

Ocean one



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Discover a new level of living at Ocean One, a state-of-the-art real estate development located just minutes away from the thriving and vibrant town of Montego Bay. Nested in the Resort Town with breathtaking ocean views and the Sangster's International Airport in close proximity, Ocean One offers an unrivalled living experience.

Designed by the late, renowned architect Euhon Darling in collaboration with the esteemed real estate developer Michael Grizzle, Ocean One is a true masterpiece of modern design. The development boasts 26 meticulously crafted units with each offering panoramic views of the ocean and the city skyline.

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Located in the tranquil and private neighborhood of Leaders Avenue. Ocean One provides a perfect escape from the hustle and bustle of daily life. Enjoy a peaceful environment while still being close to Montego Bay's vibrant attractions ensuring you have the best of both worlds.





# WELCOME TO THE NEIGHBORHOOD

## BEACHES

- Harmony Beach Park
- Dead End Beach
- Doctors Cave Beach
- Aqua Sol Theme Park

## ENTERTAINMENT

- Margaritaville
- Lounge 27
- Blue Beat Ultra Lounge
- Coral Cliff
- Brewery Lounge

## SCHOOLS

- Montego Bay Prep
- Eman Prep
- Heart Trust NTA
- Nest Academy

## RESTAURANTS

- Usain Bolt's Tracks & Records
- People Cool Spot
- Solace
- Starbucks
- Pier 1 on the Beach
- Pelican Grill
- Pork Pit
- Burger King
- Golden Dynasty Chinese Restaurant
- Irie House Restaurant
- JR Chicken
- + More

## PARKS

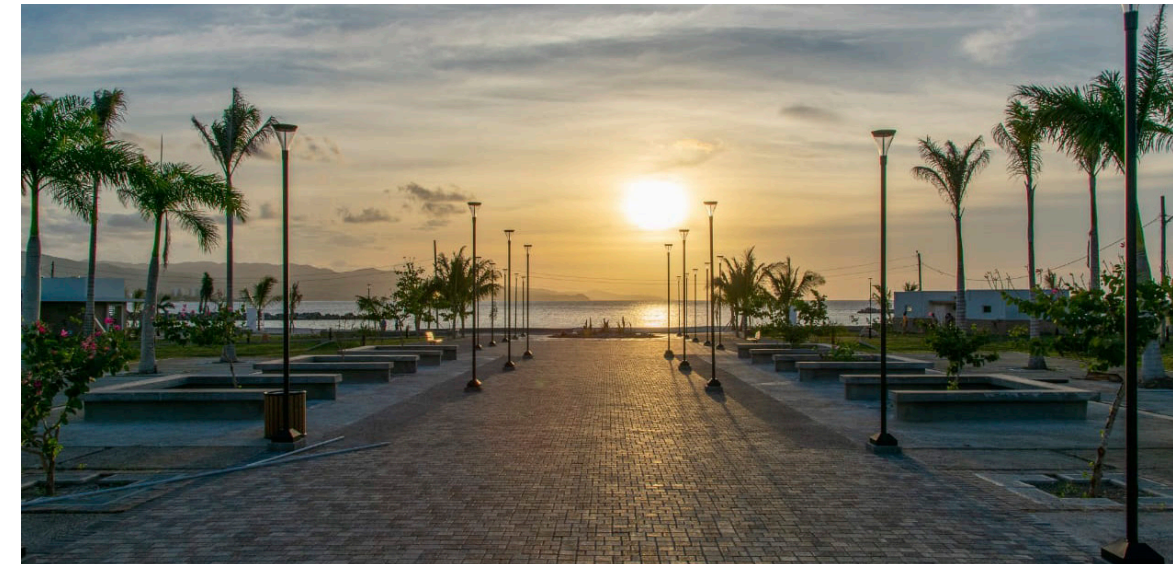
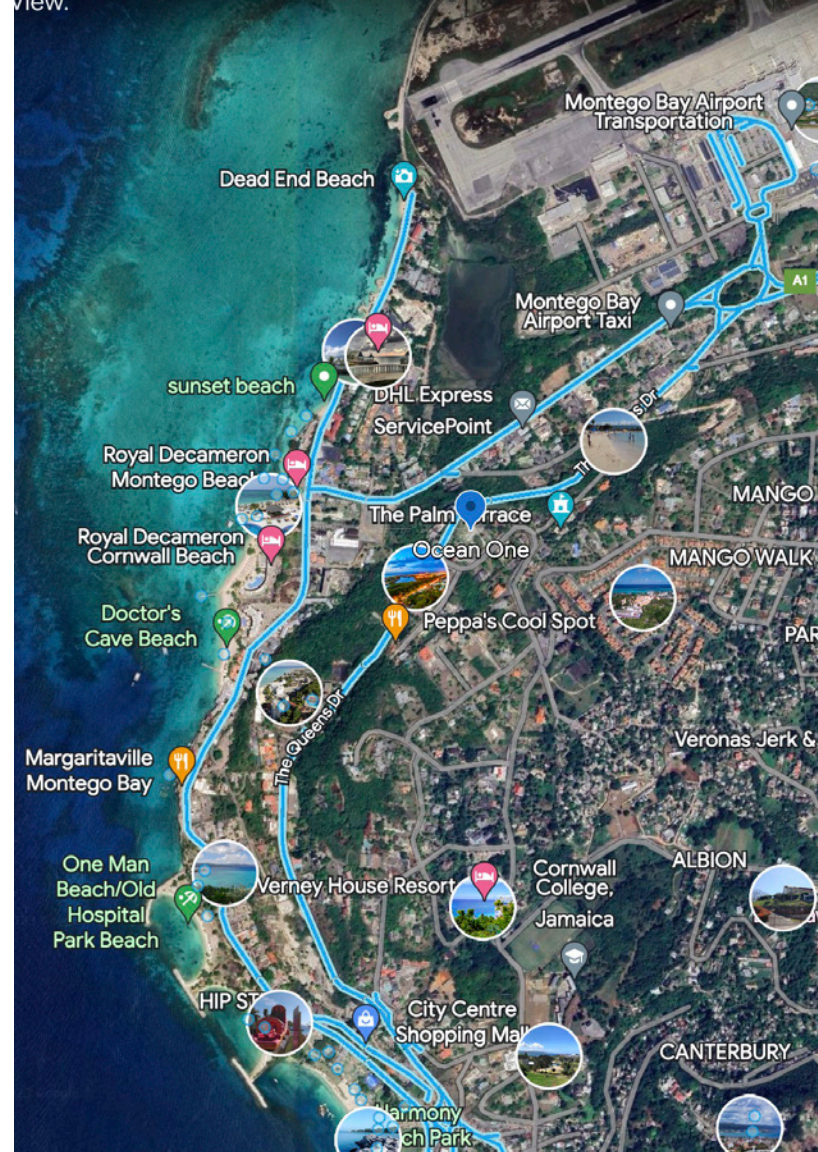
- Harmony Beach Park
- Old Hospital Beach Park

## TRAVEL

- Knutsford Express
- Hertz Car Rental
- Sangster's International Airport

## HOTELS

- Wexford Court Hotel
- Sea Garden Beach Resort
- Toby's Resort
- Hotel Gloriana
- Deja Resort
- Doctors Cave Beach Hotel
- S Hotel
- Royal Decameron





## COMPLEX AMENITIES

- Fitness Center
- Lounge/ Meeting Room
- Infinity Edge Pool
- Rooftop Pool and Sun Deck
- Jacuzzi
- Smart Building Access
- 24 Hour Security
- 2 Elevators
- Main Lobby and Concierge
- Underground Parking
- Visitors Parking
- Electric Vehicle Charging Station
- Backup Generator
- Garbage Shoots



As we move to reduce our carbon footprint, one of our contributions to creating a more eco-friendly and sustainable environment is our go green initiative. In partnership with EverGo, we will provide electric charging stations for our residents. Some benefits of this include;

- Increase in overall property value
- Another modern feature of the smart home concept
- Convenience
- Contribution to a more sustainable future





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At Ocean One your living space extends beyond the walls of your unit; imagine waking up with a gentle caress of ocean breezes and the awe-inspiring beauty of sunrises and sunsets from your private balconies. Immerse yourself in nature's wonders as fragrant flowers and soothing sounds of waves creates an ambience that enchants all your senses.

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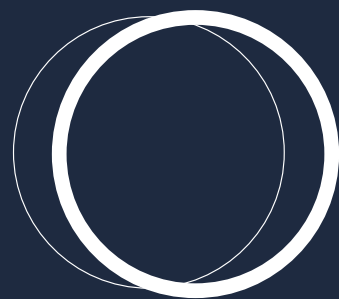
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Every unit at Ocean One is thoughtfully designed to provide a seamless blend of indoor and outdoor living experiences and sublime amenities that cater to your comfort and relaxation whether it's a peaceful dip in the Infinity pool, a rejuvenating session at the spa, or a gathering with friends and family at the meticulously landscaped gardens, ocean one offers a sanctuary of serenity.

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# PENTHOUSE

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2,300 SQ. FT

3 BEDROOM / 3.5 BATHROOM

2 PARKING SPACES



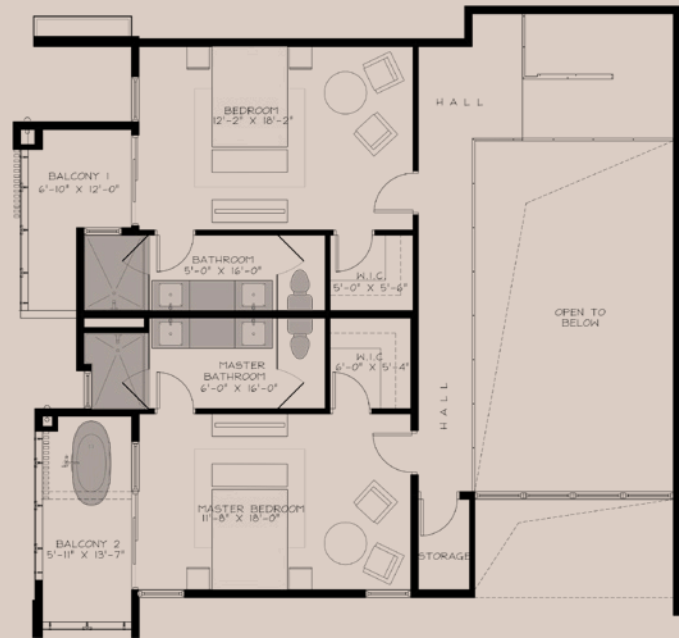




PENTHOUSE - LOWER FLOOR







PENTHOUSE - UPPER FLOOR







1 2 & 3  
BEDROOMS

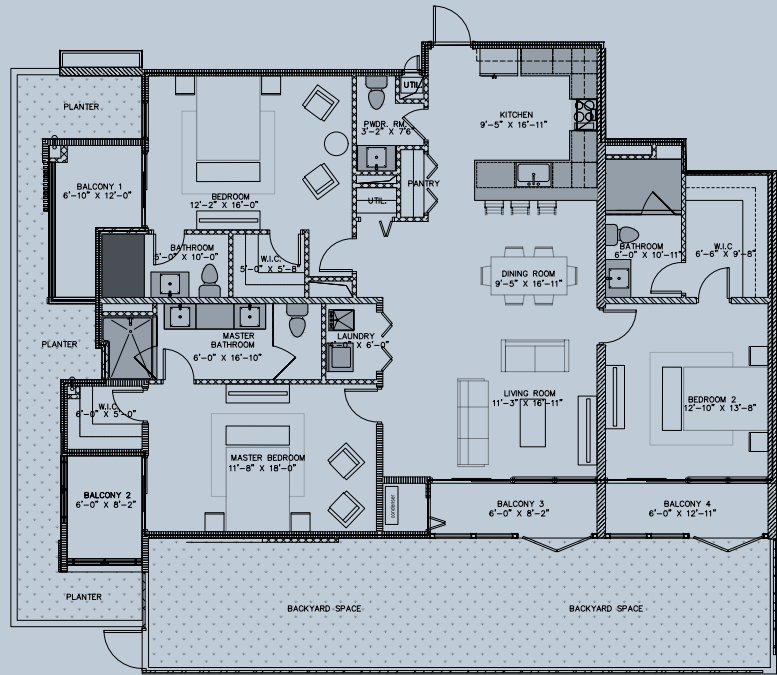
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740 - 1,700 SQ. FT

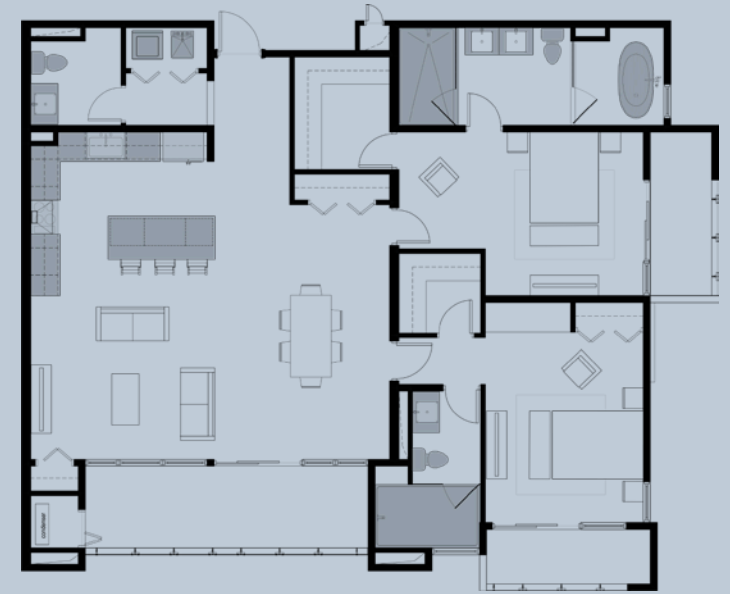


UNIT AMENITIES

- Smart Door Access
- Porcelain Tiles
- Quartz Countertops
- Designer Kitchens
- In-Line Water Heater
- Recessed Lighting
- Air Conditioning
- Integrated Appliance Package
- Glass Balcony Rails



**1,700 SQ FT.**  
3 BEDROOM / 3.5 BATHROOM  
2 PARKING SPACES

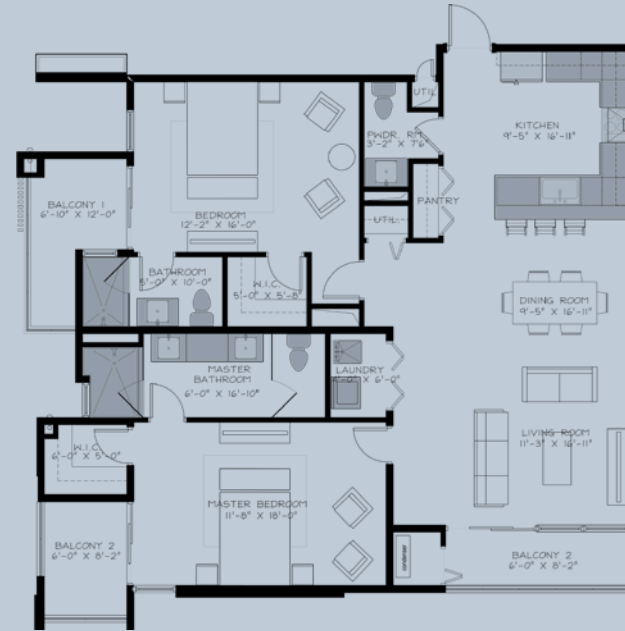


**1,600 SQ FT.**  
2 BEDROOM / 2.5 BATHROOM  
2 PARKING SPACES



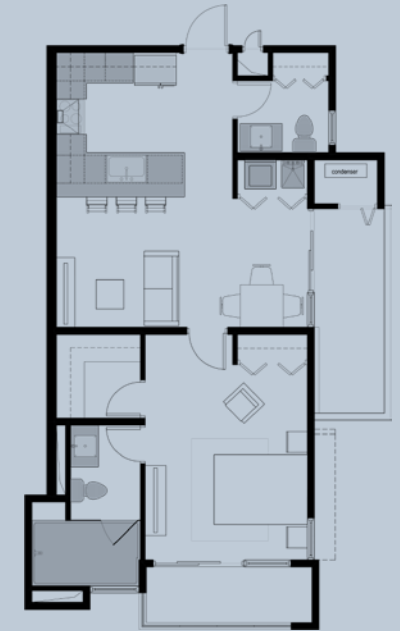
**880 SQ FT.**  
1 BEDROOM / 1.5 BATHROOM  
1 PARKING SPACE





**1,400 SQ FT.**

2 BEDROOM / 2.5 BATHROOM  
2 PARKING SPACES



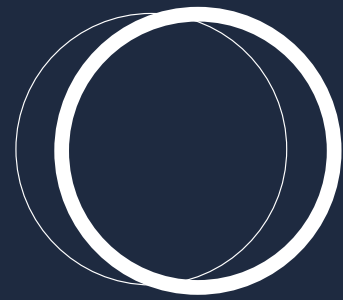
**740 SQ FT.**

1 BEDROOM / 1.5 BATHROOM  
1 PARKING SPACE









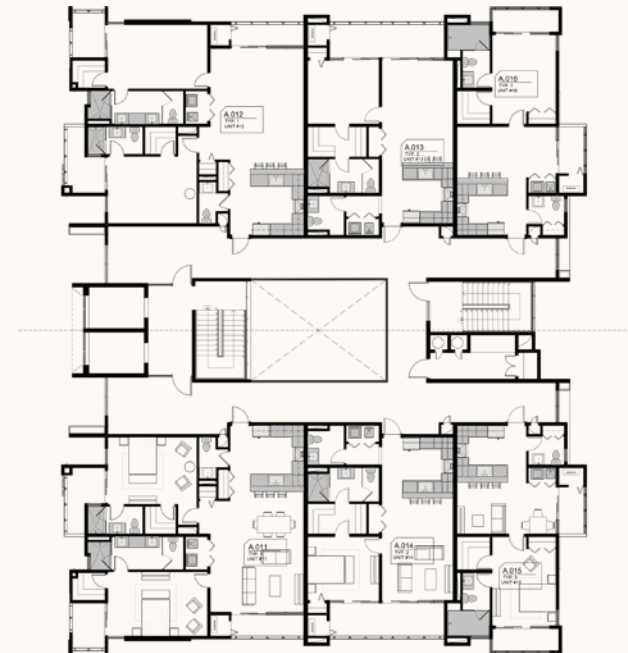
S I T E  
P L A N S







**BASEMENT**

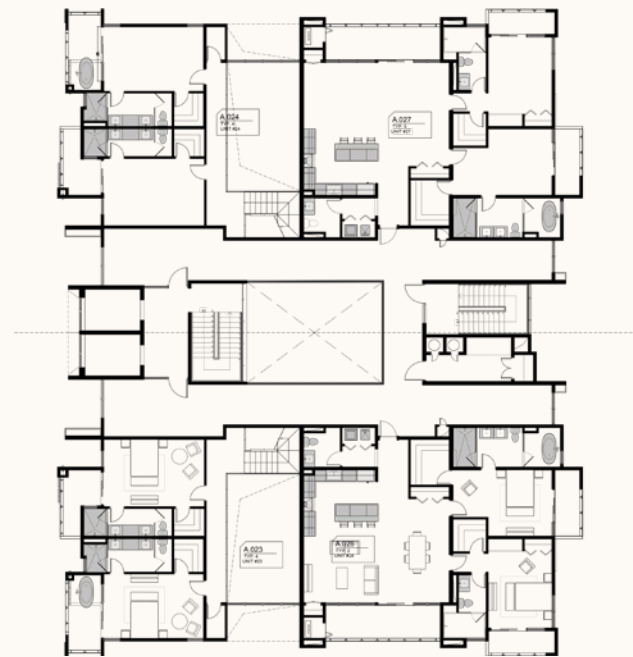


**LOWER FLOORS**  
FLOORS G - 2

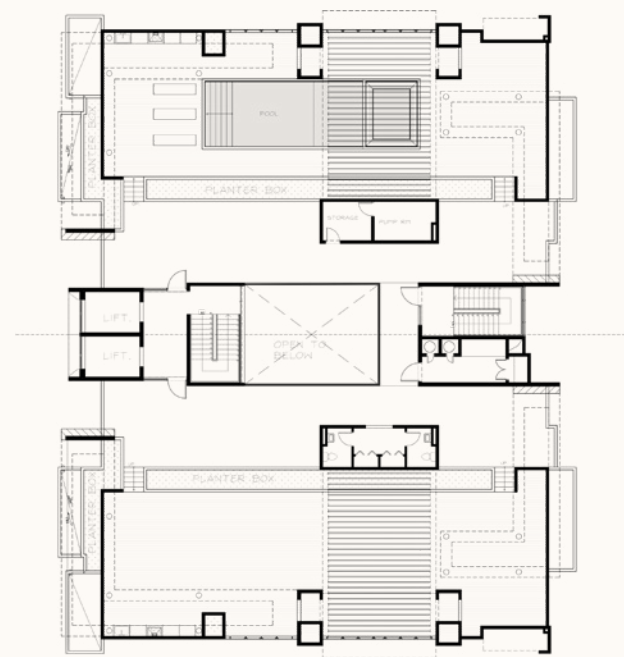


**THIRD FLOOR**





**FOURTH FLOOR**



**ROOFTOP**







# GRIZZLE

REAL ESTATE LIMITED

## ABOUT US

At Grizzle Real Estate Limited, we are a dynamic and innovative luxury development company established in October 2017. The company was born out of a desire to offer supreme residential and commercial accommodation & housing solutions that define the standard of luxury and elegant “elevated” living.

With a team of highly skilled professionals, we bring together a wealth of experience and a fresh perspective to the industry. Our vision is to lead the real estate market by offering cutting-edge residential and commercial solutions that redefine the standards of luxury and inspire awe. We strive to drive ground-breaking developments, setting new benchmarks for excellence and innovation in the industry. Through our unwavering commitment to delivering exceptional projects, we aim to establish Grizzle Real Estate Limited as the premier choice for discerning clients seeking visionary and unparalleled real estate experiences.”

In 2023 Grizzle Real Estate Limited will break ground on is luxury apartment complex valued at over Two Billion dollars with subsequent projects in the pipeline we strive to build communities through innovation.

## MISSION STATEMENT

Our mission is to shape the future of real estate developments that transcend boundaries and inspire human connection. We are driven by a relentless pursuit of innovation, craftsmanship, and sustainability, creating transformative spaces that harmonize with their surroundings and elevate the human experience. With a commitment to excellence and a focus on community, we strive to create lasting legacies that enrich lives, empower dreams, and leave an indelible mark on the world of real estate.

## OUR VISION

To revolutionize real estate through visionary developments that inspire connections, harmonize with surroundings, and elevate human experiences.

“The best way to predict  
the future is to invent it”

- Alan Kay





# DEVELOPMENT TEAM

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Developer:	Grizzle Real Estate Limited
Architect:	Virtuoso Architect
Quantity Surveyors:	CPM Consultants Limited
Structural Engineer:	Intuitive Consultants Limited
Project Managers:	KNEJ Management Services Ltd.
Design Consulting:	C2 Design + Build Limited
MEP Engineer:	Design Lab Limited



