



VISTA DELUXE
JAMAICA BEACH, TOWER
ISLE, OCHO RIOS

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JAMAICA BEACH, TOWER ISLE, OCHO RIOS, JAMAICA



Presented by

Dean Jones, Founder of Jamaica Homes

Brochure design and presentation by Jamaica Homes

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Vista Deluxe

by Dean Jones, Founder of Jamaica-Homes.com

Where golden shores in sunlight gleam, Vista Deluxe fulfils a dream. In Tower Isle, Ocho Ríos where sea winds play, your perfect life begins each day.

Three rooms of grace, four baths refined, each corner crafted, soul designed. A floating stair, so sleek, so bright, A work of art in morning light. Step through the doors — the air feels free; an indoor flow meets sky and sea. Your private pool, your calm retreat, where laughter and serenity meet.

The evenings glow, the stars arise, The ocean hums beneath soft skies. Dunn's River sings not far away, While Dolphin Cove invites your day. In Ocho Ríos, just minutes near, Adventure waits — the island's cheer. Río Nuevo, Fleming's flight, All close enough for pure delight. But more than luxury and rest, Vista Deluxe is an investor's nest. A haven rare, a wise embrace, where value grows with time and grace.

So live, or lease — the choice is yours, behind secure and planned gated doors. For peace, prestige, and coastal views, Vista Deluxe — the life you choose.



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Details — At a Glance

TYPE Semi-Detached House	STATUS For Sale	BEDS / BATHS 3 / 4
STORIES 2	PARKING Garage + Driveway	TOTAL AREA 4,308 sq ft
INTERNAL LIVING 3,080 sq ft	POOL Private with Baja shelf	OUTDOOR Patio & Pergola
YEAR BUILT 2025 (minor works pending)	MLS 94765 & 94766	PRICE US\$800,00

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Circulation Snapshot

Ground Floor	Upper Floor
<ul style="list-style-type: none">• Entry → WC immediately right• Left → Garage door• Right → Bedroom 1 (ensuite)• Opens to large living / floating stair (L-run)• Built-in cupboard on right before kitchen• Rectangular-shaped kitchen• End sliders → pool deck	<ul style="list-style-type: none">• At top → Primary suite (large room, closet, bath)• Open lounge/landing• Continue → Bath on left; Bedroom 2 (ensuite) on right• Gallery overlook to foyer/entry

Outdoor: Garden WC by pool; pump room. (Discrete cupboard near sliders.)

The Name

Why **Vista Deluxe**?

The home takes its name from its elevated outlook toward Tower Isle's, Ocho Rios lush coastal greenery —offering a “vista”—paired with its refined, deluxe finishes and resort-style amenities and open concept living.





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The Address (Postcode)

43 Jamaica Beach, Tower Isle

Ocho Rios, Jamaica

Community Jamaica Beach (micro-community)	Area Ocho Rios Corridor
Parish / Region St. Mary, Middlesex	Postcode Tower Isle
Latitude / Longitude 18.415690 / -77.021791	Latitude / Longitude 18.415690 / -77.021791

Set just off the A3 coastal road between Rio Nuevo and Ocho Rios, Vista Deluxe sits in Jamaica Beach—a quiet, owner-favoured, **micro-neighbourhood** known for modern self-builds and privacy. Beaches are moments away; Ocho Rios is ≈10–12 minutes; OCJ is ≈15–20 minutes.

Photo Gallery

Pool & Outdoor Living (pool, pergola, courtyard connection)



Pool deck — water feature wall & Baja shelf



Pergola & courtyard connection



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Pool and courtyard from side



Pool from patio — Deluxe wall feature

Rear & Site Context



Rear & pool courts (aerial)



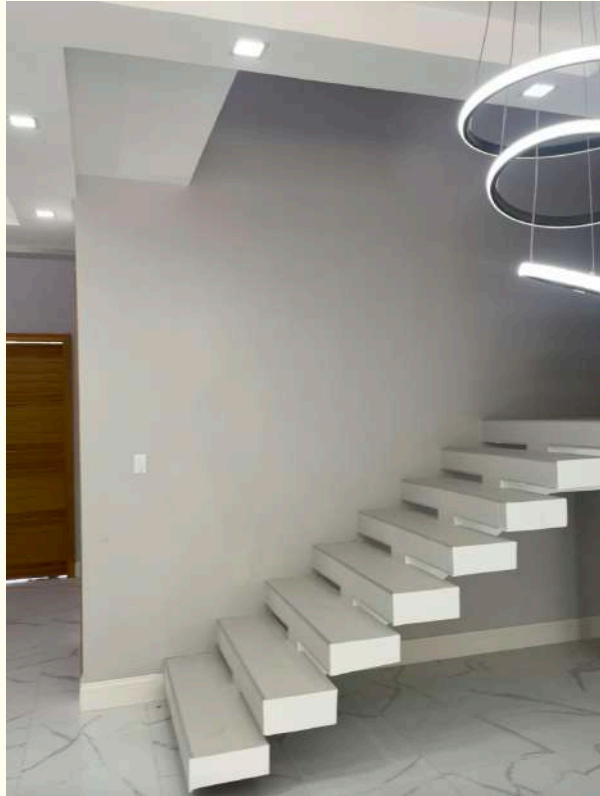
Rear & pool courts (aerial)



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Kitchen — island & worktops



Pendant detail over island



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Floating stair & entry light feature



Architecture & Identity

Clean-lined contemporary with strong geometric volumes, generous glazing, and a signature floating staircase. Interiors feature high ceilings, a sleek island kitchen with pendant lighting, and a seamless flow to a private courtyard with pool and sun shelf. Materials include oversized porcelain tiles, quartz-style counters, aluminium-framed windows, and custom cabinetry. The layout balances privacy (ensuite bedrooms) with indoor–outdoor living for entertaining.

Investor Snapshot

 Positioning: Blue-chip postcode • Planned Gated Jamaica Beach	 Rental Potential: Whole-home stays in this scheme observed around USD \$500–\$3,000 per booking (subject to spec/season/management).	 Demand Drivers: Near beaches, Ocho Rios corridor, Dunn’s River, Dolphin Cove, OCJ airport.
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Portfolio Opportunity — 43A & 43B Available
Preferential pricing and streamlined management may be available for a single purchaser taking both homes—ask the licensed Realtor for current terms.

Modern, Rental-Ready Spec <ul style="list-style-type: none">Contemporary architecture; private pool & pergola3BR / 4BA layout ideal for families & groupsSeamless indoor-outdoor living; photo-worthy finishes	Tourism-Led Location <ul style="list-style-type: none">Minutes to Ocho Rios attractions & marinasPremium neighbourhood status boosts rate integrityAirport access via Ian Fleming Intl. (≈15–20 min)	Operational Advantages <ul style="list-style-type: none">Low-maintenance landscaping & new-build systemsPlanned gated setting improves guest confidence & security
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*Performance and pricing are indicative only and should be verified with the licensed Realtor. Figures vary by specification, seasonality, and management.





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Lifestyle at Vista Deluxe

Live the north-coast rhythm—private pool mornings, beach-walk afternoons, and Ocho Rios nights—all from a quiet, address in Jamaica Beach, Tower Isle, Ocho Rios. The lifestyle blends island ease with modern convenience.



Beach Life Tower Isle & Jamaica Beach ≈2–5 min	Adventure Dunn's River • Dolphin Cove • Mystic Mountain	Wellness Swim laps • Baja shelf lounging • Garden WC
Dining Resorts & local favourite's in ≈10–12 min	Connectivity Ian Fleming Intl. (OCJ) ≈15– 20 min	Community Private micro-neighbourhood; owner-favoured

Resident Highlights <ul style="list-style-type: none">• Morning dips in your private pool; pergola lounging• Quick beach access; paddle, snorkel, or relax	Work-from-Paradise <ul style="list-style-type: none">• Quiet planned gated community for calls and focus time• Multiple lounge zones and island seating• OCJ airport for regional hops; MBJ/KIN via A1/A3
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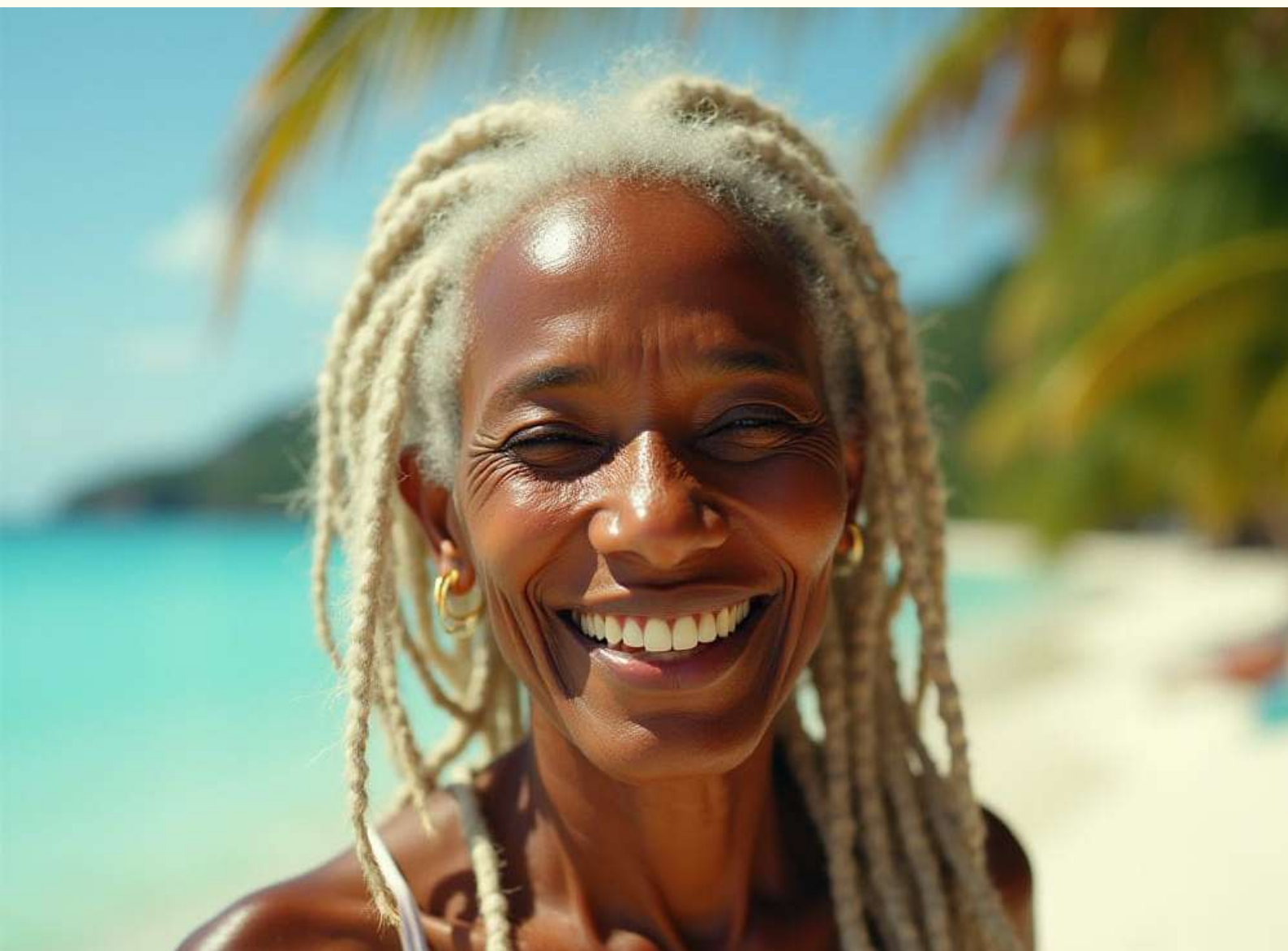


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| <ul style="list-style-type: none">• Ten-minute run to Ocho Rios dining, shopping, marina• Family-friendly layout; ensuite bedrooms; secure setting• Weekend escapes: Blue Hole, Konoko Falls, Fern Gully | <ul style="list-style-type: none">• Strong rental appeal for hybrid owner-use strategies |
|--|--|

A Day in the Life

Sunrise coffee on the patio, a swim on the Baja shelf, then a short drive to Ocho Rios for lunch by the marina. Back home, glass sliders open to the pool for golden-hour entertaining; upstairs, the lounge overlooks the entry gallery.





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Location Highlights (Approx. Drive Times) *

Vista Deluxe is tucked inside the private Jamaica Beach enclave at Tower Isle, Ocho Rios—moments from white-sand beaches, the Ocho Rios resort corridor, and everyday conveniences. Key spots with estimated drive times:

Destination	Approx. Time	Notes
 Dunn's River Falls	≈10–15 min	Iconic waterfall & park
 Dolphin Cove	≈10–15 min	Marine encounters & activities
 Ocho Rios Town Centre	≈10–12 min	Shops, dining, services
 Rio Nuevo Battle Site/Beach	≈5–8 min	Historic site & local beach
 Ian Fleming Intl. Airport (OCJ)	≈15–20 min	Regional flights & charters
 Beaches (/Jamaica Beach)	≈2–5 min	Nearest swimming spots

*Times vary with traffic; buyers should verify.

Specification Highlights

- 3 Bedrooms | 4 Bathrooms | 2 Levels
- Floating staircase and double-height lighting feature
- Chef's kitchen with island, modern pendants, and solid-surface counters
- Private pool with Baja shelf, pergola, and landscaped courtyard
- Aluminum windows/doors; porcelain tile floors
- Comfort & safety (A/C, ceiling fans)
- Garage + additional parking; perimeter walls for privacy
- Completion status: ~90% finished (final fixtures/landscaping/decorations to be confirmed)



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Disclaimer

Jamaica Homes and Dean Jones are not the developers or builders of this property. Information is provided for marketing purposes only and should be verified with the licensed Realtor and developer.

Information is provided in good faith but is not guaranteed and does not form part of any offer or contract. All areas, distances, prices, and completion dates are approximate and subject to change without notice.

Property offered in association with a licensed Realtor (Coldwell Banker Jamaica Realty).

