

THREE EXPERIENCES ONE ADDRESS



INTRODUCTION

A NEW LIFESTYLE DESTINATION FOR KINGSTON 8

Seamlessly combining the very best of shopping, dining, offices and beautifully designed homes, this is an urban neighbourhood where everyday life unfolds effortlessly.

Defined by connection, walkability and thoughtful design, tree-lined streets replace busy roads, and cafés, restaurants and boutiques sit alongside contemporary workspaces and exceptional homes.



One A

The One Building

The Residences
at Olivier Gardens

The Townhouses
at Olivier Gardens

An aerial view of Kingston's newest lifestyle, commercial and residential destination

An aerial photograph of a modern residential development. The scene features a mix of architectural styles, including a tall multi-story building, a large commercial-style building with a parking lot, and rows of townhouses. The development is surrounded by lush greenery, palm trees, and a tennis court. In the background, a city skyline and a large mountain are visible under a clear blue sky. Four vertical lines with circular endpoints point to specific areas of the development, each labeled with text.

One A

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THE NEIGHBORHOOD

EXPERIENCE KINGSTON DIFFERENTLY

Residents step out to cafés, restaurants and boutiques. Professionals arrive at a modern workplace surrounded by energy and activity. Visitors gather along landscaped pedestrianised streets, designed for dining, shopping and connection. Together, these elements create a neighbourhood like no other.

WALKABLE LIFESTYLE



At the heart of it all is One A,
bringing together curated retail,
contemporary workspace and
everyday essentials within a single
destination.



Residents, professionals
and visitors experience a
neighbourhood surrounded by
lush landscaping and modern
Caribbean architecture.





Alongside leisure and lifestyle brands, One A provides day-to-day essentials, including a pharmacy, market and grocery store.

A STREET WORTH STROLLING

Running through the heart of One A is The Avenue - a tree-lined, pedestrianised route that sets the tone for everything around it.



Designed for walking, meeting and lingering, The Avenue offers a different pace: unhurried, beautifully green and designed for people.

100+ new homes

Part of a growing and evolving
residential district

30+ retail and dining experiences

A diverse and curated mix of brands
and concepts

24-hour security

A safe and secure
environment throughout

OVERVIEW

415+ new residents

A built-in community
from day one

Pedestrianised lifestyle streets
surrounded by landscaping

550+ parking spaces

Convenient and accessible for
residents and visitors alike

RETAIL & OFFICES





LIFE, BEAUTIFULLY ARRANGED

At the heart of this new destination sits One A, a considered mix of exceptional shops, alfresco dining experiences, leisure and lifestyle brands, and day-to-day essentials. Set along an inviting pedestrianised streetscape known as 'The Avenue', it offers everything you need in a single landscaped environment.



The Avenue, looking towards the entry plaza. Providing a fully pedestrianised streetscape with 24/7 security.

THE AVENUE AT ONE A

EXPERIENCE EVERYTHING WITHIN MOMENTS

The Avenue is a lively, pedestrian-first boulevard of retail and dining experiences. As the social spine of One A, it features outdoor seating, shaded walkways, and carefully considered planting. From early mornings to late evenings, The Avenue adapts to the rhythm of its visitors, offering spaces to meet, pause and enjoy.



RETAIL & DINING



Retail and dining have been thoughtfully brought together, providing a mixture of established brands, independent concepts and day-to-day essentials to support everyday lifestyle.



Whether morning coffee, alfresco dining or an afternoon of retail therapy, One A is a neighbourhood that feels considered, connected and alive.





The One Building, providing exceptional workspace at the heart of the One A development.

THE ONE BUILDING

A NEW APPROACH TO WORKSPACE IN KINGSTON 8

The One Building provides state-of-the-art workspace with stunning city and mountain views and direct access to the lifestyle amenities of The Avenue at One A. Delivering a considered, connected and flexible working environment, surrounded by landscaping.



Office tenants have prime access to the diverse dining, leisure and lifestyle brands within One A.

THE ONE BUILDING

WHERE THE WORKING DAY COMES ALIVE

Arranged across four floors, the workspace at One A is highly prominent and seamlessly integrated within the wider neighbourhood. Generous floorplates, natural light and exceptional views create an environment that supports both focus and collaboration.

With cafés, restaurants and services just moments away, the working day extends beyond the office. Just a short walk from Olivier Gardens, it places professional life and everyday living side by side.





Hurricane-rated windows,
doors and shop frontages

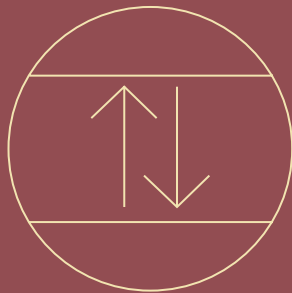


Dedicated parking spaces
available for lease by office tenants



24-hour on-site security

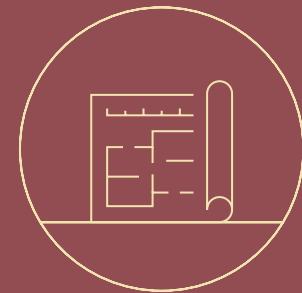
SPECIFICATION



Floor to ceiling
slab height - 11' - 12'

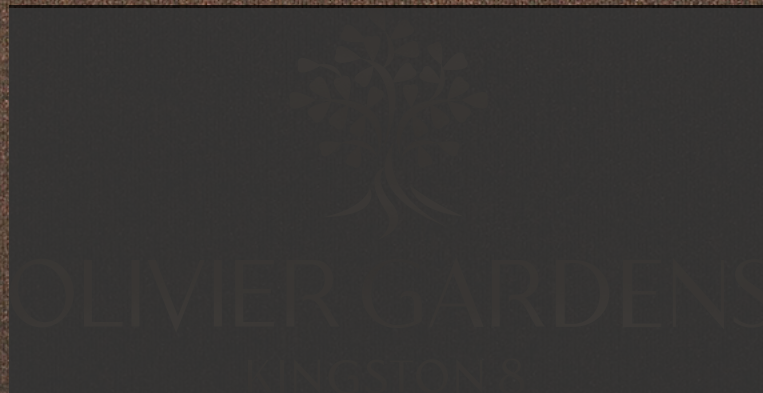


On-site maintenance
and management team



Use of sustainable materials
in construction and interiors

TOWNHOUSES & RESIDENCES





LIVE EXCEPTIONALLY EVERY DAY

Olivier Gardens is a collection of exquisite townhouses and apartments, nestled at the heart of Kingston 8. Masterfully designed and extensively landscaped, each residence promises to be one of the capital's most sought-after and celebrated addresses.

Discreet, secure, and impeccably detailed, residents enjoy access to exclusive health, wellness, and sporting amenities, alongside exceptional proximity to shopping, dining and lifestyle experiences at One A




OLIVIER GARDENS
KINGSTON 8

A dedicated entrance on Allerdyce Drive provides
24/7 secure gate access, for complete peace of mind.

OLIVIER ROAD

ONE 4

- 4 Bedroom Corner
- 3 Bedroom Corner
- 3 Bedroom Middle
- Yard Space





In a city where driving is often the norm, this is a rare opportunity to experience a more walkable way of life. Daily routines become simpler and more connected, with secure pedestrian access connecting residents directly to all amenities at One A.



Here, everyday life unfolds just moments from your door. Morning coffee, dinner with friends, boutique shopping and vibrant cafés are all part of the experience.

Set within beautifully landscaped grounds and bringing together elegant architecture, generous living spaces and an exceptional range of amenities.

LIFE ON YOUR DOORSTEP





THE TOWNHOUSES

A collection of 40 townhouses set within expansive gardens. Each home spans three generous floors, with open plan living designed to maximise space, light and flow. Modern conveniences are carefully integrated, alongside assigned parking for residents and visitors.

26
3-BED

14
4-BED

THE ART OF LIVING WELL



Exclusive three and four bedroom townhouses, featuring top-floor entertainment areas with sweeping views across the mountains and city skyline.



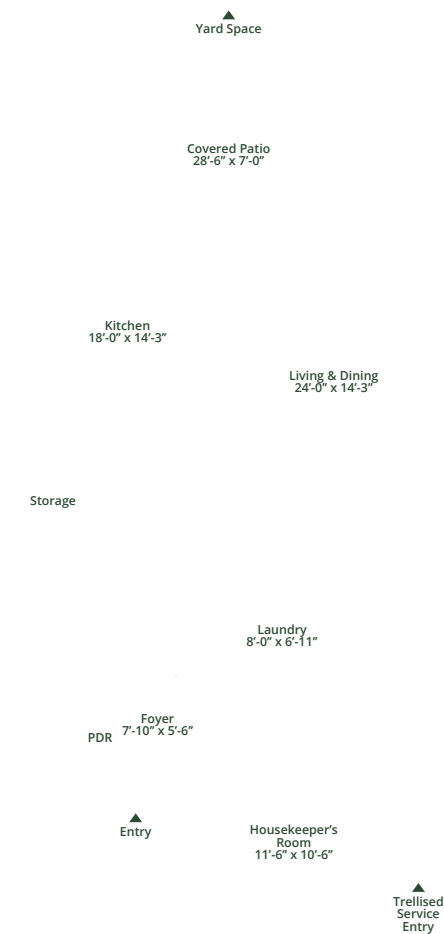
Each townhouse features a private patio and garden, offering an exclusive sanctuary for refined outdoor living.



At Olivier Gardens, residents can enjoy the dedicated Clubhouse, with a resort-style pool, expansive deck and state-of-the-art fitness center, fully equipped for cardio and strength training.

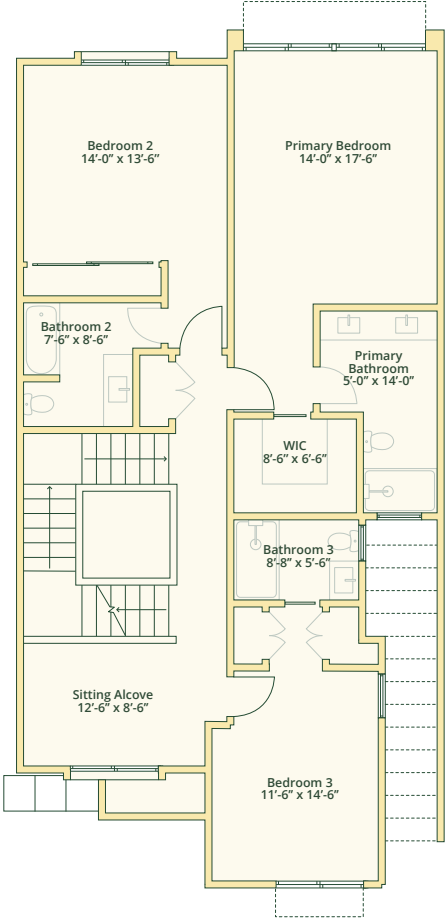
3 Bedroom
Typical Middle Unit

409 sq m
4,399 sq ft



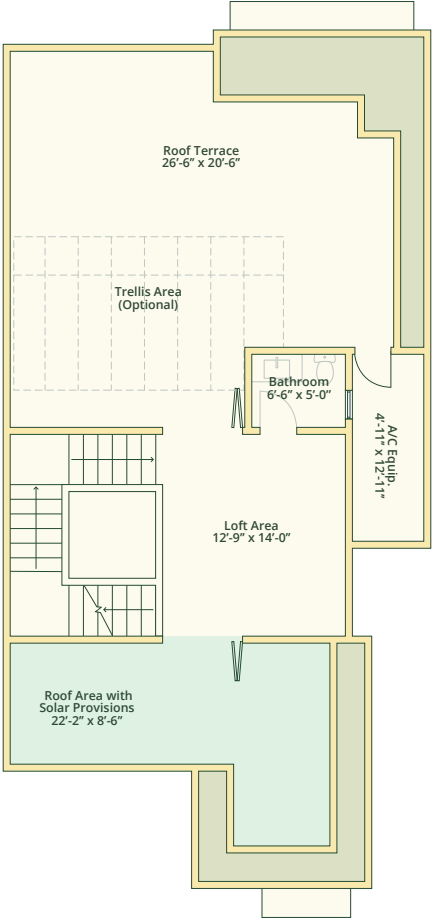
Ground Floor

134 sq m / 1442.3 sq ft



First Floor

137.9 sq m / 1484.3 sq ft



Loft Level

124.6 sq m / 1341 sq ft

*Individual unit plans may vary

3 Bedroom
Typical Corner Unit

407 sq m
4,385 sq ft

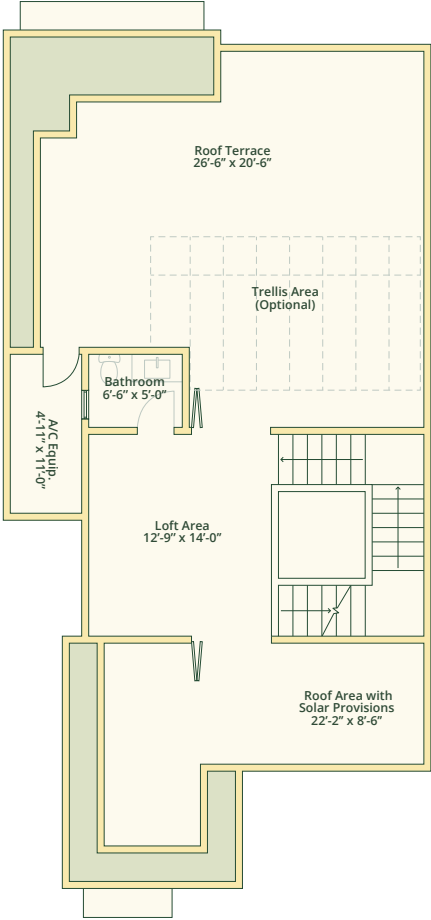


Ground Floor

134.6 sq m / 1448.8 sq ft

First Floor

138 sq m / 1485.4 sq ft



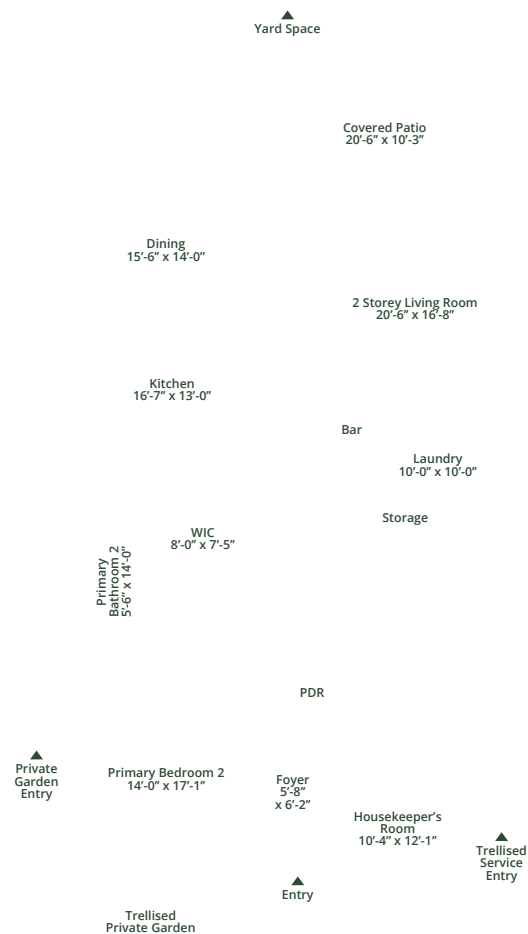
Loft Level

122.9 sq m / 1322.8 sq ft

*Individual unit plans may vary

4 Bedroom Typical Plan

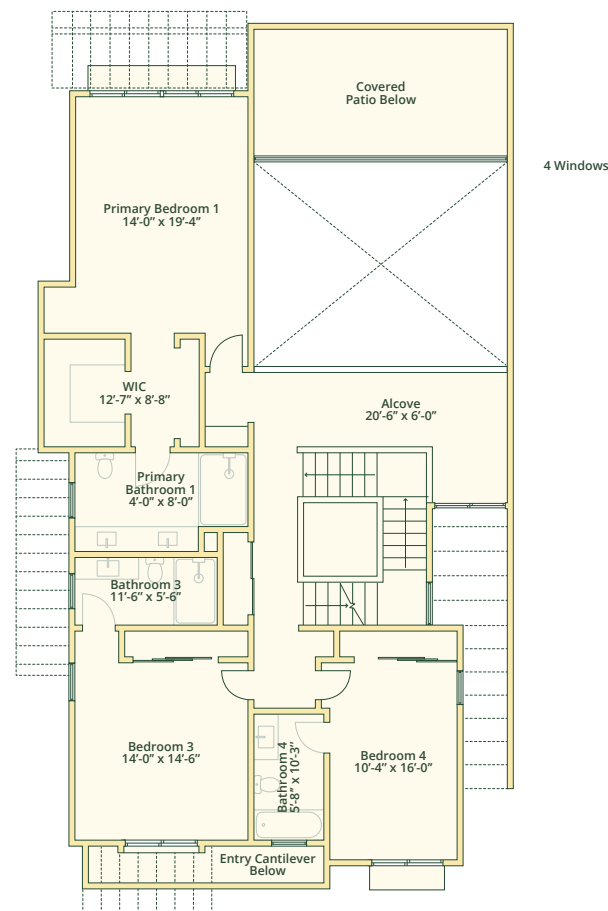
563 sq M
6,065 sq FT



Ground Floor

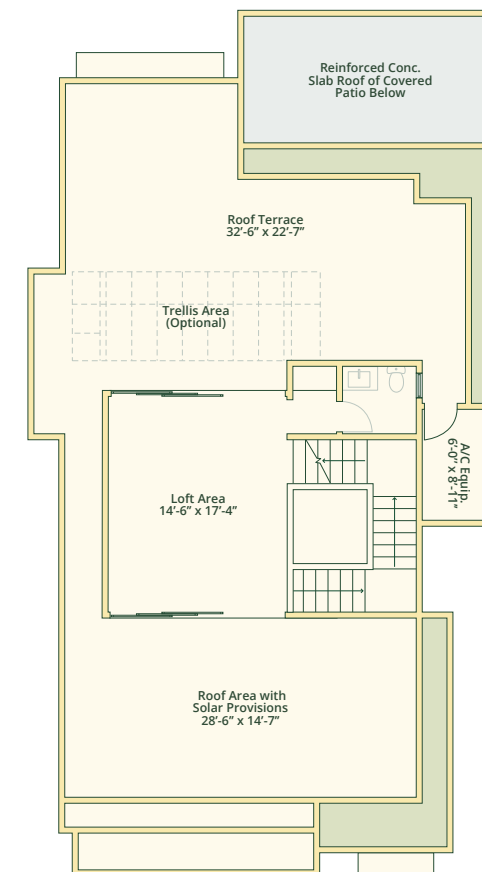
213.2 sq m / 2294.8 sq ft

*Individual unit plans may vary



First Floor

187.1 sq m / 2013.9 sq ft

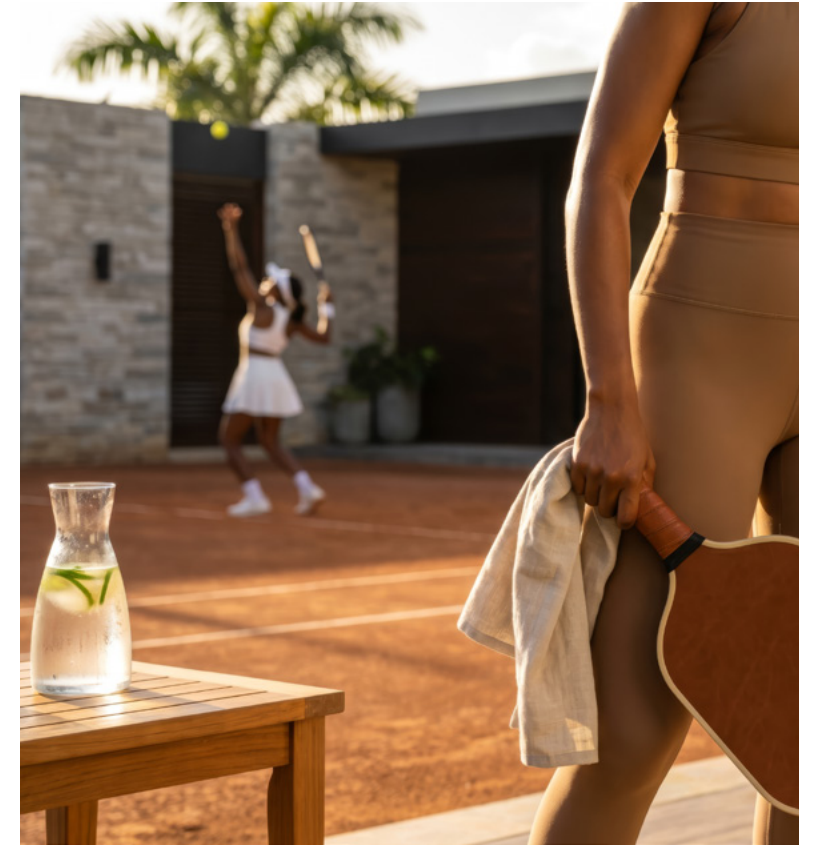


Loft Level

166.7 sq m / 1794.3 sq ft

EVERY DETAIL CONSIDERED

Residents enjoy access to a range of shared amenities, designed to support both relaxation and activity. A clubhouse with a pool and sun deck sits at the heart of the development, alongside landscaped gardens, a fully equipped fitness center, and tennis and pickleball courts.



A dedicated children's play area provides a safe space for little ones to explore and play, while secure pedestrian access connects residents seamlessly to One A.



Exclusive tennis and pickleball courts cater to those seeking friendly competition, while a dedicated children's play area gives younger residents a safe space to explore and play.

THE DETAILS

GENERAL FEATURES

- Spacious open floor plan for seamless flow and modern living
- Impressive 10 foot ceiling heights, enhancing the sense of space and luxury
- Exclusive third-story entertainment space, combining enclosed areas with an open-air terrace, perfectly positioned to capture the views of Kingston's mountains and skyline
- En-suite bathrooms in every bedroom for ultimate privacy and convenience
- Air conditioning units included in all bedrooms, plus ceiling fan provisions in bedrooms and living areas for enhanced comfort
- Provisions for air conditioning in living areas, ready for easy installation
- Pre-wired provisions for all major appliances (appliances not included) for seamless move-in
- Energy-efficient recessed LED lighting throughout to illuminate beautifully while minimizing utility costs
- Provisions for decorative lighting fixtures (fixtures not included), allowing personalization
- Heat and smoke detectors pre-installed for enhanced safety
- High-speed fiber optic internet connection directly into each townhouse for reliable connectivity
- Dedicated in-unit laundry zone with provisions for washer and dryer (appliances not included)

- Hurricane-impact resistant, UV-tinted windows to protect interiors from sun damage while ensuring safety
- Mosquito screens on all operable windows and sliders for added comfort
- Covered, designated parking spaces for each unit
- Designated areas and provisions included for owner-supplied solar system, supporting sustainable, cost-effective energy independence
- Private patio and garden for each townhouse, offering your own personal outdoor retreat for relaxation or al fresco dining
- Guest powder room on the main living level for added convenience when entertaining

INTERIOR FINISHES

- Expansive large-format porcelain tiles throughout for a seamless, modern aesthetic
- Neutral paint palette applied to all walls, creating a versatile canvas for personal style
- Custom-designed kitchen and bathroom cabinetry with soft-close hinges and drawer slides

COMMUNAL AMENITIES

- Secure pedestrian access to all the amenities and services at One A, seamlessly connecting you to premium neighboring facilities

SAFETY & RESILIENCE

- Full-service standby power generator ensuring uninterrupted operation of security systems, and essential services within units during outages
- Provisions, on request, for EV charging stations to accommodate growing electric vehicle adoption among discerning residents
- Communal water storage for reliable supply

MANAGEMENT & SECURITY

- 24/7 security for round-the-clock protection
- Comprehensive CCTV surveillance covering external entrances and communal areas
- Assigned parking spaces for residents and visitors
- Electronic gate access/fob system for vehicles and pedestrians



THE RESIDENCES

A collection of 53 apartments and 12 penthouses, surrounded by extensive landscaping and elevated by city and mountain views. Each residence has been designed to maximise light, comfort and connection to the outdoors, creating spaces that feel open, calm and considered.

10
1-BED

34
2-BED

9
3-BED

12
PENTHOUSES

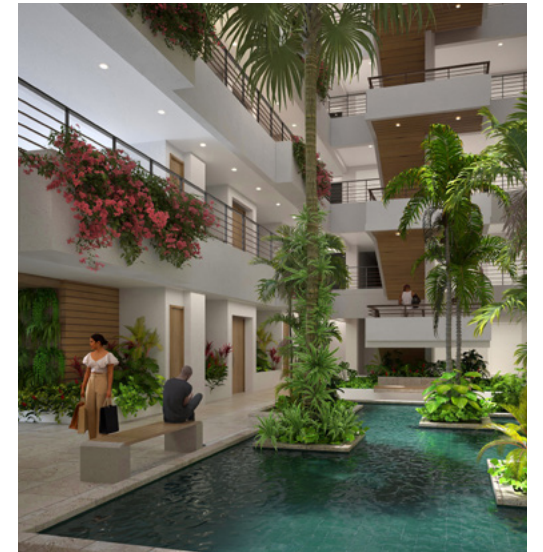
SECURE & SERENE



Each residence benefits from assigned underground parking, CCTV across communal and external areas and an electronic access systems for pedestrians and vehicles.



Residents are welcomed into a beautifully designed grand lobby atrium, with dedicated doorman services and centralised package management.



EXPERIENCE OUTDOOR LIVING

The Residences features an abundance of outdoor spaces, including a superbly-designed garden deck with sophisticated entertaining and social spaces.



Seamlessly extending from the lobby, the garden deck provides a secluded and beautifully landscaped environment, available exclusively for residents.

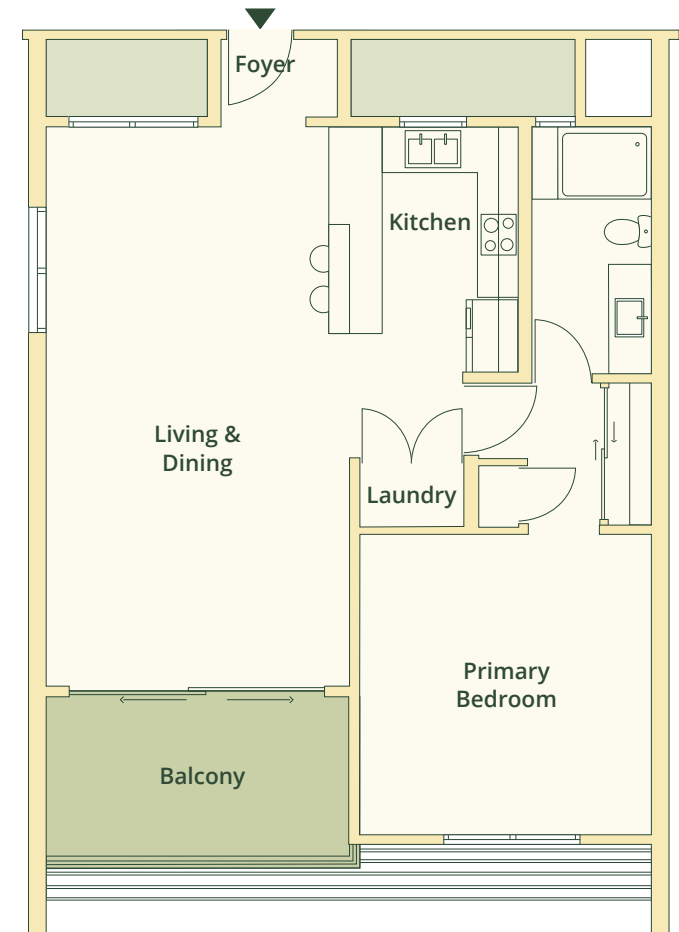


Typical Floorplan

1 Bedroom Corner

Total Internal Area 119 m / 1,280 sq ft

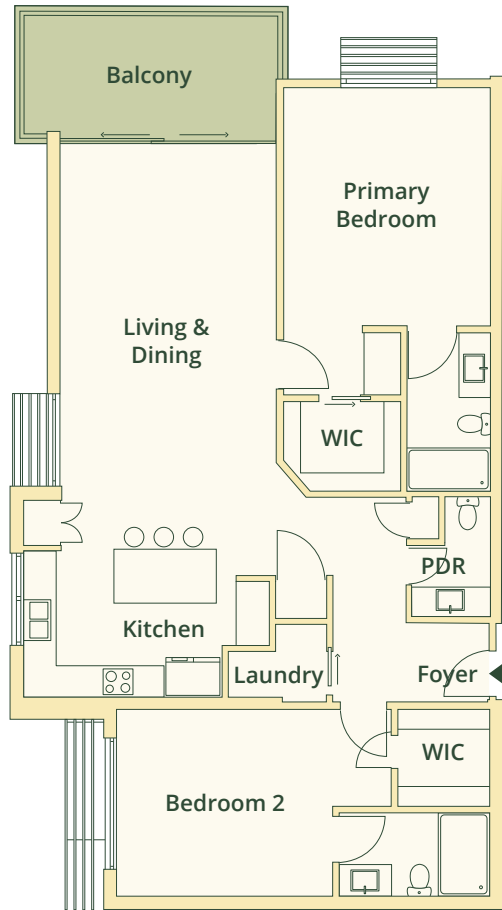
Each residence benefits from assigned and secure underground parking.



Typical Floorplan

1 Bedroom Middle

Total Internal Area 91 sq m / 984 sq ft



Typical Floorplan

2 Bedroom Corner

Total Internal Area 148 sq m / 1,596 sq ft

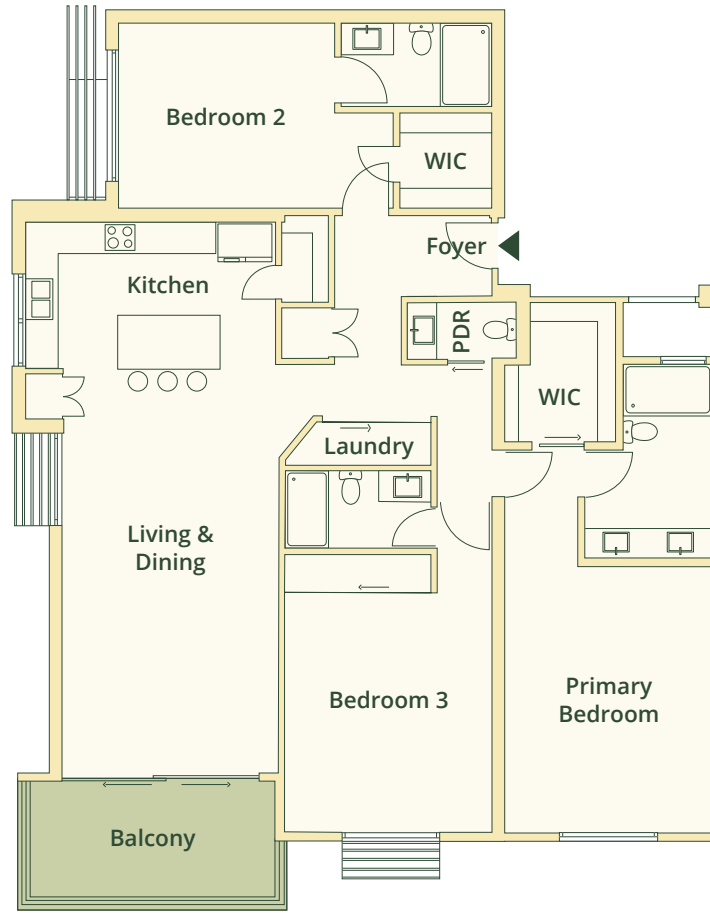
Each residence benefits from assigned and secure underground parking.



Typical Floorplan

2 Bedroom Middle

Total Internal Area 137 m / 1,470 sq ft



Typical Floorplan

3 Bedroom Corner (Lower Unit)

Total Internal Area **192 m / 2,069 sq ft**

Each residence benefits from assigned and secure underground parking.

Typical Penthouse Floorplan

3 Bedroom Corner

Total Internal Area **198 m / 2,134 sq ft**

Each residence benefits from assigned and secure underground parking.



Typical Penthouse Floorplan

3 Bedroom Deluxe

Total Internal Area 311 m / 3,347 sq ft

Each residence benefits from assigned and secure underground parking.



AMENITIES AT OLIVIER GARDENS

ELEVATED LIVING

At the top of the building, a landscaped rooftop terrace offers a private retreat above the city. An infinity pool with sweeping views, a social lounge, and garden spaces provide places to gather or unwind, depending on the moment. A fully equipped fitness center completes the offering, with panoramic views of Kingston and the surrounding mountains.



The grand lobby atrium benefits from dedicated concierge and high-speed elevators from parking to all upper levels.



The signature sky-view pool offers breathtaking vistas and a variety of dedicated seating areas for residents to relax and unwind.

THE DETAILS

GENERAL FEATURES

- Thoughtfully designed layouts for optimal natural cross-ventilation, promoting fresh air and energy efficiency
- Spacious open-plan living spaces designed to maximize stunning views of Kingston's iconic mountains and cityscape
- Impressive 9-foot ceiling heights throughout, enhancing the sense of space and luxury
- En-suite bathrooms in every bedroom for ultimate privacy and convenience
- Air conditioning units included in all bedrooms, plus ceiling fan provisions fans in bedrooms and living areas for enhanced comfort and energy savings
- Provisions for air conditioning in living areas, ready for easy installation
- Pre-wired provisions for all major appliances (appliances not included) for seamless move-in
- Energy-efficient recessed LED lighting throughout to illuminate beautifully while minimizing utility costs
- Provisions for decorative lighting fixtures (fixtures not included), allowing for personalization
- High-speed fiber optic internet connection directly into each apartment for reliable connectivity

- Dedicated in-unit laundry zone with provisions for washer and dryer (appliances not included)
- Private balcony or terrace for every unit, perfect for enjoying Jamaica's tropical breezes and views
- Hurricane-impact resistant, UV-tinted windows to protect interiors from sun damage while ensuring safety and resilience
- Mosquito screens on all operable windows and sliders for added comfort

INTERIOR FINISHES

- Expansive large-format porcelain tiles throughout for a seamless, modern aesthetic
- Neutral paint palette applied to all walls, creating a versatile canvas for personal style
- Custom-designed kitchen and bathroom cabinetry with soft-close hinges and drawer slides for effortless functionality
- Premium quartz stone countertops and matching quartz or porcelain backsplash throughout, delivering durability and a sophisticated look
- All bathrooms feature high-end plumbing fixtures and accessories
- Generous closets fitted out in all units for abundant storage and organization

COMFORT & CONVENIENCE

- Secure pedestrian access to all the amenities and services at One A, seamlessly connecting you to premium neighboring facilities
- Dedicated doorman services with centralized package management for secure deliveries and personalized resident assistance
- Multiple high-speed elevators for quick, effortless access from secure underground parking to upper levels
- Thoughtfully designed common areas with energy-efficient recessed lighting

SAFETY & RESILIENCE

- Standby power generator ensuring uninterrupted operation of elevators, security systems, and essential services within units during outages
- Communal water storage for reliable supply
- Heat and smoke detectors pre-installed for enhanced safety and rapid response
- Convenient trash chute on every floor with smart waste management for hygienic, effortless disposal

MANAGEMENT & SECURITY

- 24/7 security for round-the-clock protection
- Comprehensive CCTV surveillance covering external entrances and communal areas
- Assigned parking spaces for residents and visitors
- Electronic gate access/fob system for vehicles and pedestrians

IN SUMMARY

Living, working, and leisure come together in a way that feels natural and considered. From the energy of The Avenue at One A to the calm of Olivier Gardens, every element has been designed to support the rhythm of modern life in Kingston 8. A connected neighbourhood. A complete experience. A place to return to, time and again.

THREE EXPERIENCES
ONE ADDRESS





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ONEAKINGSTON.COM

Please note that this project, including but not limited to its scope, design, schedule, and costs are all subject to change as the project progresses. This presentation contains planning and design materials which reflect a fluid work-in-progress and evolving designs that should not be construed to be 'final' as they are subject to modification. We make no warranty or guarantee as to the accuracy of content, timeliness, performance or completeness of the information in this presentation. We assume no liability for errors or omissions herein.