2 1/2 Bathrooms - Semi - Detached – OCEAN VIEW	US$ 495,000.00	2,050
3 Bedroom, 3 1/2 Bathroom Villa with helper's quarters - BLUFF / BEACH	US$ 945,000.00	4,300

N.B.: Prices are subject to Certified Escalations.Prices are subject to Change

* _ JMD contracts also available

PAYMENT TERMS:
First Deposit: 15% of selling price, payable on selecting / reserving a unit

Second Deposit: 15% of selling price, payable 90 days after payment of the 1st Deposit

Balance, plus closing costs due on presentation of a Certificate of Practical Completion for the unit

Features & Amenities

- Clay roofing tiles with energy-efficient white glaze
- UPVc double-glazed Casement Windows and French doors
- Free standing baths & Tiled Shower with Sliding door.
- Euro-Style kitchens with solid wood cabinets & granite composite countertops
- Ceramic Cooktop
- Under-counter Built-in Oven
- Porcelain or Ceramic floor tiles
- Hardwood (Cedar) panelled front doors
- Stainless steel hardware
- Vaulted tray ceilings in bedrooms
- Pre-piped & pre-wired for AC in bedrooms
- 400 gallon water tanks
- Solar water heaters
- UPVc Sun Decks (on selected units)
- Fibre-to-the-home telecomms infrastructure (FTTH)
- Provision for security systems at all doors and windows
- Gated community with 24 hour electronic & mobile security
- Clubhouse & swimming pool
- On property postal boxes
- Private white-sand beach
- Fish Sanctuary (no motorized watercraft or fishing allowed)
- Restrictive covenants to protect the fish sanctuary and the aesthetics of the community
- Located on Norman Manley Boulevard (3 minutes drive to Negril Airport)

Communities Built by Selective Homes

MARKWAY MANOR
Kingston - 44 Townhomes

SEA PALMS
Ocho Rios - 44 Apartments

ST MARY COUNTRY CLUB
St Mary - 200 Individual Family Homes

ORANGE BAY COUNTRY CLUB
Hanover - 150 Individual Family Homes

LONG MOUNTAIN COUNTRY CLUB
Kingston - 526 Townhomes

MANGO WALK COUNTRY CLUB
Montego Bay - 258 Townhomes

Preferred Mortgage Provider

JN Bank
PREFERRED MORTGAGE PROVIDER

JAD Mortgages
- Interest rate 8.5% p.a.
- Up to 95% financing
- Residential, owner occupied

USD Mortgages
- Interest rate 5.25% for up to 70%

Conditions apply

For further information call:
Ms. Frances Ross
Mortgage Centre,
1st Floor JNBS
New Kingston Branch,
10-12 Grenada Crescent, Kgn 5
Tel: (876) 733-7049
Mobile: (876) 442-0099
Fax: (876) 929-4384
Email: fross@JNBank.com

Exclusive Telecomms Provider

LIME

LIME has installed state-of-the-art telecommunications infrastructure at Little Bay Country Club

Fibre-to-the-home (FTTH) technology
Facilitating numerous services including:
- Video streaming and subscriber TV
- Lightning-fast internet service, up to 100 times faster than ADSL or wireless broadband Creating "intelligent homes" in an ultra modern community.

Preferred Home Appliance Provider

ATL
Unbeatable

- Televisions & Audio Systems
- Alternative Energy Solutions
- Water Pressure Systems
- Home Appliances
- Air Conditioning
- Generators

Approvals

- National Environment and Planning Agency (Environmental) Permit, dated March 3, 2010; Permit Number 2009-09017-EP00282
- Hanover Parish Council Subdivision, dated June 11, 2010
- Hanover Parish Council Building Approval, dated December 9, 2010
- Real Estate Board Approval, dated December 14, 2010. Approval Number DV/0911

Consultants

Architects: Kyte International & Duncan Sharp & Associates
Structural Engineers: Hue, Lyew & Chin
Electrical Engineers: MACTECH Engineers Ltd.
Mechanical Engineers: SPK Engineers Ltd.
Quantity Surveyor: Len Smith & Associates
Attorneys-at-Law: Alton Morgan & Co.
Commissioned Land Surveyor: Rixon Richards
Environmental Consultants: T.E.M.N. Ltd.

Developer

Building No 3, 17 Ruthven Road, Kingston 10, Jamaica, W.I.
Tel: (876) 926-4000; (305) 677-9152
Cell: (876) 822-9081
Email: littlebay@selectivehomesja.com
www.selectivehomesja.com

Committed to Building Quality Homes and Lifelong Relationships

SELECTIVE HOMES (NEGRIL) LIMITED