

# The Swallowtail



THE  
PINNACLE  
MONTEGO BAY, JAMAICA



Naturally the best address  
in Jamaica.





The Pinnacle is an extensive and rare new lifestyle estate for Jamaica. Set securely beside the sea and the lagoon, embraced by an established nature reserve, *it is an extensive collection of beautifully designed apartments and villas*, with a range of exquisite amenities and services. *With wellness and the joy of Jamaica at its heart*, residents will enjoy its private club, spa, sports facilities, restaurants and shopping.






*"Our vision is to combine the most exquisite lifestyle with the natural magic of the lagoon."*

*A computer generated image of the sun rising over the marine reserve, with The Pinnacle on its peninsula in the foreground.*

# Life *at* The Swallowtail



Daybreak at  
The Swallowtail  
brings a new dawn  
of opportunities.

Perhaps you'll choose a day afloat on the Caribbean Sea, a morning hike across green hillsides or an evening horseback canter along a sandy beach. From an invigorating early morning gym workout to a lengthy day of leisure, a home at The Swallowtail offers up endless opportunities, all backed by our first-rate services and support to remove the mundane and leave you free to concentrate on the sublime. Discover how our laid-back but ever opulent luxury can enhance your lifestyle. From dawn to dusk and through to a new dawn.

# The Pinnacle Masterplan

## The Pinnacle

- 1 – The main entrance and security gates
- 2 – The Pinnacle Management office
- 3 – Shopping and commercial centre
- 4 – Tennis, padel and multi-sports courts

## Amenities

- 5 – Pool and leisure deck
- 6 – Pool and leisure deck
- 7 – Pool and leisure deck
- 8 – Principal residents' entrance
- 9 – The Mangrove Club Serenity Spa
- 10 – The Mangrove Club and restaurant
- 11 – Pinnacle Quay
- 12 – The Madden Stream



# The Swallowtail



Arriving home to The Pinnacle will be a special experience.

Each of the elegant towers enjoy a dramatically designed double-height lobby, beautifully furnished against the backdrop of a dramatic and sculptural organic wall. The dedicated concierge team are on hand to greet you home and assist with any requirements you might have.

On the first floor, the extensive resident facilities include elegant spaces for relaxing, working, entertaining or just meeting with family and friends.

There is also a spacious fitness centre in each tower, with areas for yoga and exercise classes, as well as state-of-the-art equipment for weights and cardio programmes. Each tower has direct access to the adjacent elevated landscaped decks, with their engaging views across the lagoon and surrounding hills. Here residents can enjoy the swimming pools or lounge in stylish cabanas or simply laze in the sun. There is also a bar and barbecue terrace and a separate children's area with its own pool.



*A computer generated image of The Pinnacle residences with the private resident's tennis courts in the foreground.*



# The Swallowtail Experience

## The Pinnacle Concierge

First impressions count and the sense of arrival at The Swallowtail is designed to demonstrate the resort's thoughtful wraparound care. Step into the airy, high-gloss reception lobby and our 24-hour dedicated concierge team are on hand to welcome you. They will prepare your home for your arrival, advise you and your guests on every aspect of life at The Pinnacle and assist with travel bookings, restaurant reservations and daily excursions. The team have an expert eye on how to relish Jamaica and understand the importance of stand-out service. Because a true five-star residence demands a truly five-star concierge.



*"A warm welcome, an impressive sense of arrival and a team of experts on hand to smooth your day: feel right at home at The Swallowtail."*



THE PINNACLE

ELEVATION

LEVEL



The Sense of Arrival

A computer generated image of a typical residents' lobby at The Pinnacle.



## Fitness & Wellbeing

Health is wealth they say and living at The Swallowtail opens up a wealth of opportunities for a healthy lifestyle for all the family. A full floor devoted to sports and leisure has an extensive, climate controlled gym with the latest cardiovascular, strength and resistance equipment with a dedicated yoga and Pilates studio to host classes or individual workouts. Our team of personal trainers are also on hand to help you maintain your own regular fitness programme or devise a new one.



Ready for a swim? Head to the 7th floor where a walkway connects residents to The Swallowtail's exclusive, elevated and fully landscaped pool and leisure deck. Recline in the privacy of a shaded cabana, clock up some lengths or enjoy a barbeque with family and friends: the scene is set for you.



THE PINNACLE

ELEVATION

LEVEL



Fitness &  
Families



## Lounges & Meetings

The way we work is changing and The Swallowtail offers carefully considered space for this new, super-connected world. Hyper-fast broadband throughout The Swallowtail ensures you stay fully online when it matters, while our range of meeting rooms and lounges allow for a variety of uses, informal catchups, personal study or formal meetings.

Children are a much-valued part of The Swallowtail community and for them, we have a dedicated Kids Zone, somewhere to play, create, learn or just spend time at the end of an active, sun-filled day. It's designed for children but another space that adds value for everyone in the family.



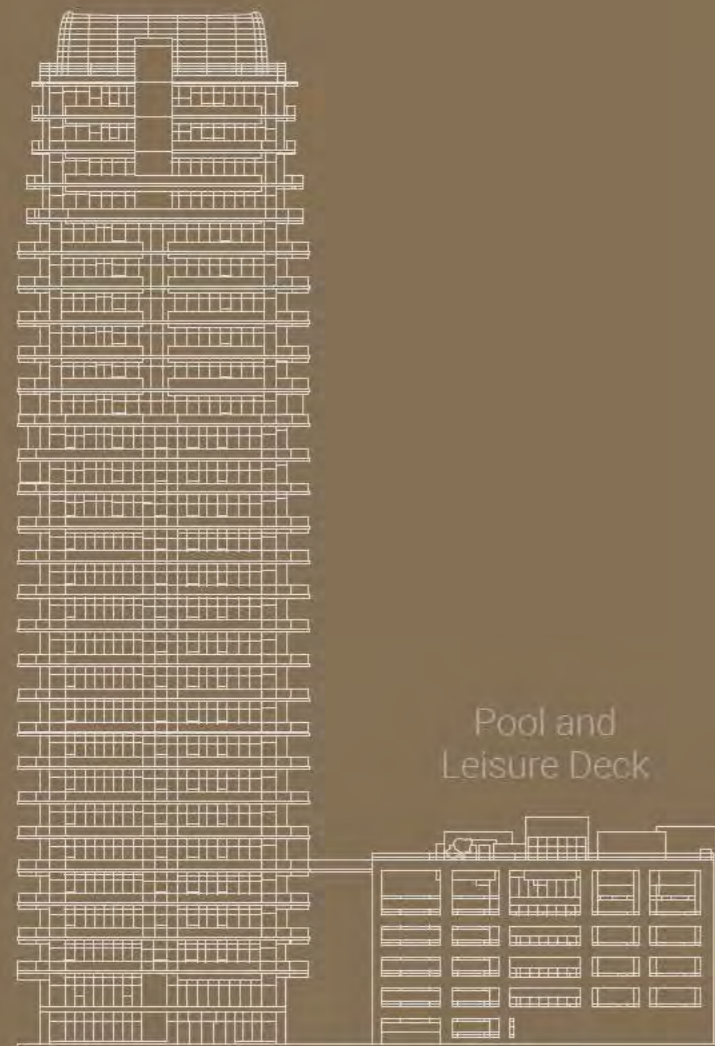
A computer generated image of an elevated pool deck.



# The Apartment Towers at The Pinnacle

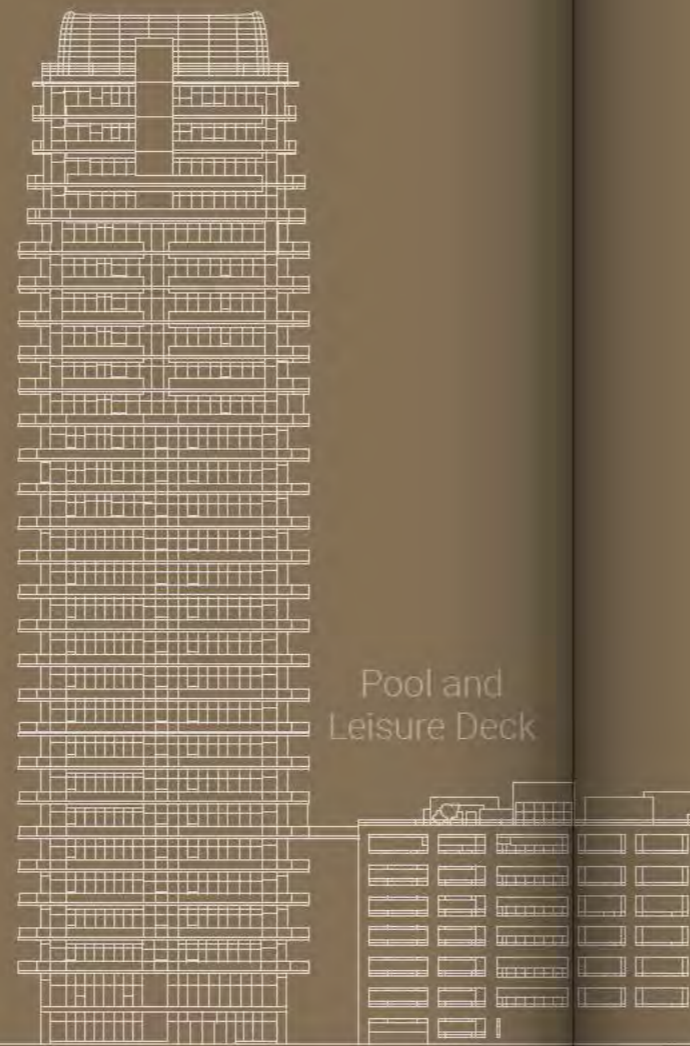


The Phoenix



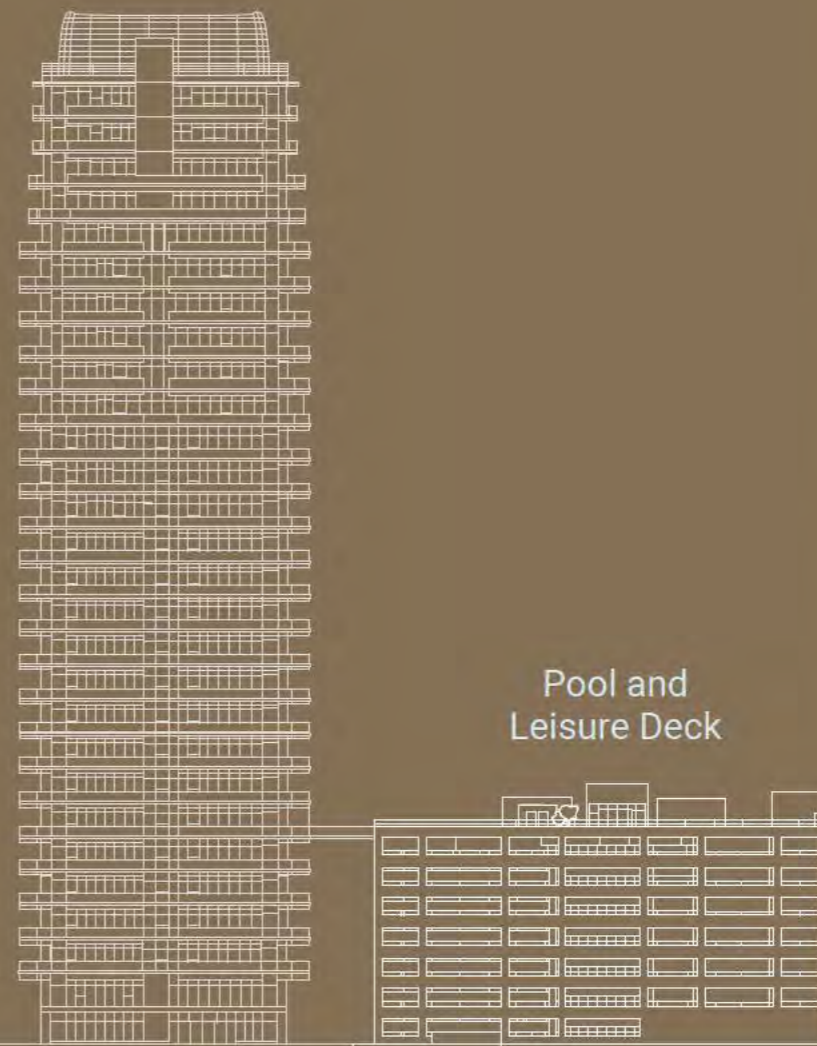
Pool and  
Leisure Deck

The Hummingbird



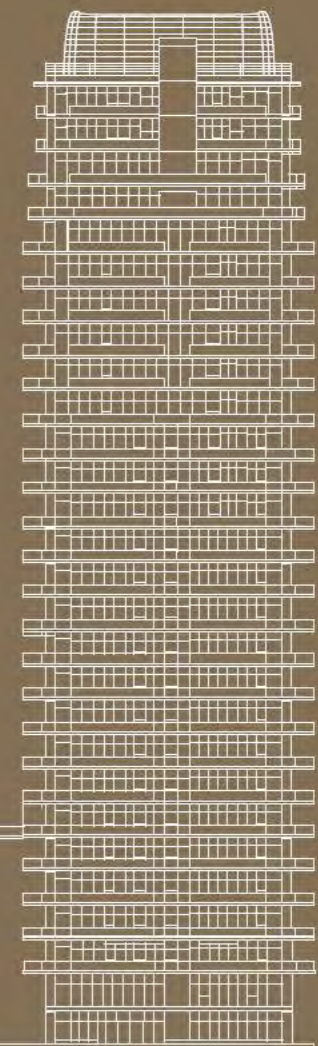
Pool and  
Leisure Deck

The Canary



Pool and  
Leisure Deck

The Swallowtail





*A computer generated image of the elevated pool deck between towers with barbecue spaces and children's areas.*

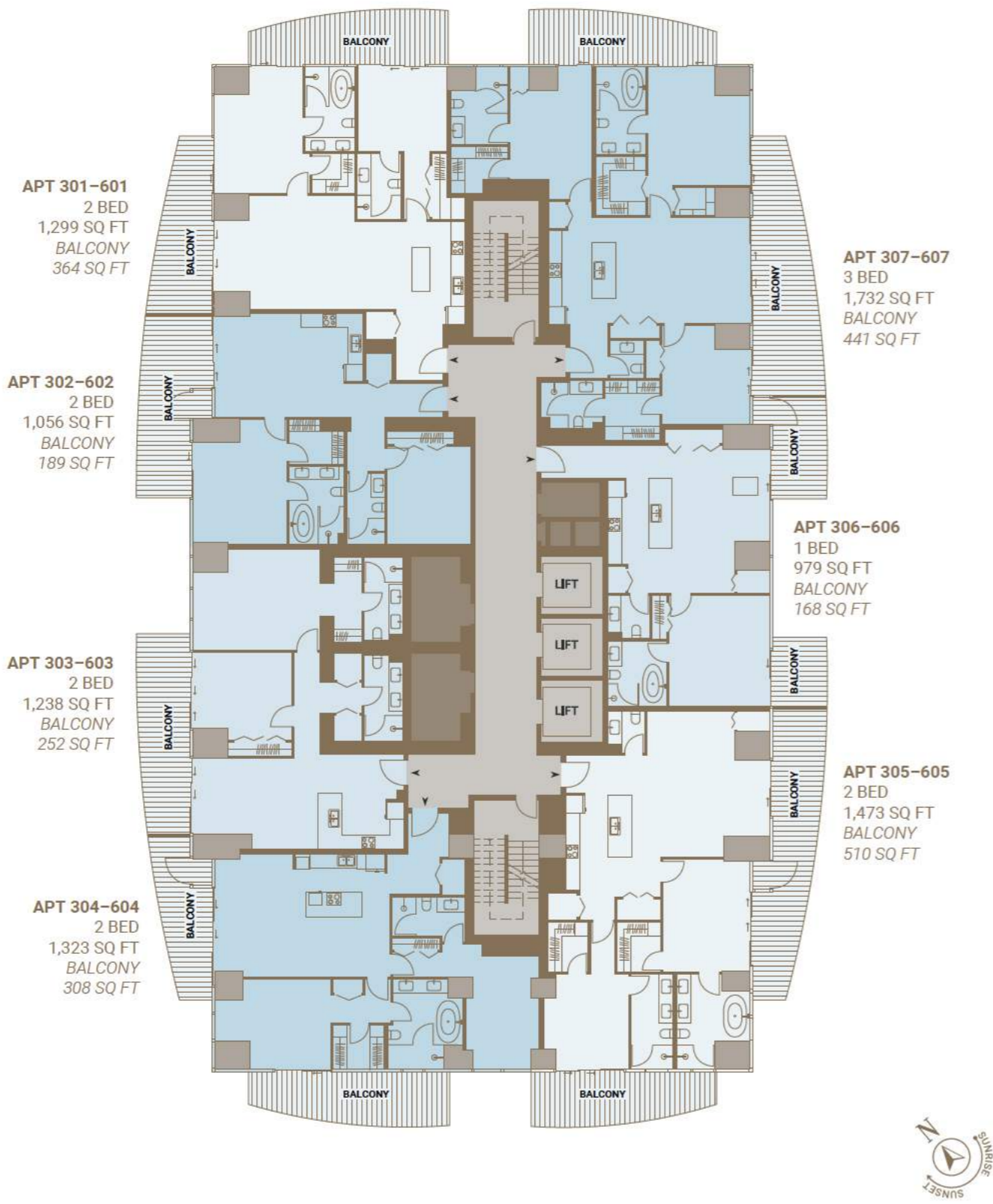


The  
Swallowtail  
Floor Plates

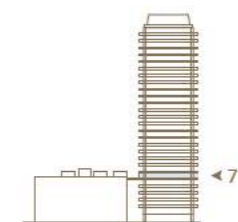
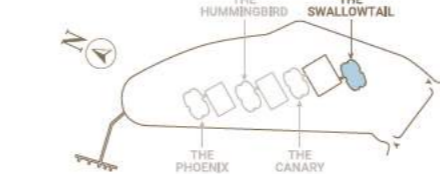
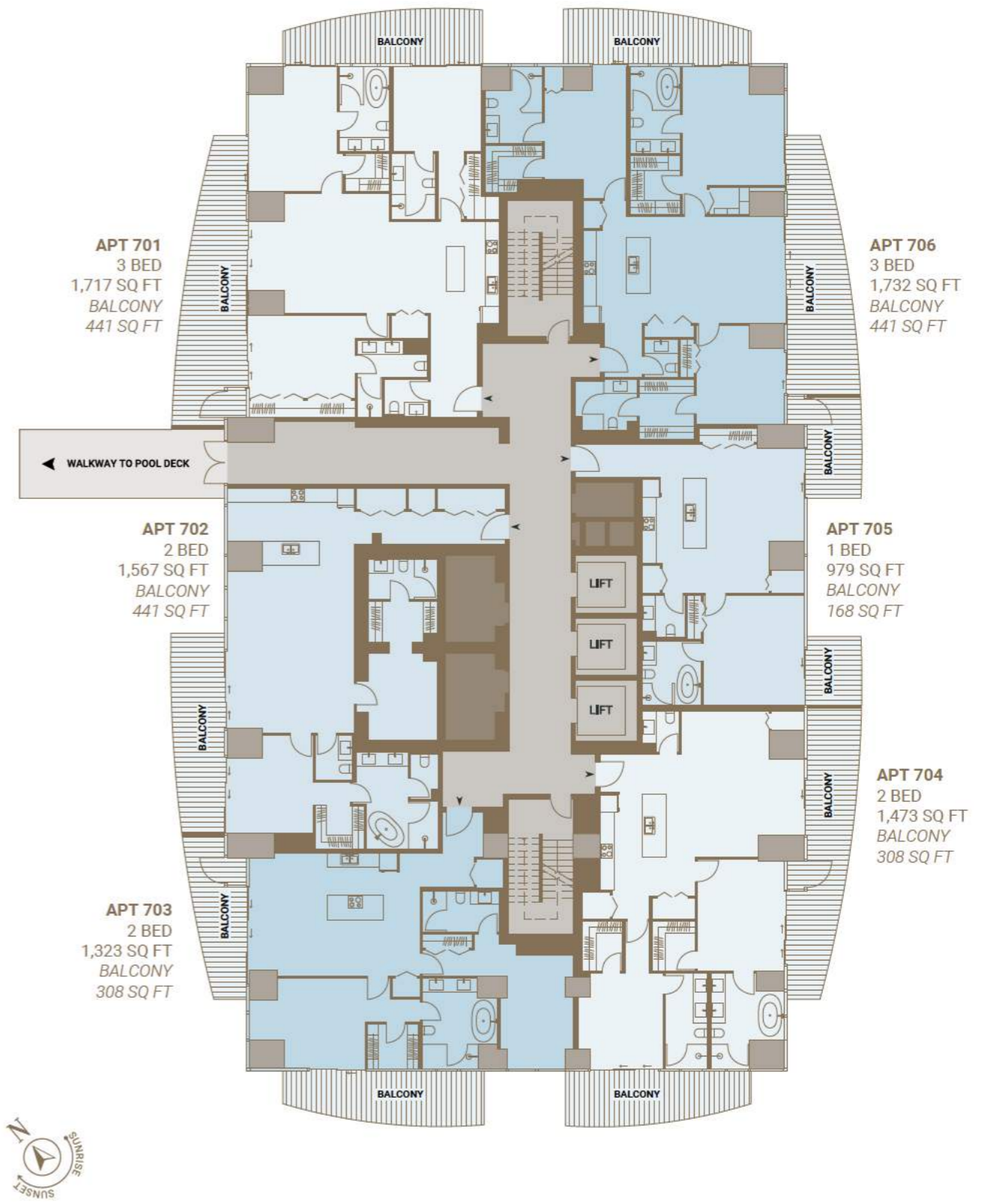
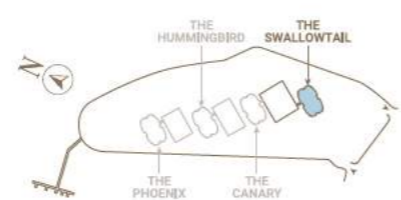
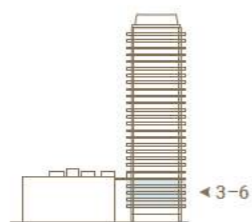


A computer generated image of a part of a typical classic kitchen and living room.





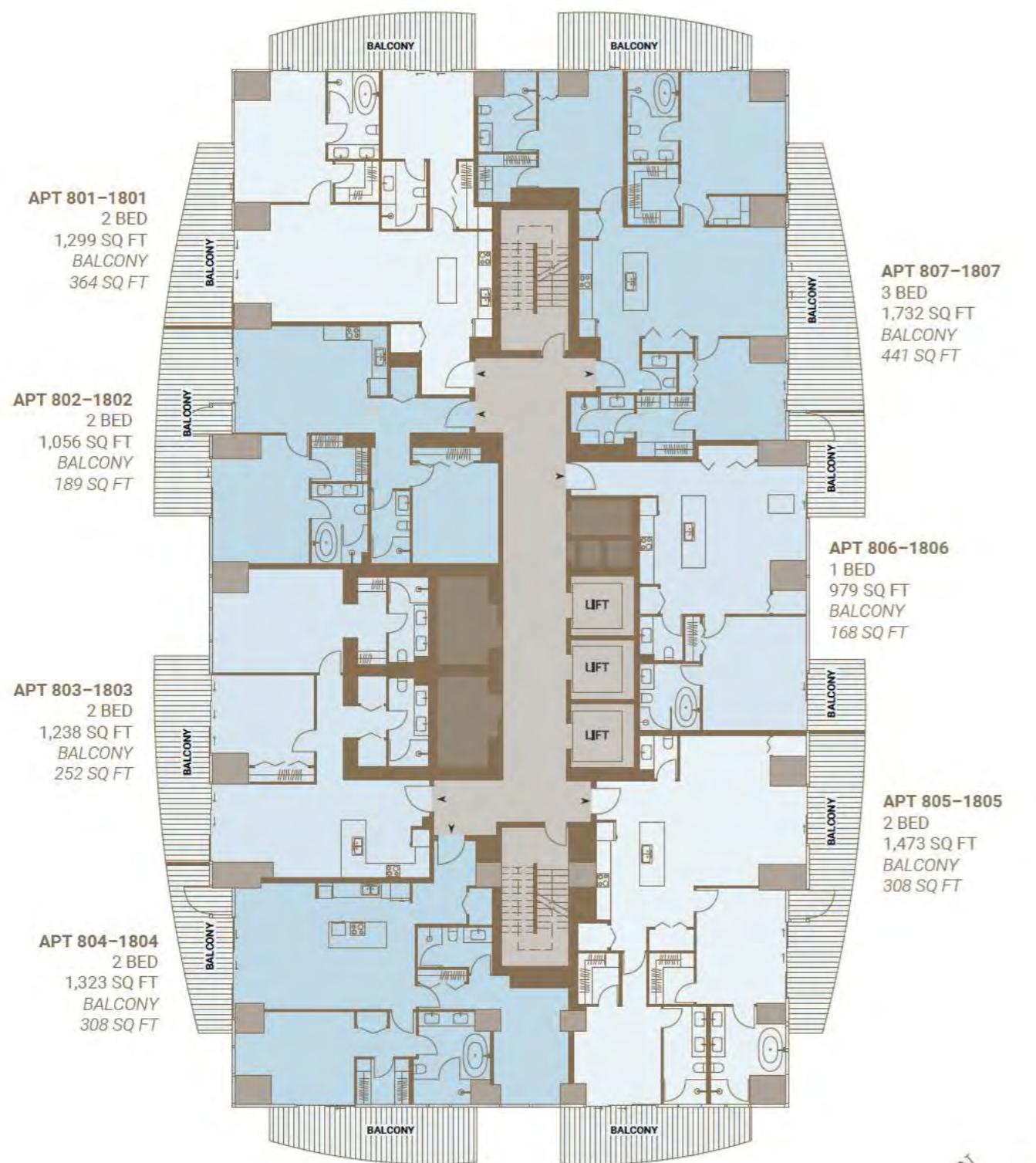
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7

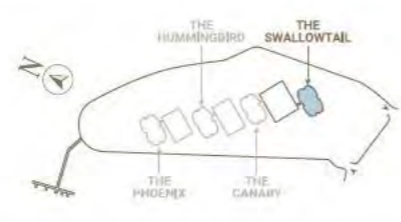
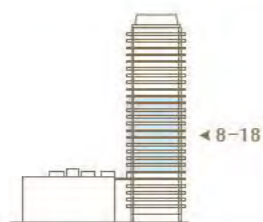
A computer generated image of a typical classic living room and terrace.



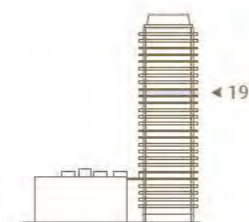
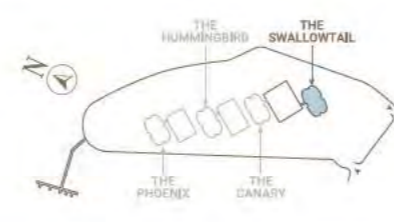


LEVEL ELEVATION THE PINNACLE

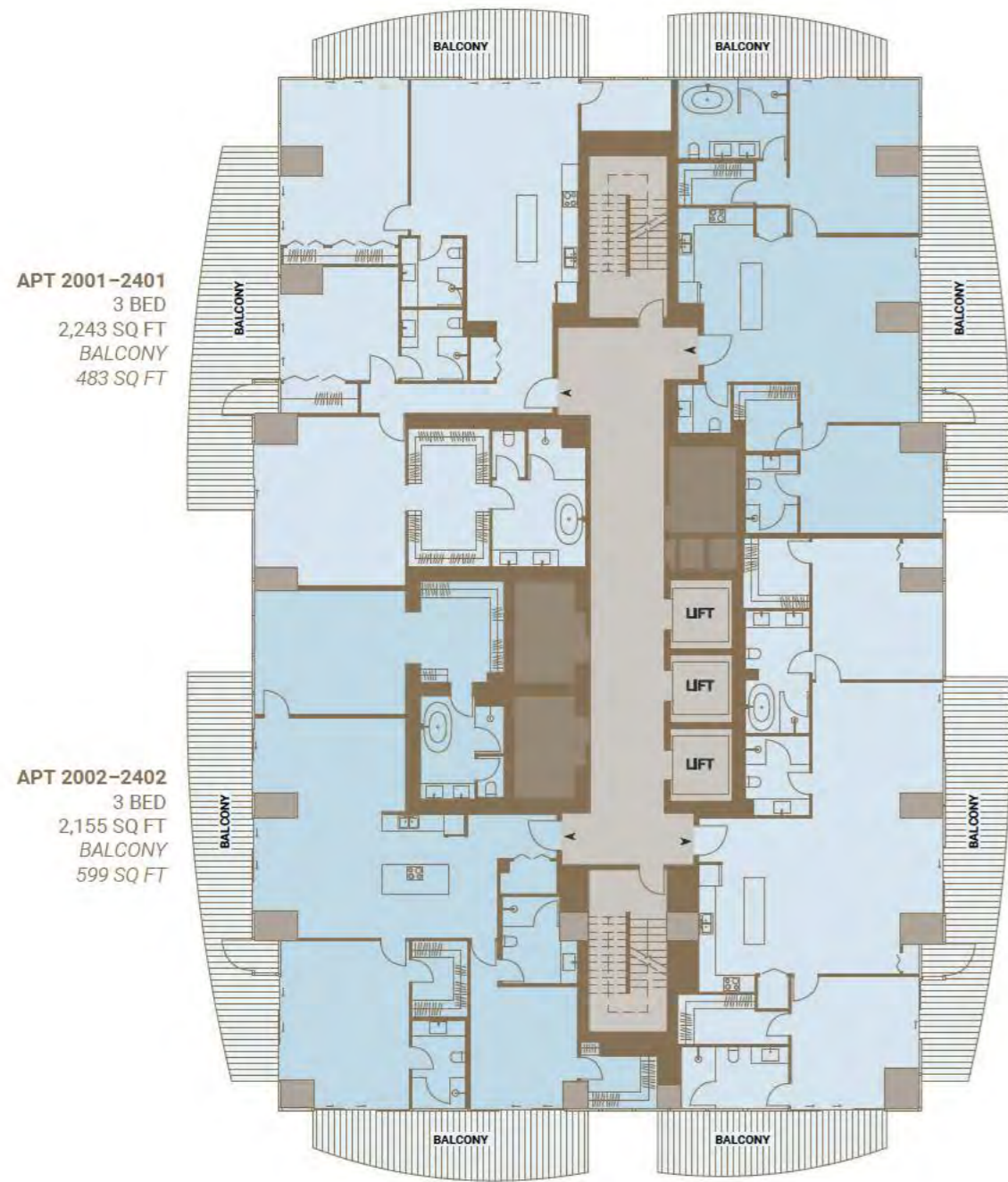
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THE PINNACLE ELEVATION LEVEL



19

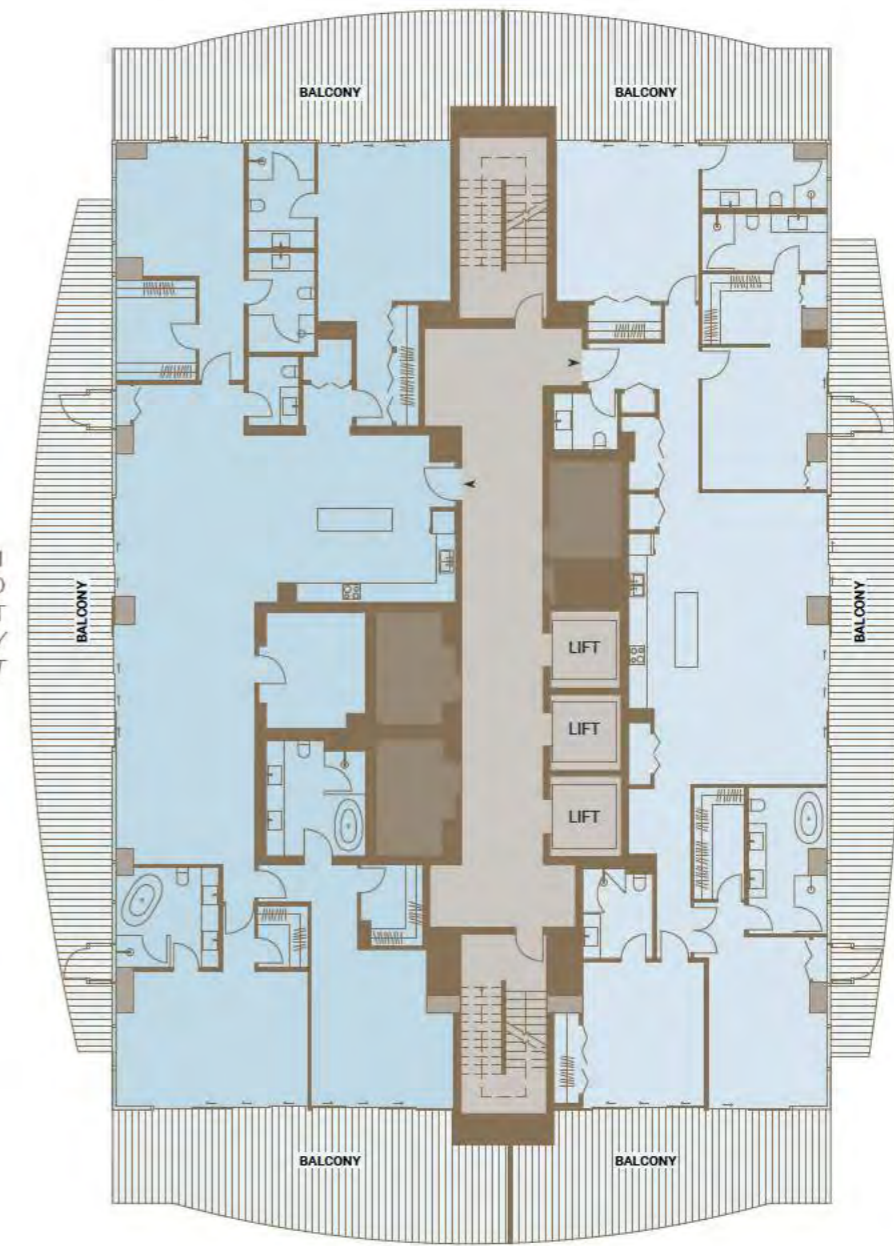
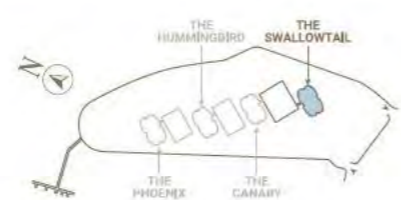
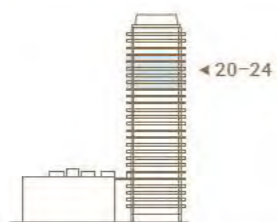


LEVEL

ELEVATION

THE PINNACLE

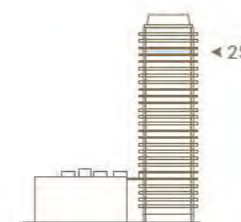
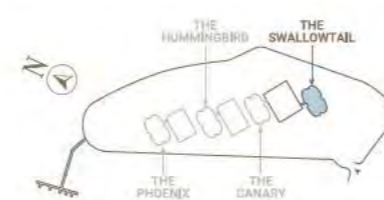
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THE PINNACLE

ELEVATION

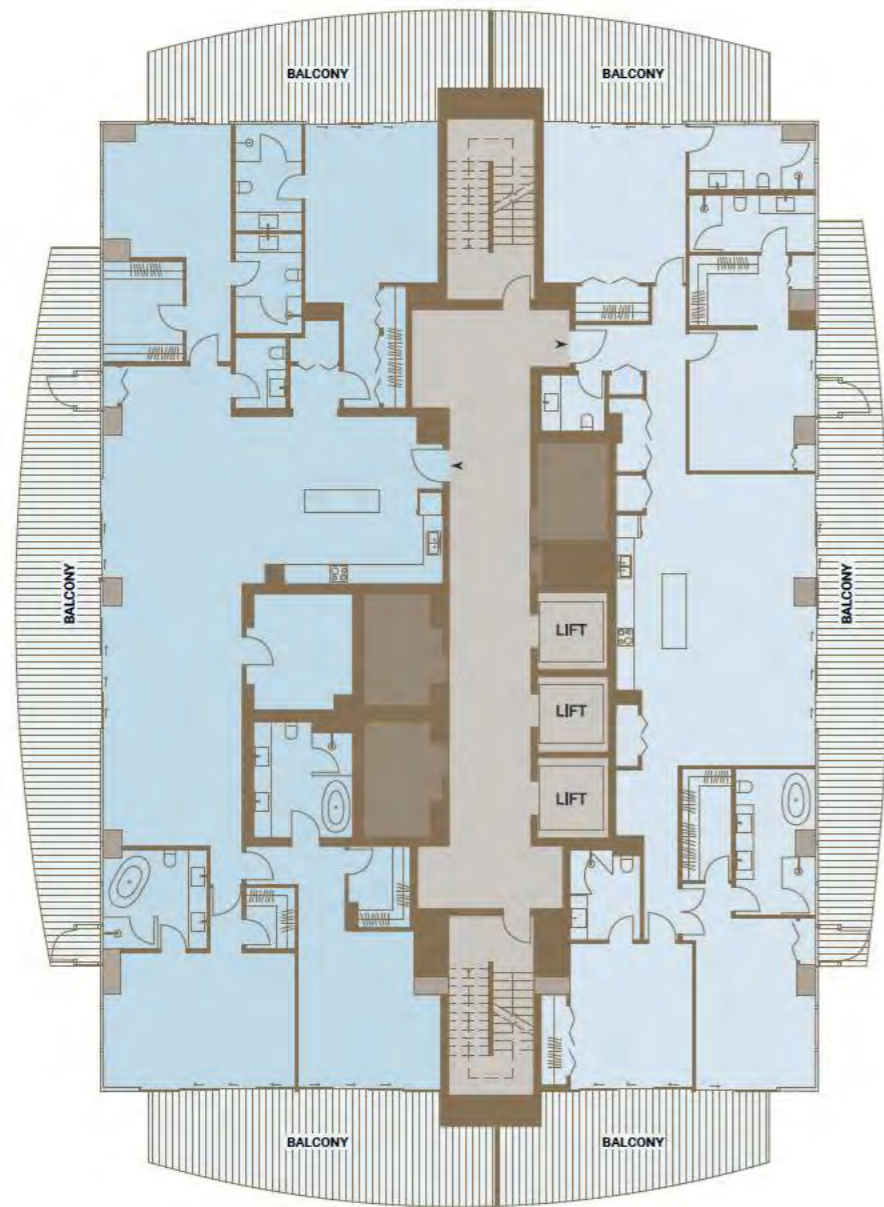
LEVEL



25



APT 2601  
4 BED  
3,403 SQ FT  
BALCONY  
1,920 SQ FT



APT 2602  
4 BED  
2,673 SQ FT  
BALCONY  
1,628 SQ FT

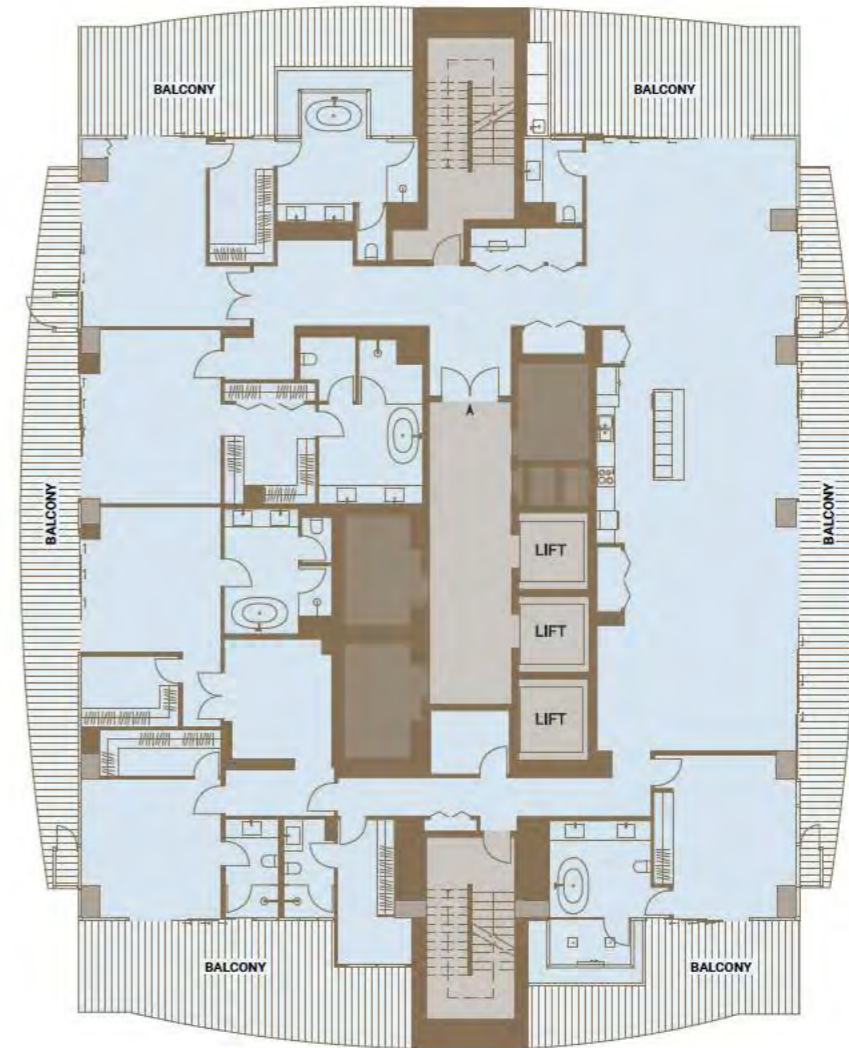
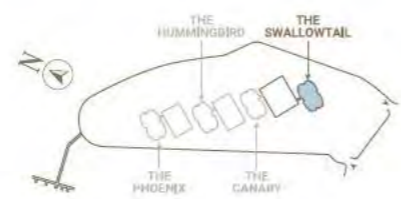
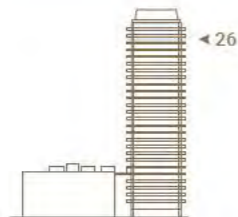


LEVEL

ELEVATION

THE PINNACLE

26



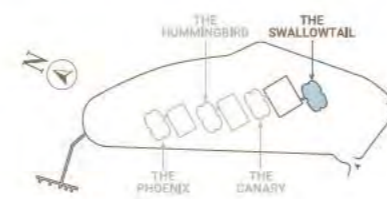
APT 2701  
5 BED  
5,048 SQ FT  
BALCONY  
2,061 SQ FT



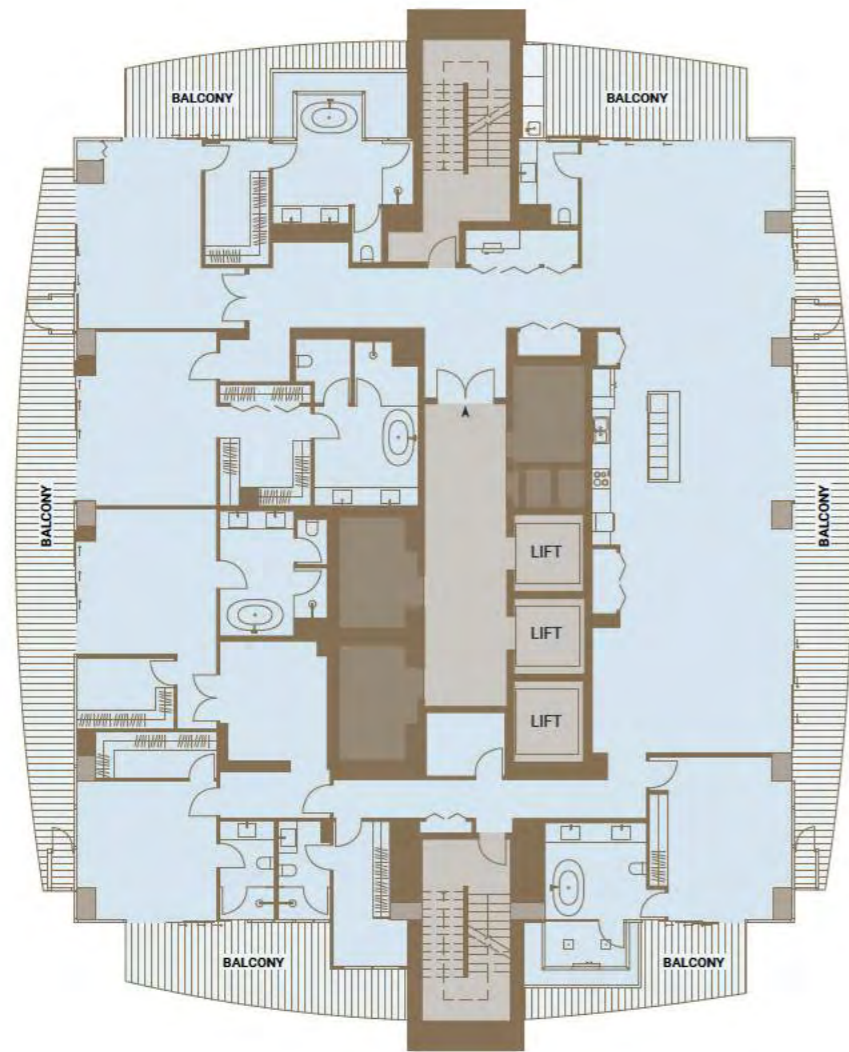
THE PINNACLE

ELEVATION

LEVEL



27



**APT 2801**  
 5 BED  
 5,048 SQ FT  
 BALCONY  
 1,567 SQ FT

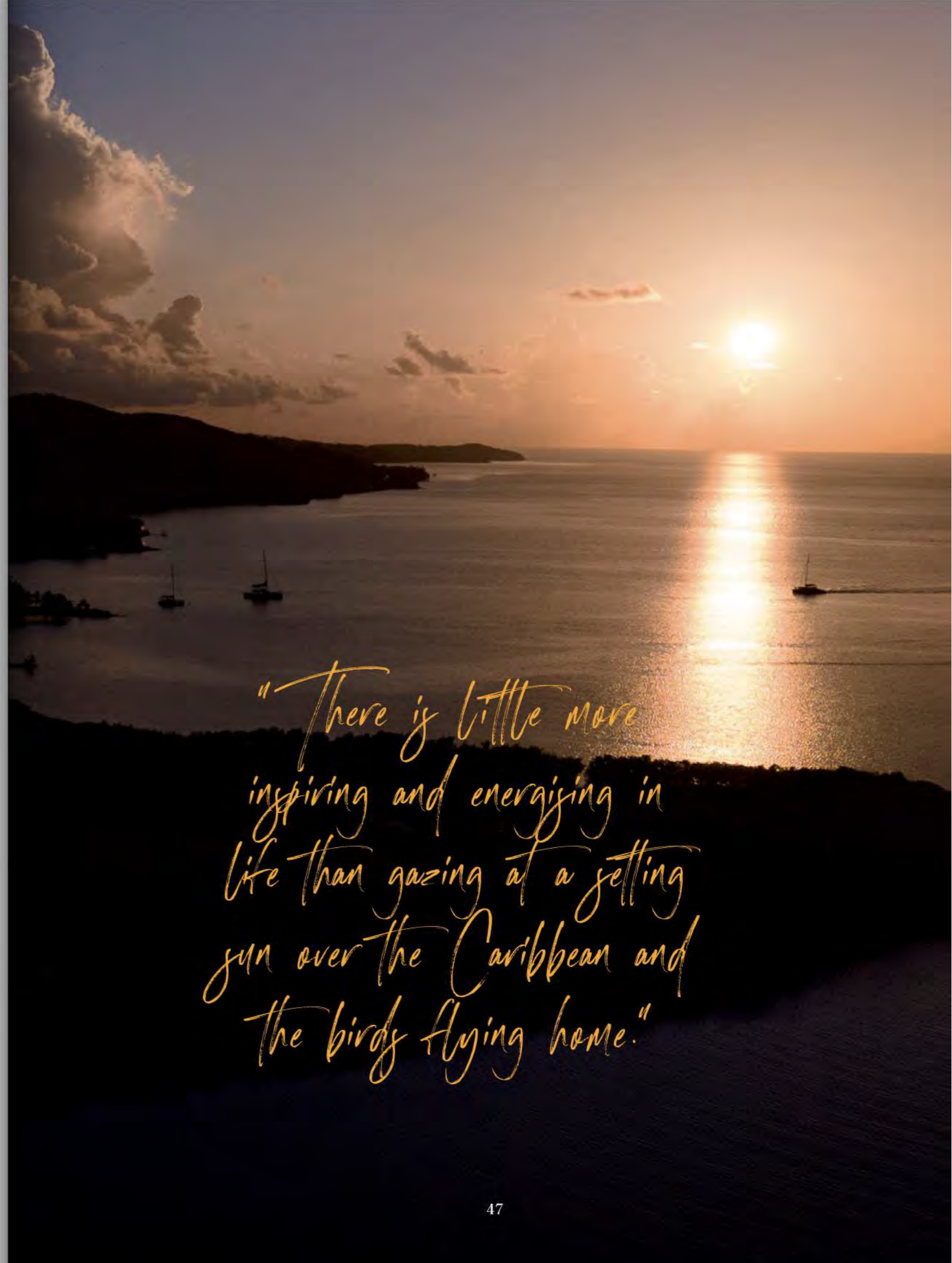
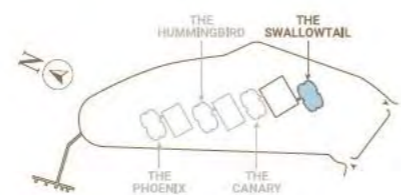
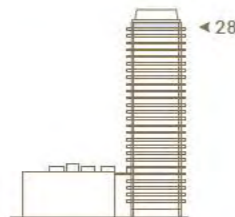


LEVEL

ELEVATION

THE PINNACLE

**28** Penthouse



*"There is little more  
 inspiring and energising in  
 life than gazing at a setting  
 sun over the Caribbean and  
 the birds flying home."*



# Detailing the Apartments

## Interior Finishes

- Engineered timber flooring/porcelain tiles to hallway, kitchen and living room
- Painted plasterboard ceilings, walls, skirting and architraves
- Timber internal apartment doors
- Engineered timber flooring to the bedroom(s)
- Built-in wardrobe with sliding doors to master bedroom
- Contemporary and high-quality ironmongery throughout
- Utility closets housing washer/dryer, data, and heat interface units
- Category 5 hurricane resistant glass sliding doors to balconies and terraces
- 100% FSC certified timber used throughout
- Non-toxic materials used for interior finishes throughout

## Kitchens

- Bespoke contemporary kitchen with soft close doors and drawers
- Composite quartz worktop
- Under-counter stainless steel sink with mixer tap
- Quartz counter to ceiling kitchen backsplash with finish appropriate to the style of each palette
- Energy-efficient ceiling downlighters and under-cabinet lights
- All appliances energy efficient (A rated) Frigidaire Gallery/Bosch or similar
- Integrated electric oven
- Integrated induction 4 plate hob and ventilation hood with integrated heat recovery unit
- Integrated full-height fridge/freezer
- Integrated multi-function dishwasher
- Space saving recycling bin

## Bathrooms

- Contemporary sanitaryware
- Soaking bath with shower and glass shower screen
- Thermostatic bath/rain shower mixer showerhead
- Semi-inset basin with mixer tap
- Composite quartz vanity top with storage
- Dual flush WC with concealed cistern and soft-close seat
- Ceramic tiles and composite timber wall treatment to full extent of walls and floor
- Storage cabinet with mirrored door, integrated shaver socket and under-cabinet lighting
- Towel rail and robe hooks

## En-suites\*

- Contemporary sanitaryware
- Shower tray and glass shower screen
- Thermostatic rain shower mixer with shower head
- Semi-inset basin with mixer-tap
- Composite quartz vanity top
- Dual flush WC with concealed cistern and soft close seat
- Ceramic tiles and composite timber wall treatment to full extent of walls and floor
- Storage cabinet with mirrored door, integrated shaver socket and under-cabinet lighting
- Towel rail and robe hooks

## Balconies\*

- Well-proportioned balconies with feature metal railing balustrades and glazing

## Temperature Control Systems

- Centralised Combined Heat and Power (CHP) system, providing individually metered heating and hot water to each home
- Air conditioning with individual thermostatic temperature AC controls to living room and bedroom(s) in each unit

## Building Fabric

- Reinforced concrete frame and slabs on pile foundations retrofitted with exterior tinted glazing

## Electrical Fittings

- Energy-efficient (LED) recessed ceiling downlighters and wall sconces in living/kitchen/dining spaces, corridors, bathrooms/en-suites
- Pendant lighting and wall sconces to bedrooms and provision to kitchen
- Television points and data sockets in living room and master bedroom
- Condensing washer/dryer unit in utility closet
- Contemporary white switch plates and sockets
- Filtered fresh-air mechanical ventilation with heat recovery to each home
- Task lighting to underside of kitchen wall units and bathroom cabinets
- Shaver socket integrated in bathroom cabinets
- Hyper-fast, rock solid broadband



A computer generated image of a typical classic bedroom and balcony.



## Management and Security

- 24-hour concierge service
- Bespoke concierge desk to entrance lobby
- Secure electronic access control to the buildings
- CCTV system in public realm and building entrances
- Multi-locking system to front door
- Video door entry system
- Interconnected mains supply smoke/heat detection system with battery back-up
- Sprinkler system to each home
- 24hr security at entrance to The Pinnacle estate

## Internal Communal Areas

- Dedicated residents' rooms with meeting and event facilities
- Dedicated and well-equipped gym and fitness facilities
- Passenger lifts and fire stairs serving all floors within each building
- Carpet floor finish and painted walls to upper level communal corridors
- Communal ground floor refuse/recycling store
- Parcel storage on ground floor
- Post boxes located in close proximity to each lift core within the ground floor lobby spaces

## External Communal Areas

- Landscaped and hardscape public areas around the development
- Communal elevated swimming pool area, with barbecue facilities, cabanas and separate children's areas
- Landscaped river flowing through The Pinnacle with beach areas and private lounging spaces
- Golf cart accessibility to communal areas
- Membership to the exclusive Mangrove Club, with restaurant, spa and fitness facilities, alongside tennis and multi-sports courts

## Transport

- Cycle storage provisions in lockable communal stores
- Car parking spaces available (information available on request)



A computer generated image of a part of a typical classic bathroom and balcony.





## Detailing the Penthouses

### Interior Finishes

- Poured Terrazzo flooring to hallway, kitchen and living room
- Painted plasterboard ceilings, walls, skirting and architraves
- Timber internal apartment doors
- Bespoke timber wall treatment to living room with cove lighting
- Engineered teak timber flooring to the bedrooms
- Built-in wardrobe with sliding doors to master bedroom
- Contemporary and high-quality ironmongery throughout
- Utility closets housing washer/dryer, data, and heat interface units
- Category 5 hurricane resistant glass sliding doors to balconies and terraces
- 100% FSC certified timber used throughout
- Non-toxic materials used for interior finishes throughout
- Baldwin Millwork hardware
- Lumens ceiling fans

### Kitchens

- Bespoke contemporary kitchen with soft close doors and drawers
- Grade A quartz worktop
- Double stainless steel barn sink with touchless mixer tap
- Quartz counter to ceiling kitchen backsplash with finish appropriate to the style of each palette
- Energy-efficient ceiling downlighters and under-cabinet lights
- All appliances Bosch and Wolf
- Integrated double oven system
- Integrated induction 4 plate hob and ventilation hood with integrated heat recovery unit
- Integrated full-height fridge/freezer
- Integrated multi-function dishwasher
- Space saving recycling bin

### Bathrooms

- Contemporary sanitaryware
- Soaking bath with shower and glass shower screen
- Thermostatic bath/rain shower mixer showerhead
- Grade A porcelain floor tiles
- Grade A porcelain wall tiles with specialized timber floor to ceiling wall treatment
- Floating Toto WC dual flush with concealed cistern and soft seat
- Grohe faucets and fittings
- Semi-inset basin with mixer tap
- Quartz top with storage
- Storage cabinet with mirrored door, integrated shaver socket and under-cabinet lighting
- Towel rail and robe hooks

### En-suites\*

- Contemporary sanitaryware
- Shower tray and glass shower screen
- Thermostatic rain shower mixer with shower head
- Semi-inset basin with mixer-tap
- Quartz vanity top
- Dual flush WC with concealed cistern and soft close seat
- Porcelain tiles and composite timber wall treatment to full extent of walls and floor
- Storage cabinet with mirrored door, integrated shaver socket and under-cabinet lighting
- Towel rail and robe hooks

### Balconies\*

- Large Grade A porcelain tiles to floors
- Well-proportioned balconies with feature metal railing balustrades and glazing

### Temperature Control Systems

- Centralised Combined Heat and Power (CHP) system, providing individually metered heating and hot water to each home
- Air conditioning with individual thermostatic temperature AC controls to living room and bedroom(s) in each unit

### Building Fabric

- Reinforced concrete frame and slabs on pile foundations retrofitted with exterior tinted glazing

### Electrical Fittings

- Energy-efficient (LED) recessed ceiling downlighters and wall sconces in living/kitchen/dining spaces, corridors, bathrooms/en-suites
- Lumens lighting
- Pendant lighting and wall sconces to bedrooms and provision to kitchen
- Television points and data sockets in living room and master bedroom
- Condensing washer/dryer unit in utility closet
- Contemporary white switch plates and sockets
- Filtered fresh-air mechanical ventilation with heat recovery to each home
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- Shaver socket integrated in bathroom cabinets
- Hyper-fast, rock-solid broadband

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- 24-hour concierge service
- Bespoke concierge desk to entrance lobby
- Secure electronic access control to the buildings
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- Multi-locking system to front door
- Video door entry system
- Interconnected mains supply smoke/heat detection system with battery back-up
- Sprinkler system to each home
- 24hr security at entrance to The Pinnacle estate



\*Where applicable

A computer generated image of a typical penthouse bathroom and view.



## Internal Communal Areas

- Dedicated residents' and children's rooms with meeting and event facilities
- Dedicated and well-equipped gym and fitness facilities
- Passenger lifts and fire stairs serving all floors within each building
- Carpet floor finish and painted walls to upper level communal corridors
- Communal ground floor refuse/recycling store
- Parcel storage on ground floor
- Post boxes located in close proximity to each lift core within the ground floor lobby spaces

## External Communal Areas

- Landscaped and hardscape public areas around the development
- Communal elevated swimming pool area, with barbecue facilities, cabanas and separate children's areas
- Landscaped river flowing through The Pinnacle with beach areas and private lounging spaces
- Golf cart accessibility to communal areas
- Membership to the exclusive Mangrove Club, with restaurant, spa and fitness facilities, alongside tennis and multi-sports courts

## Transport

- Cycle storage provisions in lockable communal stores
- Car parking spaces available (information available on request)

A computer generated image of a typical penthouse master bedroom.





*A view across the lagoon towards Montego Bay from one of the apartments at The Pinnacle.*



## Sales Gallery

**The Pinnacle**  
Reading Peninsula  
Montego Bay, St. James  
Jamaica

[sales@thepinnaclejamaica.com](mailto:sales@thepinnaclejamaica.com)



[thepinnaclejamaica.com](http://thepinnaclejamaica.com)

A development by



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Similarly, site plans and floor plans and any other development layouts are intended for illustrative purposes only and should be treated as general guidance only. Dimensions of the floor plans should not be used for flooring or fittings. Specifications are also subject to change as necessary without notice. The layout which includes the parking garages, commercial building, recreational areas and common areas, and open spaces are subject to change to reflect changes in the planning permission for the development.

Site plans, landscaping, dimensions, specifications, are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. As with any new development there may be ongoing planning matters and consents that may result in these views changing over time. September 2023.

Please speak with our sales advisor for further details.





Naturally the best address  
in Jamaica.