

Hellshire Glades Phase 2

Hellshire Glades Phase II is a continuation of the Hellshire Lot C Development which included the construction of 165 housing units which were sold in 2007.

Hellshire Glades Phase II is located to the east at the second Round-About on the hills of Hellshire. The development features 45 single -family two bedroom detached units and 8 residential lots atop a gently sloping hillside.

Prices

Houses	\$7,500,000.00
Deposit	\$750,000.00
Balance (Purchase Price	\$6,750,000.00
Administrative Fee	\$29,125.00
Closing Costs	\$131,250.00
<i>Surveyor's ID</i>	<i>\$8,125.00 (Optional)</i>



ARTIST'S IMPRESSION

Artist's impression of the occupied scheme

The Units

45 – 2 bedroom detached units

* Unit Type	
* Lot size	337 m ² - 342 m ² (3626.12 ft ² - 3679.92 ft ²)
* Unit size:	71.48 m ² (769.125 ft ²)
* No. of Bedrooms	2
* No. of Bathrooms	1

Unit Specifications

<i>Room</i>	Square Meter (M²)	Square Feet (Ft²)
Living / Dining	21.00	225.96
Kitchen	7.20	77.47
Bedroom with closet	13.85	149.03
Bedroom 2	9.70	104.37
Bathroom	8.20	88.23
Porch	6.12	65.85
Gross Floor Area	71.48	769.12
Net Floor Area	66.04	710.59

Basic Features

- Solid concrete walls
- Timber framed pitched roof with colored 23g aluminum sheeting
- UPVC framed jalousie windows with interlocking plastic blades
- Doors - external - metal anti-corrosive with interior hollow flush panel
- Full bathroom with hot and cold piping
- Single stainless steel kitchen sink with counter top
- Ceramic tile throughout
- Covered verandah/patio
- External laundry facilities



FRONT ELEVATION

Special Features

- Kitchen cupboards – overhead and floor
- Solar water heater
- 400 Gallon water tank with pump
- Closet and storage space
- Option to extend at rear only
- Cable and telephone outlets

Sales Procedure

1. Collect and complete application form available at the UDC;
2. Return completed forms with \$750,000.00 deposit to:
The Sales and Tax Incentive Department
Urban Development Corporation
12 Ocean Boulevard
Kingston
3. Application must be accompanied by
 - (i) Tax Registration Card (copy)
 - (ii) A copy of a valid form of identification – Passport, National ID, Driver's License
 - (iii) Documentation demonstrating ability to complete the purchase from a reputable Financial Institution
4. An Agreement for Sale will be prepared outlining the terms and conditions of the sale.

The balance on the purchase price within 90 days after the signing of the Sale Agreement.



PLAN VIEW (TYPICAL MODEL UNIT)

Plan View showing layout of unit



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