

ORACABESSA, ST. MARY

# THE BUNDU

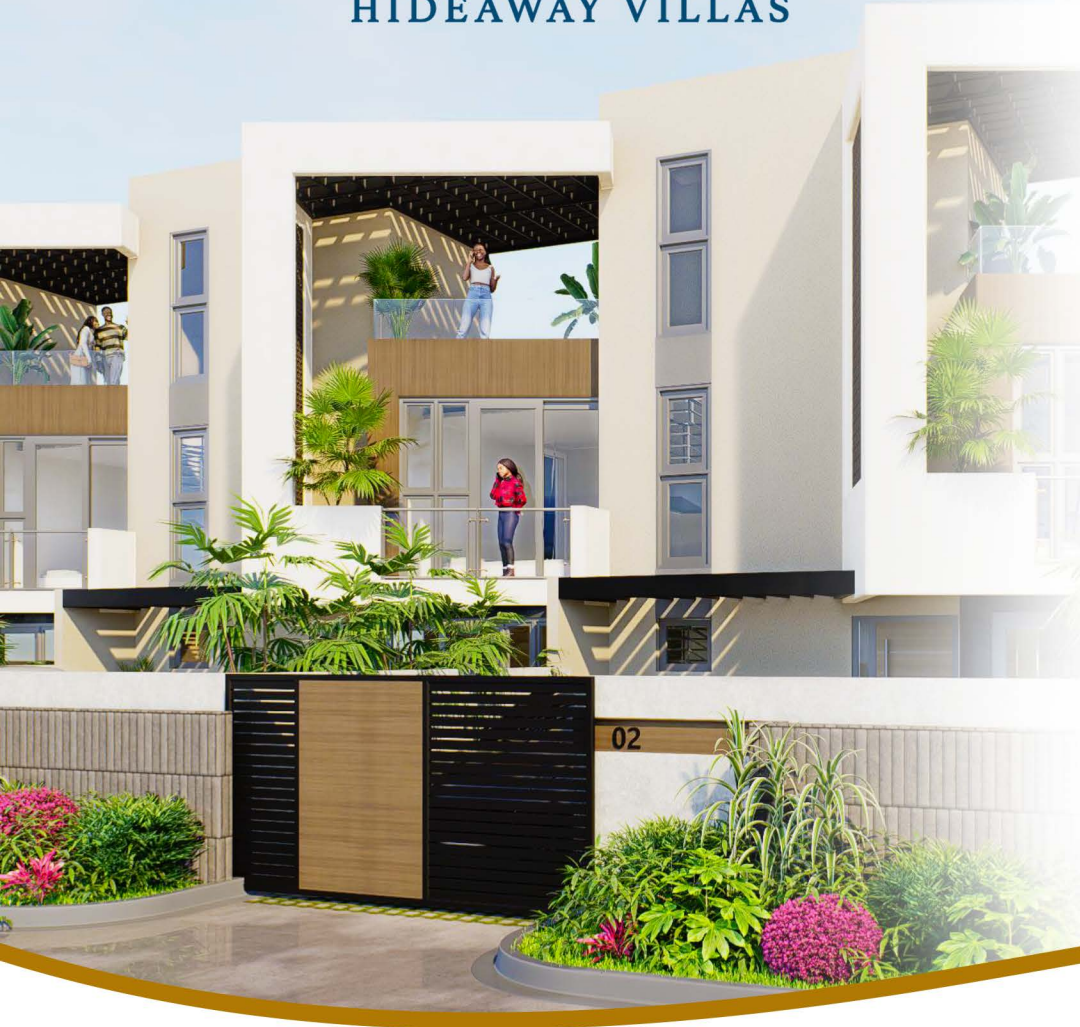
## HIDEAWAY VILLAS

**PROPOSED COMPLETION DATE: JUNE 2025**



# THE BUNDU

## HIDEAWAY VILLAS



Experience the allure of **BUNDU HIDEAWAY**, an exclusive development offering seven (7) unique housing options designed to capture the beauty of the tropical ocean vista.

Discover five (5) charming townhouses with access to covered, private roof terraces and two (2) apartments, all thoughtfully crafted to embrace the breathtaking surroundings.

This intimate hideaway also features a modern amenity area, including a pool, jacuzzi, sunken seating area, bar, fire pit, and pickleball court.

# WELCOME TO BUNDU HIDEAWAY VILLAS





# THE BUNDU

## HIDEAWAY VILLAS

### SITE LOCATION & CONTEXT

The site falls within a context poised for development, particularly in the tourism and hospitality sector.

### IAN FLEMMING AIRPORT

With the February 2024 opening of the Ian Flemming International Airport to and from the United States, the site is in a prime location for easy and quick access, being only ten (10) minutes away.

### POPULAR BEACHES AND ATTRACTIONS

In and around the Oracabessa, Boscobel, Galina and Ocho Rios areas are numerous beaches and attractions, including Dunn's River Falls, James Bond Beach, Golden Eye Resort, to name a few.



# THE BUNDU

## HIDEAWAY VILLAS

OCHO RIOS TOWN - 25 MINS

HIGHWAY (MAMMEE BAY) - 40 MINS

IAN FLEMING  
INTERNATIONAL  
AIRPORT  
10 MINS

BOSCOBEL

ORACABESSA  
BAY  
8 MINS

ORACABESSA

SITE

GALINA - 3 MINS

PORT MARIA - 10 MINS

## A LUXURIOUS HAVEN RICH IN AMENITIES

### RECREATION

1. Bamboo Beach
2. Harmony Hall Art Gallery
3. James Bond Beach
4. Mystic Mountain

5. Dunn's River Falls & Park
6. Dolphin Cove
7. Fern Gully
8. Irie Blue Hole
9. Cranbrook Flower Forest & Riverhead Adventure Trail

### SHOPPING

10. Ocean Village Shopping Centre
11. Ocho Rios Market

### EDUCATION

12. Ocho Rios High School
13. Boscobel Primary School

### CHURCHES

14. Holy Trinity Anglican Church

### RESTAURANTS

15. Midtown Grill
16. Sugar Pot Ruins Beach and Restaurant
17. Garden Grill
18. Spring Garden Cafe & Seafood Grill

### HOTELS & GOLF

19. Couples Tower Isle
20. Beaches Ocho Rios Resort & Golf Club
21. Golden Eye Hotel



**NESTLED IN THE SERENE AND PICTURESQUE  
COASTAL TOWN  
OF ORACABESSA, ST. MARY,**

Bundu Hideaway Villas presents an exclusive retreat with six luxurious units, each thoughtfully designed to blend seamlessly with the lush tropical surroundings. Embracing a harmonious balance of modern comfort and natural beauty, these villas feature elegant tropical aesthetics, including open-air designs, vibrant greenery, and breathtaking ocean views. Ideal for discerning travelers seeking tranquility and privacy. Bundu Hideaway Villas promises an unparalleled experience of Caribbean luxury, meticulously crafted to provide an oasis of relaxation and indulgence.





# THE BUNDU

## HIDEAWAY VILLAS

OVERALL SITE PLAN





# VILLA OASIS

 3 BED ROOM  3 BATHROOM  LIVABLE SPACE (1,800 SQ FT) | ROOF TOP TERRACE (640 SQ FT) | TOTAL (2,245 SQ FT)

Villa Oasis offer a perfect **view** of the **Caribbean Sea**, with your own private indoor courtyard, private frontyard space and a private rooftop deck.





# VILLA OASIS

-  Pre-construction price – **\$427,500.00 USD**
-  \*\*\*Subject to a 10% escalation\*\*\*
-  Down payment – **10% or \$42,750.00 USD**
-  Financing Amount – **\$384,750.00 USD**
-  Est. Monthly Mortgage Payment – **\$3,235.00 USD**
-  Income to Qualify – **Est. \$6,500.00 USD (after taxes).**





## VILLA OASIS - GROUND FLOOR

 Private Indoor Garden Area    Kitchen    Living Room    1st Bedroom with Ensuite Bathroom  
 Dining Area    Pantry    Laundry Room    Private Fronyard    Private Parking





# VILLA OASIS LIVING ROOM





# VILLA OASIS LIVING ROOM





# VILLA OASIS DINING ROOM





# VILLA OASIS KITCHEN

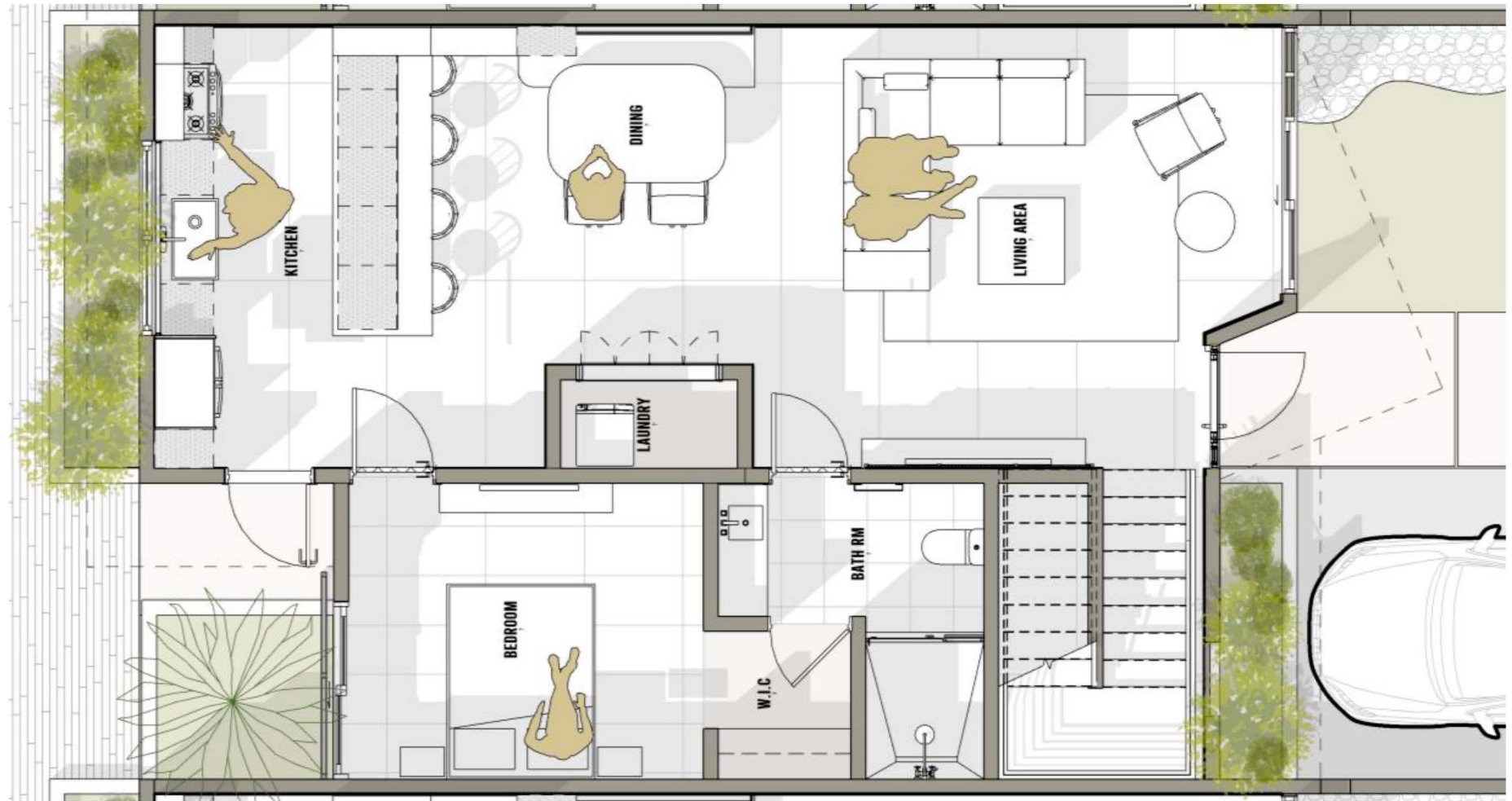




# VILLA OASIS KITCHEN



GROUND FLOOR



## VILLA OASIS - GROUND FLOOR LAYOUT

-  Private Indoor Garden Area  Kitchen  Living Room  1st Bedroom with Ensuite Bathroom  
 Dining Area  Pantry  Laundry Room  Private Fronyard  Private Parking





# VILLA OASIS PRIMARY BEDROOM





# **VILLA OASIS PRIMARY BATHROOM**





# **VILLA OASIS PRIMARY BATHROOM**

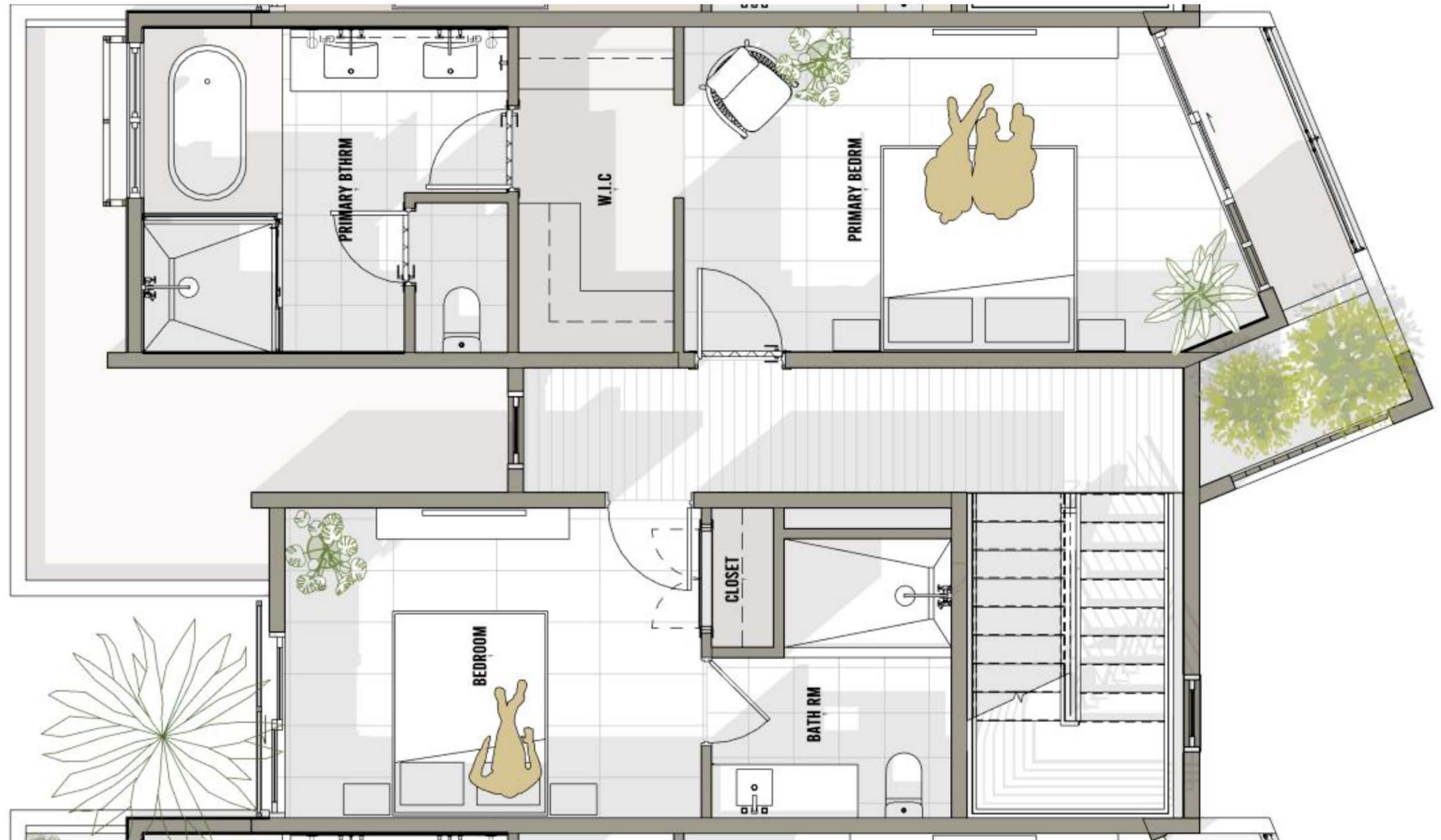




# **VILLA OASIS PRIMARY BATHROOM**



FIRST FLOOR



## VILLA OASIS - UPSTAIRS LAYOUT

  Master Bedroom with Ensuite Bathroom   3rd Bedroom with Ensuite Bathroom

 Two Balcony View of Ocean from Master and 2nd Bedroom  Spiral Staircase to Rooftop Terrace





## VILLA OASIS - ROOFTOP LAYOUT

360 View of the **Caribbean Sea** with Gazebo and Amenities  
to Host Family Gatherings and Parties





## VILLA OASIS - ROOFTOP LAYOUT

360 View of the **Caribbean Sea** with Gazebo and Amenities  
to Host Family Gatherings and Parties





## VILLA OASIS - ROOFTOP LAYOUT

360 View of the **Caribbean Sea** with Gazebo and Amenities  
to Host Family Gatherings and Parties





# VILLA APARTMENTS

 1 BEDROOM/2 BEDROOM, 960 SQ FT     1 BATHROOM/2BATHROOM, 900 SQ. FT

Experience luxury at **Villa Apartments!** Enjoy private parking, and a spacious backyard, and close proximity to amenities like the pool, gym, jogging track, and pickle ball court. Take in stunning 360 views of the property, with the southern end offering views of the lush grounds and the northern end boasting breathtaking ocean views.





# VILLA APARTMENTS



1 BEDROOM



1 BATHROOM



Pre-construction price - **\$255,000.00 USD**



\*\*\*Subject to a 10% escalation\*\*\*



Down payment - **10% or \$25,500.00 USD**



Financing Amount - **\$229,500.00 USD**



Est. Monthly Mortgage Payment - **\$1,930.00 USD**



Income to Qualify - **\$4,000.00 USD (after taxes)**





# VILLA APARTMENTS



2 BEDROOM



2 BATHROOM



Pre-construction price - **\$282,000.00 USD**



\*\*\*Subject to a 10% escalation\*\*\*



Down payment - **10% or \$28,200.00 USD**



Financing Amount - **\$253,800.00 USD**



Est. Monthly Mortgage Payment - **\$2,135.00 USD**



Income to Qualify - **\$4,270.00 USD (after taxes)**





# VILLA APARTMENTS KITCHEN





# VILLA APARTMENTS LIVING ROOM





# VILLA APARTMENTS LIVING ROOM





# VILLA APARTMENTS PRIMARY BEDROOM





# VILLA APARTMENTS BEDROOM





# VILLA APARTMENTS BEDROOM





# **VILLA APARTMENTS PRIMARY BATHROOM**





# **VILLA APARTMENTS PRIMARY BATHROOM**





I-BEDROOM APARTMENT (GROUND FLR)

# VILLA APARTMENTS

## 1 BEDROOM APARTMENT, (GROUND FLOOR)



Private Indoor Garden Area



Kitchen



Living Room



1 Bedroom with 1 Bathroom



Private Parking for car



Dining Area



Pantry



Laundry Area



Backyard





2-BEDROOM APARTMENT (FIRST FLR)

## VILLA APARTMENTS

### 2 BEDROOM APARTMENT, (FIRST FLOOR)



Private Indoor Garden Area



Kitchen



Living Room



2 Bedroom with 2 Bathroom



Private Parking for car



Dining Area



Pantry



Laundry Area



Backyard



View down to the Private Courtyard



Air Conditioning Unit in Each Bed Room

















# FURNITURE COLLECTION

CONTACT OUR OFFICE FOR FURTHER INFORMATION  
AND COSTING FOR OUR FURNITURE COLLECTION



# OUTDOOR COLLECTION



MONREUX



RHYTHM



HARMONY



OPHELIA



# BEDROOM COLLECTION



LUMINA



MABEL



AVIDA



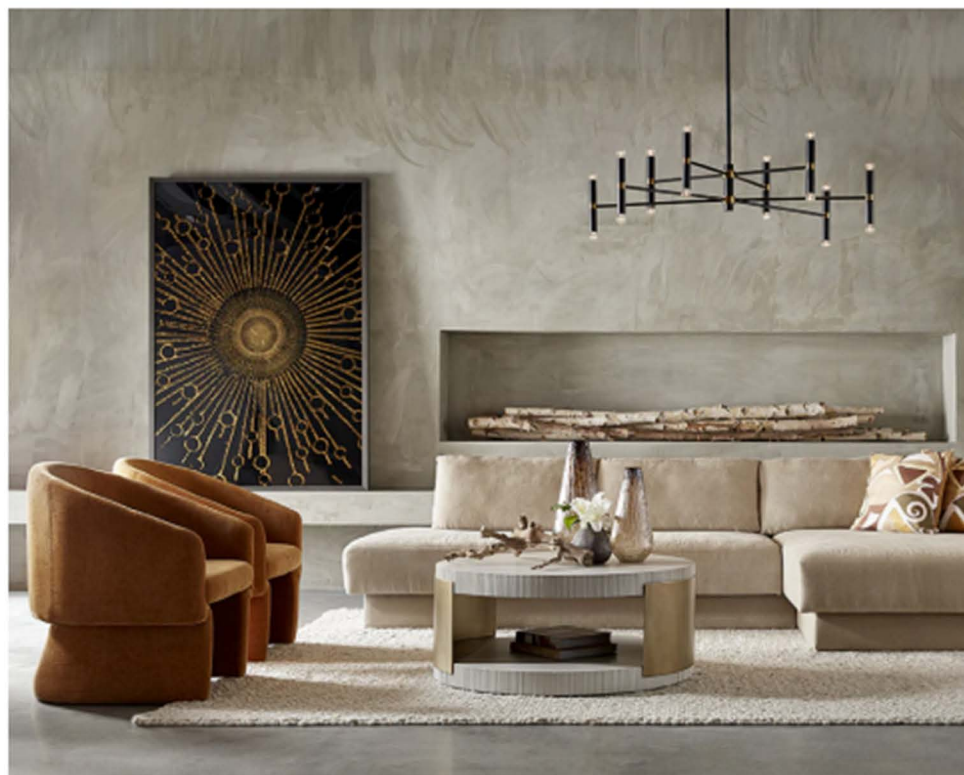
# LIVING ROOM COLLECTION



TECOMA



JAZZ



TECOMA



# DINING COLLECTION



GRECO



KALLA



BALDESSARA





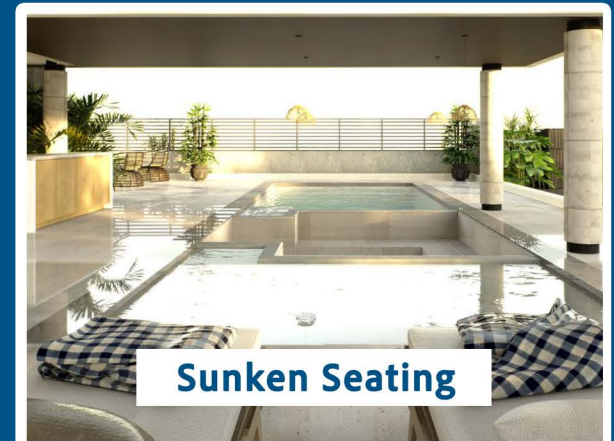
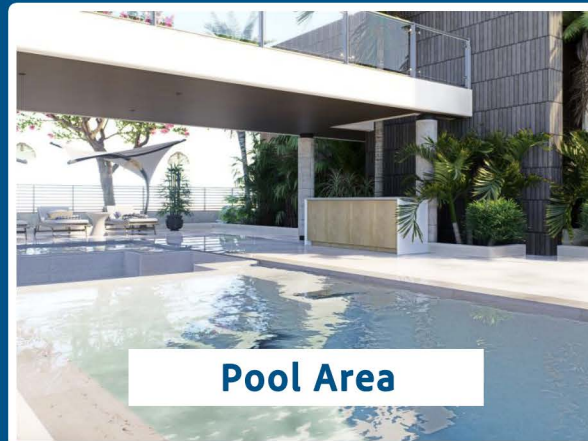
**ASK ABOUT OUR  
SOLAR SYSTEMS**



# THE BUNDU

## HIDEAWAY VILLAS

### OUR AMENITIES





# THE BUNDU

## HIDEAWAY VILLAS

### OUR MORTGAGE PARTNERS



FirstCaribbean  
International Bank



### OUR MORTGAGE BROKERS



[WWW.LINK2LENDERS.COM](http://WWW.LINK2LENDERS.COM)



[WWW.REALESTATEHUBJA.COM](http://WWW.REALESTATEHUBJA.COM)



# THE BUNDU

## HIDEAWAY VILLAS

### THE TEAM

#### DEVELOPERS

**L2L**  
DEVELOPMENT CO. LTD

#### ATTORNEY



RAMSAY & PARTNERS

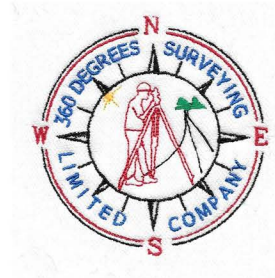
#### ARCHITECTURAL DESIGNERS

AURA  
DESIGN CONSULTING

#### QUANTITY SURVEYOR

MARKLAND GORDON AND ASSOCIATES LIMITED

#### LAND SURVEYOR



\*\*\*PROPOSED COMPLETION DATE: JUNE 2025\*\*\*



# THE BUNDU

## HIDEAWAY VILLAS

**The Strata will allow Short Term Rentals**





# THE BUNDU

## HIDEAWAY VILLAS

CONTACT US

**L2L** DEVELOPMENT CO. LTD



[Contact@bunduvillas.com](mailto:Contact@bunduvillas.com)



876-970-5501 ext. 2622, 876-842-1584,  
876-212-7172, 876-313-4251



Technology Innovation Centre,  
**237 Old Hope Road Kingston 5**



[www.bunduvillas.com](http://www.bunduvillas.com)