



# Premier 1-Acre Development Plot Rose Hall Estate Montego Bay



## Agent Info

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## Listing details

Property for: Sale  
 Price: USD 368,014.93

### Location

Country: Jamaica  
 Address: Rose Hall to Spot Valley Rd, St.Bran's Burg  
 Posted: Sep 03, 2025

Description:  
 Premier 1-Acre Development Plot Rose Hall Estate Montego Bay

Esales Property ID: es5554768

Rose Hall Estate

Montego Bay

Jamaica

£275,000

Premier 1-Acre Development Plot – Rose Hall Estate, Montego Bay

This exceptional one-acre (4,047 m<sup>2</sup>) development site represents a rare and high-value opportunity within the elite Rose Hall Estate, one of Jamaica's most prestigious and sought-after residential enclaves. Perched majestically above Spot Valley and situated adjacent to the exclusive Edmund Ridge, this property commands a position of significant architectural and social standing. Rose Hall is synonymous



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with luxury, history, and world-class amenities, offering residents proximity to legendary golf courses like the White Witch and Cinnamon Hill, as well as high-end shopping and fine dining. For the discerning developer or private investor, this lot (Latitude 18.4913420, Longitude -77.7979960) provides a 'blank canvas' within a secure, upscale environment, where the value is anchored by the surrounding multi-million dollar estates and the enduring appeal of the Jamaican 'Gold Coast.'

## Unrivaled Caribbean Vistas and Elevated Topography

The defining characteristic of this one-acre plot is its uninterrupted, panoramic views of the Caribbean Sea. Thanks to the site's elevated topography, the land offers a natural vantage point that ensures these vistas remain protected, providing a dramatic backdrop for a future luxury residence. Imagine a home designed to capture the changing hues of the Caribbean blue from every room, complemented by the cooling tropical breezes inherent to this hillside location. The sheer size of the plot—a full acre—provides a level of privacy and 'breathing room' that is increasingly difficult to find in premium Montego Bay developments. This space allows for extensive lush landscaping, private infinity pools, and expansive outdoor entertaining areas that fully capitalize on the stunning natural environment and the year-round warmth of the Jamaican climate.

## Flexible Assets: The Unfinished Footprint and Subdivision Potential

Strategically, this property offers unique advantages that significantly de-risk the development process. The site includes an existing unfinished footprint, which serves as a substantial head start for a buyer. This structure is highly adaptable; it can be integrated into the planning for a 6-bedroom, 6-bathroom luxury residence spanning approximately 300m<sup>2</sup>, potentially saving the owner significant time and capital on initial planning permissions and foundation work. Alternatively, for those with a specific vision, the footprint can be removed to make way for a completely bespoke custom build. Furthermore, the generous one-acre size presents a compelling subdivision opportunity. An investor could potentially divide the land into smaller, high-value lots, catering to the intense demand for premium housing in the Rose Hall area. This flexibility makes the property equally attractive as a private family legacy estate or a high-yield development project.

## Strategic Investment and Accessibility

Investing in Rose Hall is a strategic move into a mature and resilient market. As Montego Bay continues to grow as a global luxury destination, prime land like this serves as a robust hedge and a high-performing asset. From a logistical standpoint, the property is perfectly positioned for international owners and frequent travelers. The nearest airport is Sangster International Airport (MBJ), located approximately 15 to 20 minutes away by car. As Jamaica's leading gateway, Sangster offers a vast array of direct international flights to major hubs in North America, Europe, and South America, ensuring that your Caribbean retreat is always within easy reach. Whether envisioned as a primary residence, a seasonal luxury retreat, or a strategic addition to a global real estate portfolio, this Rose Hall plot stands as a pinnacle of opportunity in the Jamaican market.

## ABOUT THE AREA



Montego Bay, often affectionately called 'MoBay,' is a vibrant and bustling city on Jamaica's northwest coast, serving as the island's tourism capital. It's a place where pristine white-sand beaches meet a lively urban environment, offering a diverse array of experiences for every traveler. The city is a hub of activity, from its world-class resorts and golf courses to a dynamic nightlife scene. Its deep-rooted history as a major port is still visible, while its modern-day character is defined by a blend of tourism, commerce, and authentic Jamaican culture.

The area is renowned for its beautiful natural attractions. The famous Doctor's Cave Beach is a major draw, known for its crystal-clear, mineral-rich waters that were once believed to have healing properties. For a more adventurous experience, visitors can explore the Martha Brae River on a bamboo raft, a serene journey through a verdant tropical landscape. Montego Bay is also an excellent base for exploring the rich history of the island, with grand plantation houses like Rose Hall and Greenwood Great House offering a glimpse into Jamaica's colonial past and the folklore that surrounds it.

Beyond the well-trodden tourist paths, Montego Bay offers a true taste of Jamaican life. The Hip Strip (Gloucester Avenue) is the city's main tourist boulevard, lined with restaurants, duty-free shops, and entertainment venues. However, venturing into the local markets and neighborhoods allows for a more authentic experience, where you can savor traditional Jamaican cuisine, listen to reggae music, and interact with the friendly locals. This duality—of a lively resort town and a city rich in cultural heritage—is what makes Montego Bay so captivating.

For international visitors, the primary gateway to Montego Bay and a significant portion of Jamaica is Sangster International Airport (MBJ). This airport is conveniently located right within the city, making travel to most hotels and resorts incredibly quick and easy. It is one of the busiest airports in the Caribbean, with a wide range of direct flights from North America, Europe, and other Caribbean islands. The airport's proximity to the main tourist areas ensures that guests can begin their Jamaican experience just minutes after landing.

#### MAiN FEATURES:

- \* 300m<sup>2</sup> of living space after redevelopment
- \* 4047m<sup>2</sup> plot
- \* 6 Bedrooms after redevelopment
- \* 6 Bathrooms after redevelopment
- \* Stunning Views
- \* Private Parking
- \* Private Garden
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Jamaica
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## **Common**

Bedrooms:	6
Bathrooms:	6
Finished sq. ft.:	4047 sq m
Lot Size:	4047 sq m

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX7.496.606

