



RE/MAX *Elite*



The Nitrams Of Waterloo

44 UPPER WATERLOO ROAD, KINGSTON 8

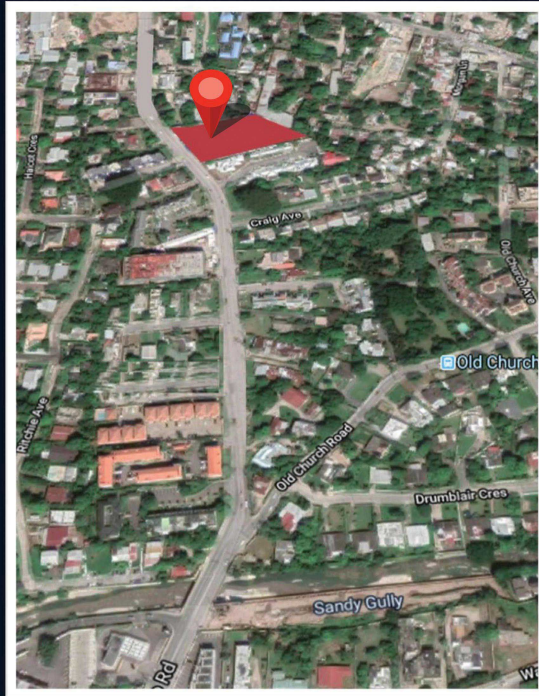
The Nitrams Of Waterloo

44 Upper Waterloo Road, Kingston 8

Conceived to appeal to the most discriminating purchaser, the Nitrams is ideally located minutes away from Barbican, Manor Park & New Kingston District. With easy access to dining, shopping and entertainment, these one and two bedroom units are thoughtfully designed and exquisitely finished.

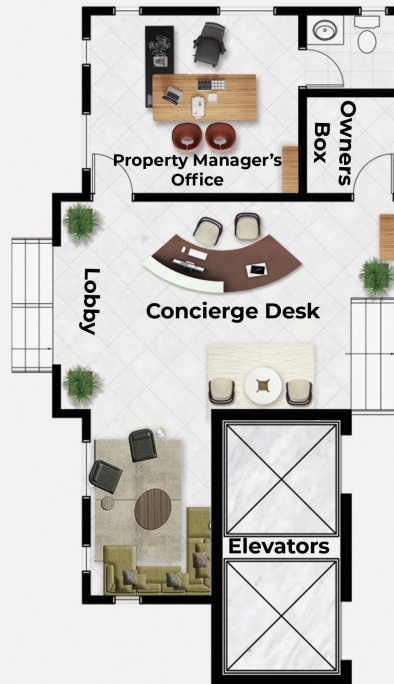
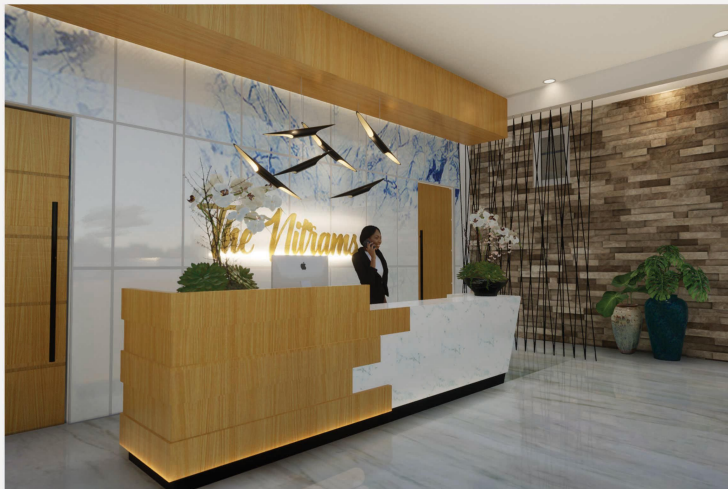
Disclaimer

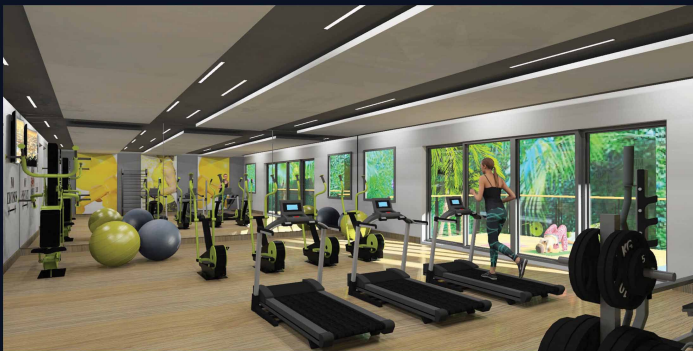
Floor plans and renderings are solely illustrative and are an artist's rendition of the proposed property. Stated dimensions and square footage are approximate and should not be used as a representation of the home's precise final size. The Developer reserves the right to alter or amend the layout, plans, sizes and specifications without prior notice or obligation.



AMENITIES

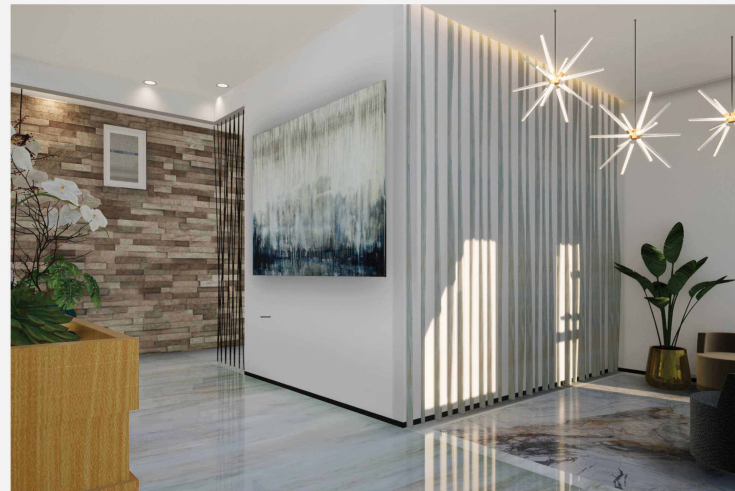
- Concierge Service
- Delivery Boxes for Owners in the Lobby
- Two Elevators
- Garbage Chute on Each Floor
- Manager's Office
- Assigned Underground Parking
- Standby Generator (Common Areas)
- Water Tank
- Security Post
- Swimming Pool
- Pool Deck with Trellised Bar Area
- Restroom and Changing Area
- Jogging Trail





UNIT FEATURES

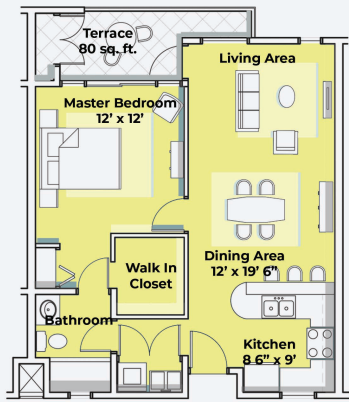
- Solid Core Doors with Door Bell
- Zero Entry Showers with American Standard Fixtures & Fittings
- Spacious Walk-In Closet
- Plycem Base & Ceiling Mouldings
- Porcelain Tiles
- Solid Countertops in Kitchen
- Modern Porte Cochere
- Provision for Stackable Washers & Dryer
- Piped for AC
- In-Line Water Heater
- Wired for Cable, Internet & Security



FLOOR PLANS

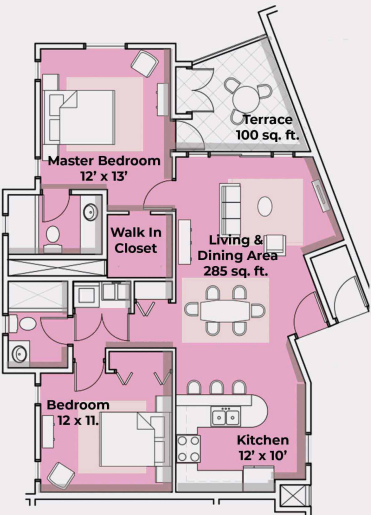


TYPE A
Deluxe One Bedroom Units
1,044 sq.ft
Starting at \$36,899,000



TYPE B
One Bedroom Units
777 sq.ft
Starting at \$27,469,000

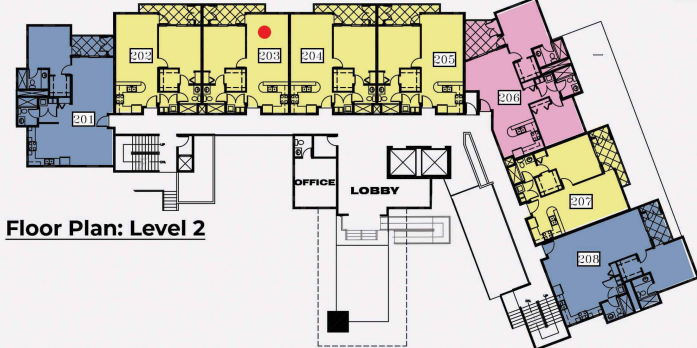
FLOOR PLANS



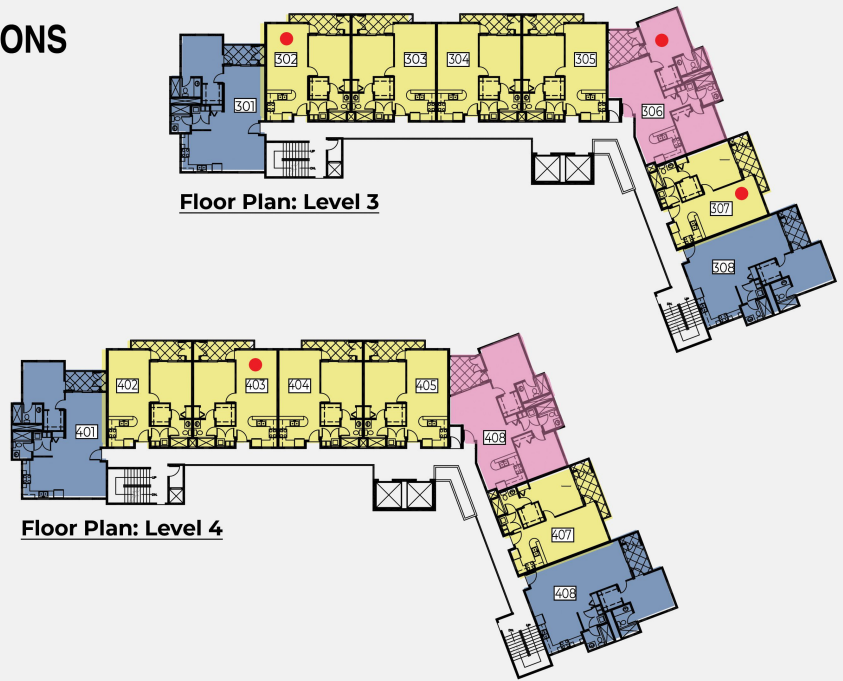
TYPE C
2 Bedroom , 2 Bathroom
1,124 sq.ft
Starting at \$39,729,000

UNIT LOCATIONS

- Type A 1,044 sq. ft
- Type B 777 sq. ft.
- Type C 1,124 sq. ft.
- Reserved



UNIT LOCATIONS



NO PLACE LIKE HOME

PRICES

Starting at \$27,469,000*

*Prices subject to escalation

PROJECT COMPLETION

Fall 2021

REAL ESTATE BOARD APPROVED
December 13, 2019

Project Financed By:



PROJECT TEAM

Developer

Nitram Developments Ltd.

Architect

Martin E. Lyn & Associates Ltd.

Contractor

Landmark Construction

Structural Engineer

Peter Jervis & Associates

Mechanical/Electrical Engineers

HTG Engineering Consultants Ltd

Quantity Surveyor

Neville A. Mills Associates Ltd.

Attorneys-at-Law

Patterson Mair Hamilton

Project Financed By

Jamaica Mortgage Bank

Mortgage Provider

JN Bank

Realtor

June Sturridge | RE/MAX Elite | 876-374-7806

NOTES



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The Nitrams

