



V A R E N N A

LUXURY TOWNHOMES
AT 16 MONTROSE

THE LOCATION

A Sense of Place

Varena, a serene and elegant retreat, takes shape at 16 Montrose Road, in Kingston. This purely residential community, nestled on the outskirts of the stimulating metropolitan center of New Kingston, consists of an extraordinary development composed of eight (8) luxury townhomes. This urban retreat will create an experience that balances functionality with tropical contemporary living. Located in a lush and secluded setting, the development exudes exclusivity, privacy and tranquility.



Luxury Residences

Contemporary Living

Central Location

City Life

Bright Spaces

Warm Materials

Kingston, Jamaica

Varena

16 Montrose



Kingston, Jamaica

Varena

16 Montrose

Redlight, By Sean Murray

Luxury Residences

Contemporary Living

Central Location

City Life

Bright Spaces

Warm Materials

Kingston, Jamaica

Varena

16 Montrose



Kingston, Jamaica

Varena

16 Montrose

Art & Design are illustrative renderings and the Developer expressly reserves the right to make modifications. Actual view may vary and cannot be guaranteed. Views shown cannot be relied upon as the actual view from any particular view within the development.

Luxury Residences

Contemporary Living

Central Location

City Life

Bright Spaces

Warm Materials

VARENNA

16 Montrose Road

Eight (8) 3,500 SQFT townhomes have been carefully planned and designed to create a secure, private community that successfully integrates into the surrounding neighborhoods. Thoughtful consideration was given to the site planning, design, Architecture and Interiors in an effort to meet the needs of discerning owners, and provide long-term value to the community.

Each Townhome sits on its own private parcel of land, which affords each residence with its own private back and side yard.



1-8 Four (4) bedroom Townhomes, 3500 SQFT

9 Entrance from Montrose Road

10 Security outpost at the entrance

11 Generator and Garbage Room

12 Storage

13 Pool bathroom and Storage

14 Pool

15 Visitor's Parking

THE EXTERIOR

Texture & Tonality

A warm, simple material palette wraps each townhome, and artfully directs a contemporary essence throughout the the project. Wide format glass doors and windows open up the spaces to create a seamless transition between the indoors and outdoors.

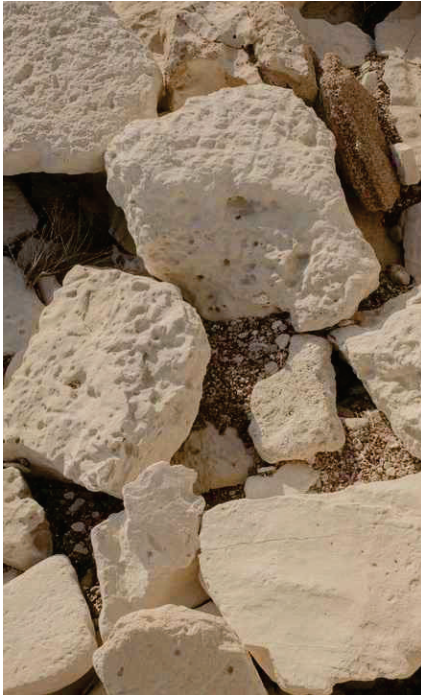
Kingston, Jamaica

Varennia

16 Montrose



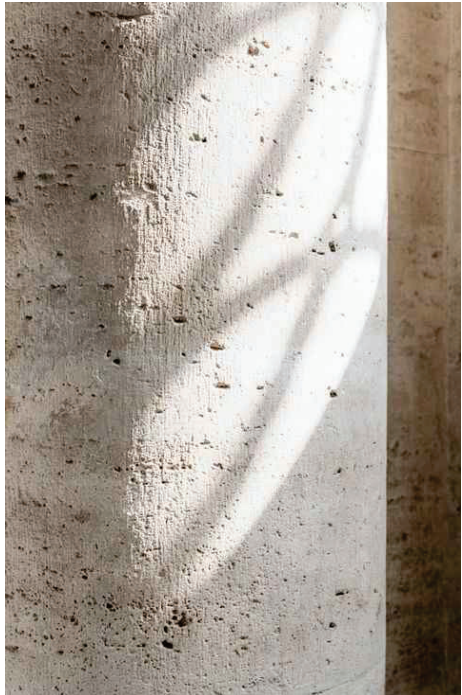
Luxury Residences



Central Location



City Life



Bright Spaces

Varennia

16 Montrose

Kingston, Jamaica

Warm Materials

Kingston, Jamaica

Varena

16 Montrose



Kingston, Jamaica

Varena

16 Montrose

All drawings are conceptual (sketches) and the design is subject to change without notice. Actual views may vary and cannot be guaranteed. Views shown are not intended as a substitute for any particular lot within the development.

Luxury Residences

Contemporary Living

Central Location

City Life

Bright Spaces

Warm Materials



Kingston, Jamaica

Varenna

16 Montrose

Kingston, Jamaica

Varenna

16 Montrose

Luxury Residences

Contemporary Living

Central Location

City Life

Bright Spaces

Warm Materials



All drawings are conceptual renderings and the Developer expressly reserves the right to make modifications. Actual views may vary and cannot be guaranteed. Views shown cannot be relied upon for the actual view from any particular unit within the development.

Luxury Residences

Contemporary Living

Central Location

City Life

Bright Spaces

Warm Materials



Kingston, Jamaica

Varena

16 Montrose

Kingston, Jamaica

Varena

16 Montrose

Luxury Residences

Contemporary Living

Central Location

City Life

Bright Spaces

Warm Materials

Kingston, Jamaica

Varenna

16 Montrose



Kingston, Jamaica

Varenna

16 Montrose

Luxury Residences

Contemporary Living

Central Location

City Life

Bright Spaces

Warm Materials

RETREAT WHERE YOU LIVE

A place to retreat. A place to live

Kingston, Jamaica

Varena

16 Montrose

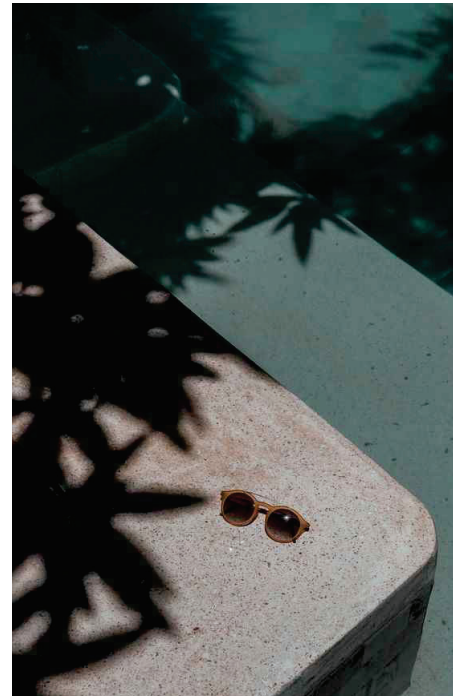


Luxury Residences



Contemporary Living

Central Location



City Life

Bright Spaces



Warm Materials

Kingston, Jamaica

Varena

16 Montrose



Kingston, Jamaica

Varenna

16 Montrose

Kingston, Jamaica

Varenna

16 Montrose

All drawings are conceptual renderings and the Developer expressly reserves the right to make modifications. Actual views may vary and cannot be guaranteed. Views shown cannot be relied upon as the actual view from any particular unit within the development.

Luxury Residences

Contemporary Living

Central Location

City Life

Bright Spaces

Warm Materials

Kingston, Jamaica

Varena

16 Montrose



All drawings are conceptual renderings and the Developer expressly reserves the right to make modifications. Any views shown may not be guaranteed. Views shown cannot be relied upon as the actual view from any particular unit within the development.

Kingston, Jamaica

Varena

16 Montrose

Luxury Residences

Contemporary Living

Central Location

City Life

Bright Spaces

Warm Materials

Luxury Residences

Contemporary Living

Central Location

City Life

Bright Spaces

Warm Materials

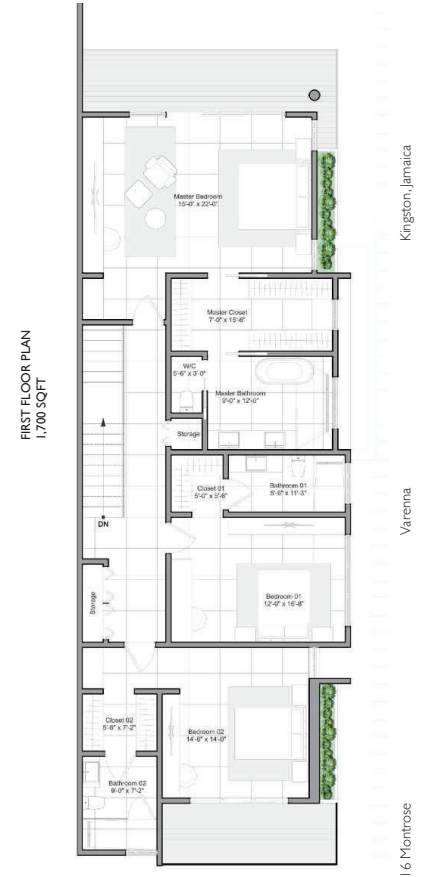
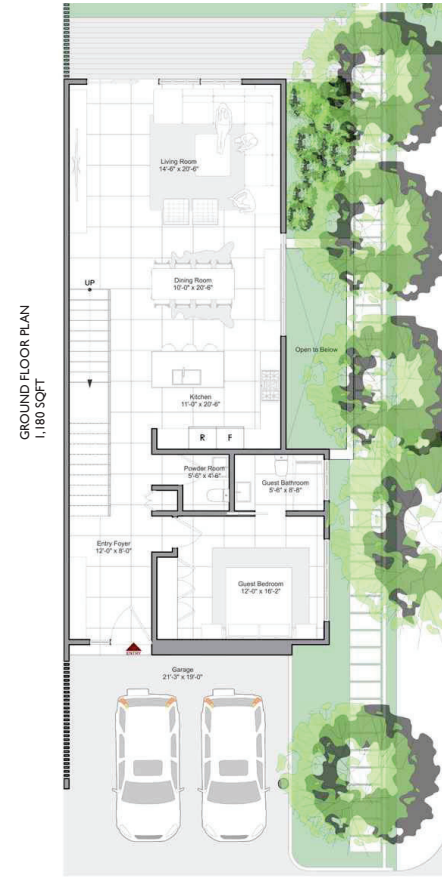
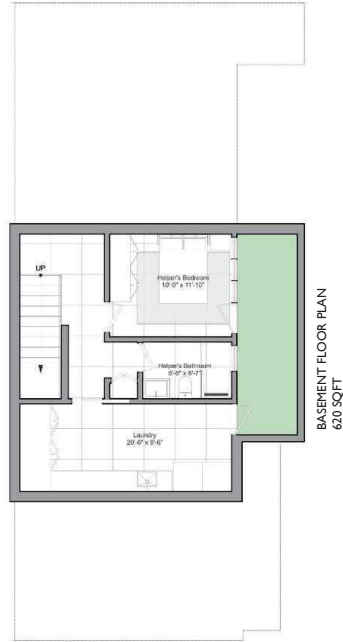


FOUR (4) BEDROOM TOWNHOMES

Welcome Home!

The private residences have been designed to be a retreat from the world, at the end of a busy day. These luxury townhomes have been meticulously designed with the greatest care in material selection, fixtures and hardware.

The basement is fully equipped with an expansive laundry and bonus rooms for storage. The ground floor of each of the townhomes has an en-suite guest bedroom, and boasts open concept spaces that allow natural light to filter to all areas of the interior. The first floor holds a further three (3) exquisitely designed en-suite bedrooms with walk-in closets. Each bedroom is strategically placed to allow views of nature, natural light and breezes to create a peaceful sanctuary for rest and retreat.



THE INTERIOR

Timeless...

Kingston, Jamaica

Varena

16 Montrose



Luxury Residences



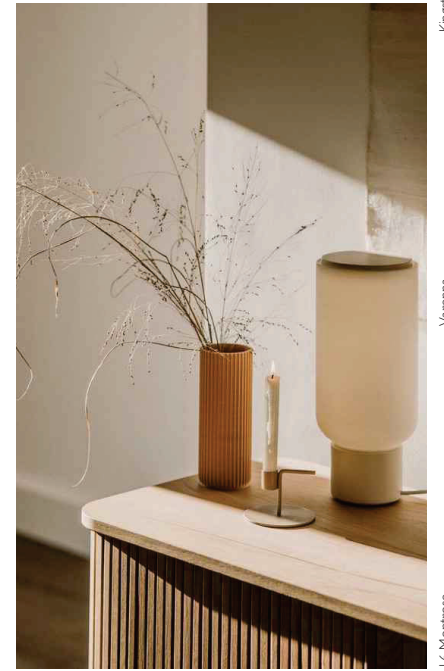
Central Location



Kingston, Jamaica



City Life



Varena

16 Montrose

Warm Materials

Luxury Residences

Contemporary Living

Central Location



City Life

Bright Spaces

Warm Materials

All drawings are conceptual renderings and the Developer expressly reserves the right to make modifications. Actual views may vary and cannot be guaranteed. Views shown are for informational purposes only and do not represent the actual view from any particular unit within the development.

Kingston, Jamaica

Varenna

16 Montrose



Kingston, Jamaica

Varenna

16 Montrose

Luxury Residences

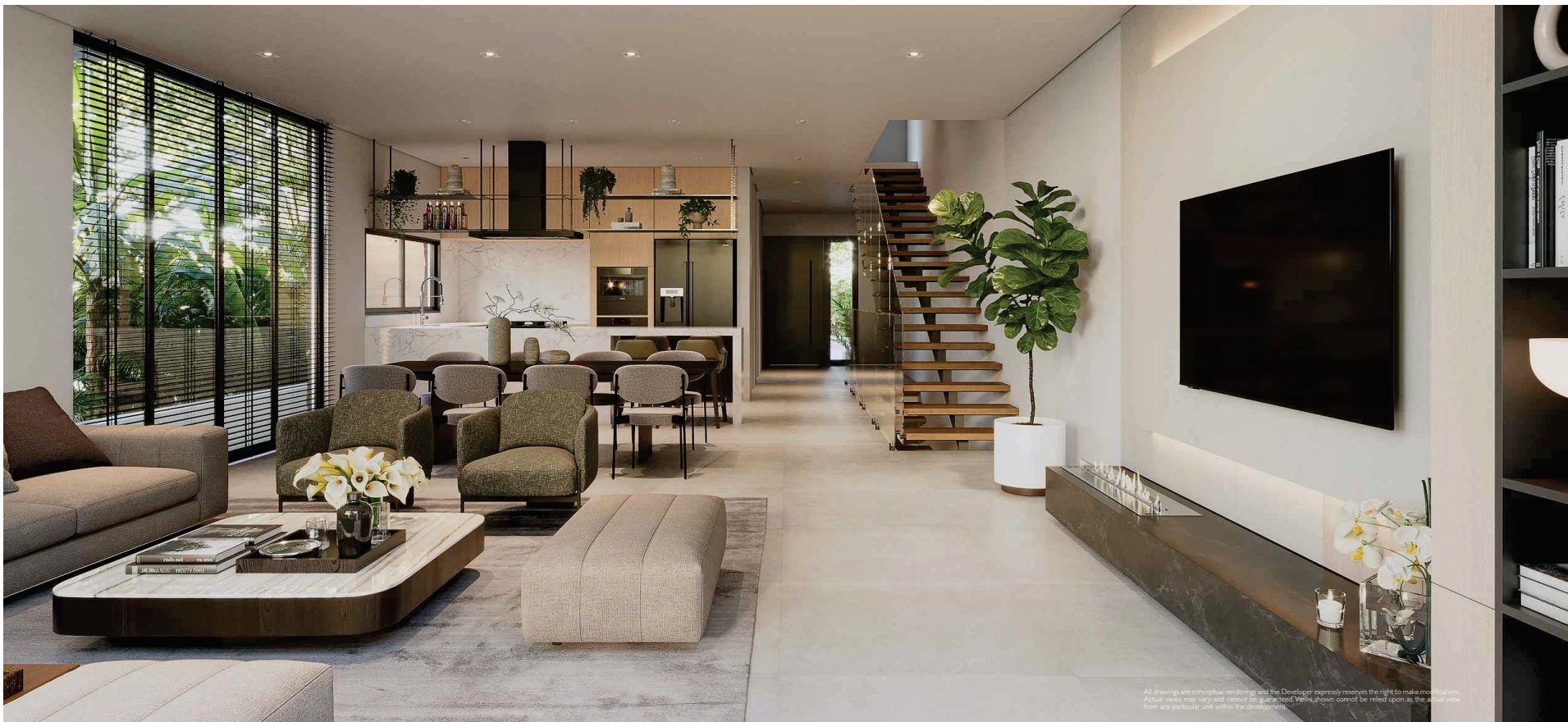
Contemporary Living

Central Location

City Life

Bright Spaces

Warm Materials



All drawings are conceptual renderings and the Developer expressly reserves the right to make modifications. Actual views may vary and cannot be guaranteed. Views shown cannot be relied upon as the actual view from any particular site within the development.

Luxury Residences

Contemporary Living

Central Location

City Life

Bright Spaces

Warm Materials



Luxury Residences

Contemporary Living

Central Location

City Life

Bright Spaces

Warm Materials

All drawings are conceptual renderings and the Developer expressly reserves the right to make modifications to actual floor plan, layout and materials. All views shown are for illustrative purposes only and should not be relied upon as the actual view from any particular unit within the development.



Kingston, Jamaica

Varena

16 Montrose

Luxury Residences

Contemporary Living

Central Location

City Life



Kingston, Jamaica

Varena

16 Montrose

Bright Spaces

Warm Materials

Kingston, Jamaica

Varenna

16 Montrose



Kingston, Jamaica

Varenna

16 Montrose

All drawings are conceptual renderings and the Developer expressly reserves the right to make modifications. Actual views may vary and cannot be guaranteed. Views shown cannot be relied upon as the actual view from any particular unit within the development.

Luxury Residences

Contemporary Living

Central Location

City Life

Bright Spaces

Warm Materials

Luxury Residences

Contemporary Living

Central Location



City Life

Bright Spaces

Warm Materials

Kingston, Jamaica

Varena

16 Montrose

Luxury Residences

Contemporary Living

Central Location



Kingston, Jamaica

Varena

16 Montrose

City Life

Bright Spaces

Warm Materials

All drawings are conceptual renderings and the Developer expressly reserves the right to make modifications. Actual views may vary and cannot be guaranteed. Views shown cannot be relied upon as the actual view from any particular unit within the development.



STRUCTURE

- Reinforced concrete column and beam structure, with solid block masonry.
- Poured concrete roof with double layered insulation on exterior and interior.



THE EXTERIOR

- Stucco wall finish with external emulsion paint.
- Hardwood cladding.
- Hand laid stone cladding.
- Landscape Architect designed foliage between the townhomes and lawn area.



THE INTERIOR

- Internal walls and ceiling with plaster finish and custom curated paint.
- Large format through-body Porcelain tiles that offer homeowners ease of maintenance and superior performance.
- Internal staircase railing will be 10mm tempered laminated glass with stainless steel hardware.
- Anti skid large format Porcelain tiles within bathrooms, balconies and utility area.



THE KITCHEN

- High quality wooden millwork with designer veneer finish.
- Natural stone countertop and backsplash with optional upgrade to owner's specification.
- Solid brass fixtures with brushed stainless steel finish.



THE BATHROOMS

- High quality wooden millwork with designer veneer finish.
- Floor and walls clad with large format Porcelain tile.
- Plumbing fixtures in stainless steel finish.



DOORS AND WINDOWS

- Exterior doors will be Aluminium framed, black powder coated finish with tempered laminated glass inset. Provision for mosquito mesh shutters where desired by owner.
- Interior doors made of solid hardwood, to be finished with designer veneer, and brushed stainless steel hardware.



ELECTRICALS

- Electrical Circuits and wires with concealed cables
- Elegant modular electrical switches.
- Standard and convenience mounted light switches and outlets at the bedside.



SECURITY

- Centralized security provision at the entrance gate with intercom connected to the townhomes from the entrance gate and main security office.
- CCTV Camera for common area surveillance.
- Proximity and motion sensors at all property boundaries monitored at the main security office and connected to external security provider.



WATER STORAGE

- Common area to have water storage tank for landscaping and common area usage.
- Each townhome to have water storage tank with submerged pressure pump and digitally monitored tank level system.



AMENITIES

- Secure gated entrance and security outpost at gate. Centrally monitored security system at common areas and property boundaries.
- Garbage Collection room at gate.
- Generator for common areas.
- Common area water tank and Integrated irrigation system for common area landscaping.
- Provision for solar panels at each townhome. Solar hot water system with detached tank for each townhome.
- Large landscaped backyard of 770 SQFT for each townhome. Fully covered parking for two motor vehicles at each townhome.
- Main swimming pool at 40 FT X 9 FT and kids wading pool at 12FT X 12FT. BBQ area and outdoor kitchen at common area pool deck.



GENERATOR

- Generator backup for common areas.



PARKING

- Covered portico for two (2) large motor vehicles at each townhome unit with sufficient guest parking spaces.

Kingston, Jamaica

Varennia

16 Montrose



Kingston, Jamaica

Varennia

16 Montrose

Luxury Residences

Contemporary Living

Central Location

City Life

Bright Spaces

Warm Materials

Maria D'Amico By Sean Muma

HUMANS NEED COMMUNITY

Beyond your oasis

Living at Varena means that just a few steps beyond your oasis, sits a vibrant urban scene with bistros, restaurants, schools, cinemas, commercial centers and all the staples of a bustling urban community.

Kingston, Jamaica

Varena

16 Montrose



Luxury Residences

Contemporary Living

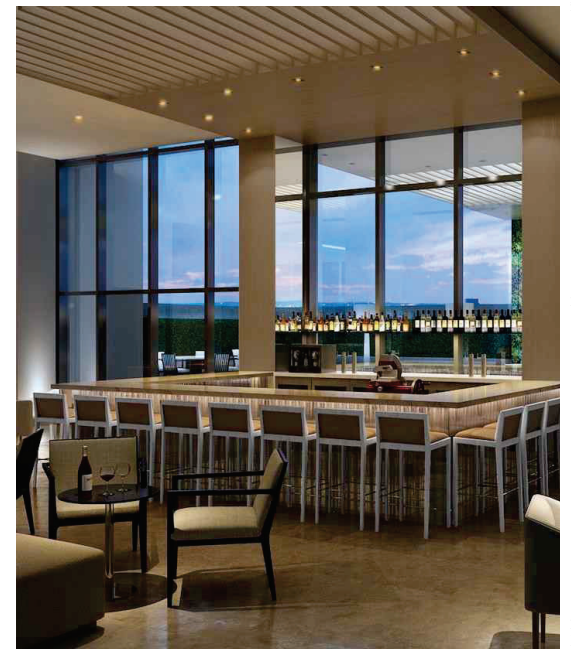
Central Location



Kingston, Jamaica



City Life



Bright Spaces

Warm Materials

Varena

16 Montrose



Luxury Residences



Contemporary Living

Central Location



City Life

Bright Spaces



Warm Materials



Kingston, Jamaica

Varena

16 Montrose

Kingston, Jamaica

Varena

16 Montrose

All drawings are conceptual renderings, and the Developer expressly reserves the right to make modifications. Actual views may vary and cannot be guaranteed. Views shown cannot be relied upon as the actual view from any particular area within the development.

Luxury Residences

Contemporary Living

Central Location

City Life

Bright Spaces

Warm Materials