

MONTEGO BAY · ST. JAMES · JAMAICA

# The Villa Collection

A PRIVATE LUXURY COURTYARD COMMUNITY ABOVE MONTEGO BAY

Four villas, one vision — where the Caribbean Sea fills your horizon every morning, the garden feeds your soul, and movement is simply *how you live*.

## THE COLLECTION

01 · The Breeze 1 bed · from \$399k

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02 · The Canopy 2 bed · from \$799k

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03 · The Ridge 3 bed · from \$1.288M

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04 · The Crest 4 bed · from \$1.8M

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# 01 The Breeze Villa

ONE BEDROOM + LOFT · PRIVATE COURTYARD · SLEEPS UP TO 4

COMPACT LUXURY · LOCK & LEAVE

Compact by design — not by compromise. The Breeze puts its budget into what you actually touch: stone, light and the sea. Interior, courtyard and terrace flow into one generous living space, with a loft that sleeps four — an ideal lock-and-leave home, pied-à-terre, or rental investment.

<b>700 sq ft</b> INTERIOR	<b>350 sq ft</b> COURTYARD	<b>¼ acre</b> LOT	<b>1 ensuite</b> BATH
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≈ **1,050 sq ft** of indoor + outdoor living — 700 interior + 350 courtyard + sea-view terrace

FROM **\$399,000** USD est. **\$43,680** net rental / yr · 10.9% yield

- Mezzanine loft — sleeps up to 4 total
- L-shape private walled courtyard garden
- Lives larger than its footprint — indoor + outdoor as one
- View terrace · Caribbean Sea panorama
- Full kitchen · stone counters
- Outdoor plunge shower in courtyard
- Herb garden · flowers · fruit trees on lot
- Circadian lighting · solar · rainwater catchment
- Rental-ready · lock-and-leave ownership
- Hurricane-rated · Category 4+ · fibre internet



Concept layout — not to scale · ↑ north / Caribbean Sea view at top

# 02 The Canopy Villa

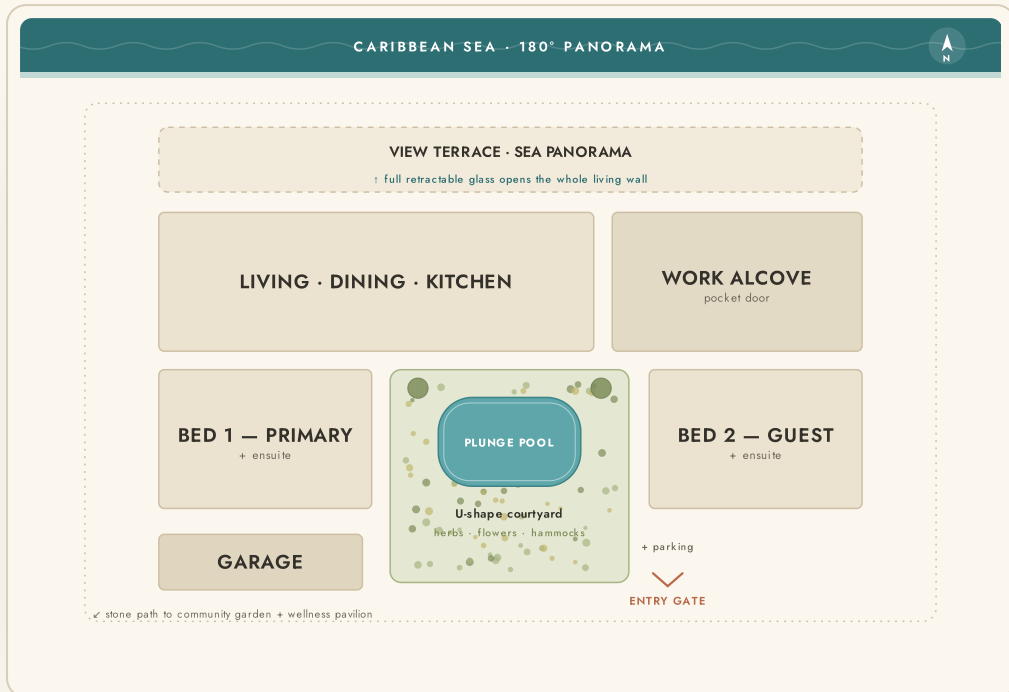
TWO BEDROOMS · U-SHAPE COURTYARD · PLUNGE POOL

Two full ensuite suites wrapped around a U-shaped courtyard and a private plunge pool. A retractable glass wall dissolves the line between the living room and the garden. Room to host, with a tucked-away work alcove for the days you don't.

<b>1,800 sq ft</b> INTERIOR	<b>500 sq ft</b> COURTYARD	<b>¾ acre</b> LOT	<b>2 ensuite</b> BATH
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FROM **\$799,000** USD est. **\$82,992** net rental / yr · 10.4% yield

- U-shape private courtyard with plunge pool
- Built-in work alcove with pocket door
- Full retractable glass to the courtyard
- 2 bedrooms · 2 ensuite bathrooms
- Private integrated garage
- View terrace · Caribbean Sea panorama
- Circadian lighting · herb & flower garden
- Solar power · rainwater catchment
- Hammocks in courtyard and terrace
- Hurricane-rated · Category 4+ · fibre internet



Concept layout — not to scale · ↑ north / Caribbean Sea view at top

# 03 The Ridge Villa

THREE BEDROOMS · ENCLOSED COURTYARD · POOL · SAUNA · COLD PLUNGE

LUXURY ELECTRIC GOLF CART INCLUDED

A fully enclosed private courtyard with its own plunge pool, barrel sauna and cold plunge — a wellness ritual at your own door. The view terrace becomes a covered work pavilion with the sea as your backdrop. A third suite opens separately for rental flexibility.

<b>2,600 sq ft</b> INTERIOR	<b>800 sq ft</b> COURTYARD	<b>1 full acre</b> LOT	<b>3 ensuite</b> BATH
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FROM **\$1,288,000** USD est. **\$139,776** net rental / yr · 10.9% yield

- Fully enclosed quad courtyard — 800 sq ft
- Private plunge pool · barrel sauna · cold plunge
- View terrace as covered work pavilion
- 3 bedrooms · 3 ensuite bathrooms
- Bed 3 with separate entry — rental flex
- Private integrated garage · 1 full acre
- Caribbean Sea panorama · circadian lighting
- Fruit grove · herb & flower garden
- Solar power · rainwater catchment
- Hurricane-rated · Category 4+ · fibre internet



Concept layout — not to scale · ↑ north / Caribbean Sea view at top

# 04 The Crest Villa

FOUR BEDROOMS · GRAND ESTATE COURTYARD · POOL · ONLY TWO EVER BUILT

ONLY 2 EVER BUILT · LUXURY GOLF CART INCLUDED

The crown of Elara Hills, and the newest addition to the collection. Four ensuite suites, a grand estate courtyard with pool, sauna and cold plunge, and sea views from every primary living space. Built for multi-generational families, groups and retreats — only two will ever exist.

<b>3,200 sq ft</b> INTERIOR	<b>Grand estate</b> COURTYARD	<b>1¼ acres</b> LOT	<b>4 ensuite</b> BATH
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FROM **\$1,800,000**

USD

est. **\$218,400** net rental / yr · 12.1% yield

- Grand estate courtyard · private plunge pool
- Barrel sauna · cold plunge
- Sea views from every primary living space
- 4 bedrooms · 4 ensuite bathrooms
- Bed 4 with separate entry — ultimate flex

- Ideal for multi-gen families · groups · retreats
- Private integrated garage · 1¼ acres of land
- Circadian lighting · fruit grove · garden
- Solar power · rainwater catchment
- Hurricane-rated · Category 4+ · fibre internet



Concept layout — not to scale · ↑ north / Caribbean Sea view at top

AT A GLANCE

# The collection, *side by side.*

	Breeze Villa 01	Canopy Villa 02	Ridge Villa 03	Crest Villa 04
Bedrooms	1 · ensuite	2 · ensuite	3 · ensuite	4 · ensuite
Interior	700 sq ft	1,800 sq ft	2,600 sq ft	3,200 sq ft
Courtyard	350 sq ft	500 sq ft	800 sq ft	Grand estate
Lot	¼ acre	¾ acre	1 full acre	1¼ acres
<b>From (USD)</b>	<b>\$399,000</b>	<b>\$799,000</b>	<b>\$1,288,000</b>	<b>\$1,800,000</b>
Est. rental / yr	\$43,680	\$82,992	\$139,776	\$218,400
Est. yield	10.9%	10.4%	10.9%	12.1%

## Elara Hills Jamaica

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