

SAGICOR BANK JAMAICA LIMITED
PRIVATE TREATY LISTING
AS AT JULY 31, 2025

PARISH	LOCATION OF PROPERTY	VOL	FOL	TYPE OF PROPERTY	DIRECTIONS	DESCRIPTION	VALUE	OFFERS	REALTORS ASSIGNED (MLS)
CLARENDON	Part of Millbank known as 6B Nelson street, May Pen, Clarendon	1254	638	Residential	Located on the southern side of a reserve road off Nelson Street in the town of May Pen.	Vacant residential lot, rectangular in shape, evenly graded, above road level. Approx. 481.88 square metres (5,187.13 square feet.)	\$4.M	CASH ONLY	Sagicor Property Services Limited
CLARENDON	Strata Lot 13 part of Hayes, Clarendon	1311	395	Commercial	Travel on the Halse Hall Main Road from Mineral heights roundabout towards Hayes Square. Go by a road adjacent to the Hayes Police Station and the complex is a yellow, blue and orange building with the sign "Pleasure City Night Club" at the corner. The road, which leads to Top Hill, separates the complex from the station. This unit is located on the ground floor next to the stairway.	Part of commercial building next to the police station. First floor unit being used as a hair salon. Gross floor area of approximately 32.71 square metres (352.09 square feet).	\$2.8M		Sagicor Property Services Limited
MANCHESTER	Land Part of Look Out, Saint Pauls, Manchester	1327	622	Residential/ Agricultural	Travelling from Mile Gully to Balaclava, turn left onto Saint Pauls rd and continue towards Look Out/ Mt. Pleasant. The subject property is located beside the St. Pauls Keynsham Anglican Church and St. Pauls All Age School.	Irregular in shape and undulating, ranging from fairly level to steeply sloping hillsides. The property is improved with a variety of timber and fruit trees and also cultivated with several acres of coffee, oranges and ackee. The subject property measures approximately 23.5273 hectares (58.136 acres). Bldg 1 - Main House disposed over 225.706 sq m (2,429.50 sq ft) consisting of 5 bdrms, 2 bthrms, kitchen, dining, living and family room, verandah and garage. Bldg 2 - Storeroom and Carport. Bldg 3 - Shop.	\$38.8M		Sagicor Property Services Limited
ST. ELIZABETH	Land part of Spice Grove, St. Elizabeth	1136	713	Residential Lot	Situated on the western side of Parottee to Spice Grove parochial road, approximately 1.6 Kilometres north of its junction with the Parottee to Top Hill parochial road.	Rectangular in shape and has a reserved and parochial road frontages with land area of 0.6071 hectares (1.5 acres) The site is situated at road level throughout and is in fairly good maintenance.	\$4M		Sagicor Property Services Limited
ST. JAMES	LOT 541 ARCADIA AVENUE, WESTGATE HILLS, MONTEGO BAY, ST. JAMES	1288	665	Residential	The area is zoned residential purposes. The subdivision is situated 4 kilometres south of the town centre, with access from Westgate/Sign main road. It also adjoins the Catherine Hall Housing Scheme to the west. The altitude of the lots offering a commanding view of the Montego Bay Harbour.	This three-storey dwelling house is constructed of reinforced concrete walls, French windows, enclosed with galvanized steel bars and gates. The roof is decra-bond aluminium sheet. Two car garage is enclosed with automatic door. Three-storey consists of a living room, dining room, kitchen, five (5) bedrooms, 5 1/2 bathrooms, family room, staff quarters, utility room with an additional storeroom attached at the rear of the premises. the external area of the house is approximately 7,500 sq. ft. including the porches.	USD450,000		Sagicor Property Services Limited
ST. JAMES	LOT L6 CARIBBEAN HEIGHTS, ROSE HALL, ST. JAMES	1358	826	Residential	The property is located on the northern side of reserved road no. 1 within "Caribbean Heights" at Rose Hall, about 0.5 Kilometres south of the Rose Hall main road. Upon entering through the Rose Hall Great House main gate, one takes the first right continuing to the next right which takes you uphill into "Caribbean Heights." The subject property is at the eastern end of the cul-de-sac of the Caribbean Heights access road.	This property has a site area of 2,610 SqMt (28,098.57 SqFt) or 0.65 acre. Two buildings are on site: A modern split-level residence with Georgian design features for use as a private vacation home/ rental villa; and, a support building. The villas amenities include fitness room, a pool, built-in sauna and barbeque, outdoor living areas - and terraces that are oriented towards the view and include areas with private garden settings. Building 1 has a gross floor area of 700 SgMt (7,534.74 SqFt). Building 2 has a gross floor area of 114 SqMt (1,227.09 SqFt).	US\$1.7M		Sagicor Property Services Limited

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ST. CATHERINE	Part of Shenton, Bog Walk, St. Catherine	1423	808	Residential/ Commercial	The subject property can be reached by travelling northerly along the Linstead by-pass highway from the Bog Walk round-about to the traffic lights at the Church Road intersection. By turning right at the lights on to Church Road, take the second left turn (approximately 1.0 kilometre) on to the road leading to August Town. The subject property is located on the western side of August Town Road, approximately 0.5 kilometre north of its junction with Church Road in an area known as Shenton.	The land is trapezoidal in shape with a road frontage of 39.10 metres (128.28 feet) along August Town Road and an average depth of 35.35 metres (115.98 feet). It is above the grade of the roadway, evenly graded with a gentle rise from front to back and from the south towards the north, allowing easy site drainage. The property is enclosed throughout with high concrete block walls that are partially topped with decorative concrete blocks and the external walls of buildings.	\$18.25M		
ST. ANN	Lot 222, Drax Hall Country Club, Phase 6) Drax Hall-St. Ann	1493	684	Residential	Drax Hall Country Club is located between Mammee Bay and St. Ann's Bay and is accessed from the traffic signal by the Vista Del Mar entrance. The subject property is reached by entering Drax Hall Country Club development on the right. After passing the security post, proceed to the roundabout and take the first left, then, immediately making a left turn onto Cedar Crescent. The subject property is the 3rd residence on the right-hand side.	This is a detached single-family bungalow residence that has a gross floor area of approximately 120.77 m ² (1,300 ft ²). Based on the layout observed in similar units it is thought to accommodate a front patio, combined living/dining/kitchen area with eating counter, master bedroom with en suite bathroom and walk-in closet, two (2) other bedrooms with closets, a shared hallway accessed bathroom and a laundry room	\$51M	UNDER OFFER (NOT AVAILABLE)	
ST.ANN	Lot 33 Mammee Bay, Steer Town - St. Ann	1029	7	Residential	The subject property is in Steer Town which is set-back in the hilly part of the Mammee Bay area. It is largely a local village located immediately south of the Mammee Bay resort area. The subject property is best reached by traveling from the traffic light at DraxHall on the road leading to Steer Town. Passing Greenwich and after crossing the bridge, take the first left and continue downhill to the first intersection, then keep left. The subject is the 4th property on the left.	Split-level residence with a gross floor area of approximately 393.90 m ² (4,240ft ²). The accommodation layout is for multi-family use and contains the following:- Main Entry Level: This is the larger level Entry is primarily from the front through the garage or the verandah. From the verandah, it leads to an open Living/dining room and then extends into an L-shaped kitchen which gives access to a balcony at the rear and an exit along an exterior corridor. At the end of the balcony to the left is a bedroom with closet and en-suite bathroom . Back in living/dining area on the right, a parallel passage connects the front bedroom which has a closet and en-suite bathroom which can also be accessed from front verandah. Further down the passage are two bedrooms adjoining each other with both having access to a bathroom located at the end of the passage. Beyond the bedrooms is a laundry room with an exit door . On the left side of the living/dining area, a passage provides access to a bedroom with closet and en-suite bathroom as well as a second bedroom with a closet and a hallways accessed bathroom . Basement Level: This level consists of a patio that partly lengthens across the basement floor and is used to provide shared access to: (a) a 2-bedroom apartment with a bathroom, kitchenette, living/dining room, and (b) a 1-bedroom apartment with a bathroom . Attached to the basement is an unfinished storeroom.	\$24M		

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ST. ANN	LOT 25, GREAT POND ESTATE, GREAT POND, ST. ANN	1528	465	RESIDENTIAL	The subject property is located in Great Pond in the parish of St. Ann. Great Pond Estate is located just outside of Ocho Rios on the eastern side of Milford Road. Great Pond Estate is located on the northern side of Great Pond Road. On entering the complex keep left until you see Strata Lot 25, located on the western most boundary.	Constructed of reinforced concrete block walls, stone coated roofing, vaulted ceiling, porcelain tiles, standard louvre and single hung windows with grilled bars panel, flush ply doors and grilled bars. The house is comprised of three (3) bedrooms, three (3) bathrooms, one living/dining room, kitchen, one enclosed front veranda, full laundry room. The total size of the house is approximately 1,500 sq.ft or 139.35 sq.Mt.	\$40M	UNDER OFFER (NOT AVAILABLE)	
ST. ANN	LOT #7 PYRAMID POINT, PHASE 1	1550	638	RESIDENTIAL	The subject property is accessed by traveling south from Ocho Rios along Milford Road toward Fern Gully. Upon reaching Harrison Town, turn left onto Breadnut Hill Road at the National Water Commission (NWC) water pump station. Continue uphill and take the first left at the Pyramid Heights entrance, marked by distinctive pyramid-shaped cut-stone gated columns. Proceed through the Pyramid Heights subdivision to the top of the hill and enter the Pyramid Point development. After passing through the security post, turn left and continue to the 7th house on the left, located just across from the road intersection	This detached single-family bungalow has a gross floor area of approximately 154.40 ² (1662 ft ²). It features an entry patio, a combined living and dining area, a kitchen with breakfast counter, a master bedroom with an en-suite bathroom and walk-in closet, and two standard bedrooms, each with its own en-suite bathroom and reach-in closet. The layout also includes a passageway, a powder room, and a laundry room. Externally there is a single-car parking stand covered by a timber pergola.	\$65M		