



Team Villas

Maracas, St. Joseph
Trinidad

ABOUT US

Carmino Properties International Limited (CPIL) is a privately owned real estate company that was founded in 2008. We offer a wide range of services, including property sales, property rentals, property management and project development.

We are committed to providing our clients with the highest level of quality, honesty and personalized service. We believe that every client is unique, and we strive to tailor our services to meet their individual needs.

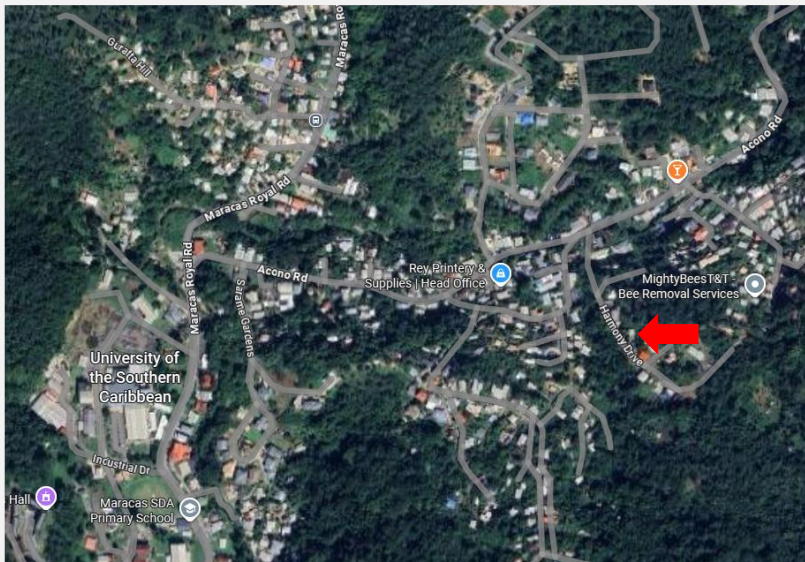
At Carmino Properties International, we are dedicated to making quality housing accessible for everyone. Our Projects Department oversees the development and upkeep of both residential and commercial properties, ensuring they meet the highest standards for our clients.

We are passionate about creating affordable, modern homes for families in the lower-income bracket, helping to make homeownership a reality for more people. Additionally, we identify and acquire building that offer strong investment potential, contributing to the growth and revitalization of communities.

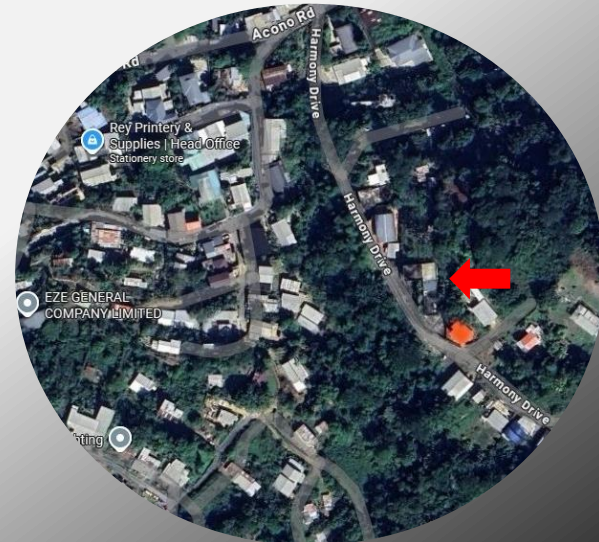
THE COMMUNITY & PROJECT SITE

Nestled in the lush foothills of the Northern Range, Maracas, St. Joseph offers a serene residential setting just minutes from the hustle and bustle of the East-West Corridor. Known for its cool breezes, natural beauty, and tranquil atmosphere, this area is perfect for those seeking a peaceful lifestyle with convenient access to schools, shopping, and major roadways.

SITE MAP



Aerial View of Maracas, St. Joseph



WELCOME TO

Team Villas

Nestled on a gentle hillside, this charming property offers a limited selection of cozy one- and two-bedroom apartment units—perfect for first-time homeowners or savvy investors. Perched at an elevated vantage point, residents can enjoy sweeping views of the majestic Northern Range mountains from the comfort of their homes.

The fully fenced compound provides added peace of mind and includes convenient on-site parking for residents. A shared laundry area adds to the practicality of these thoughtfully designed units. Whether you're looking for a quiet place to call home or a smart investment, these apartments combine comfort, convenience, and natural beauty in one inviting package.

TEAM VILLAS – MARACAS, ST JOSEPH

UNIT AVAILABILITY

TWO BEDROOM UNITS

Unit 61A - \$850,000.00

Unit 61B - \$850,000.00

Unit 61C - \$850,000.00

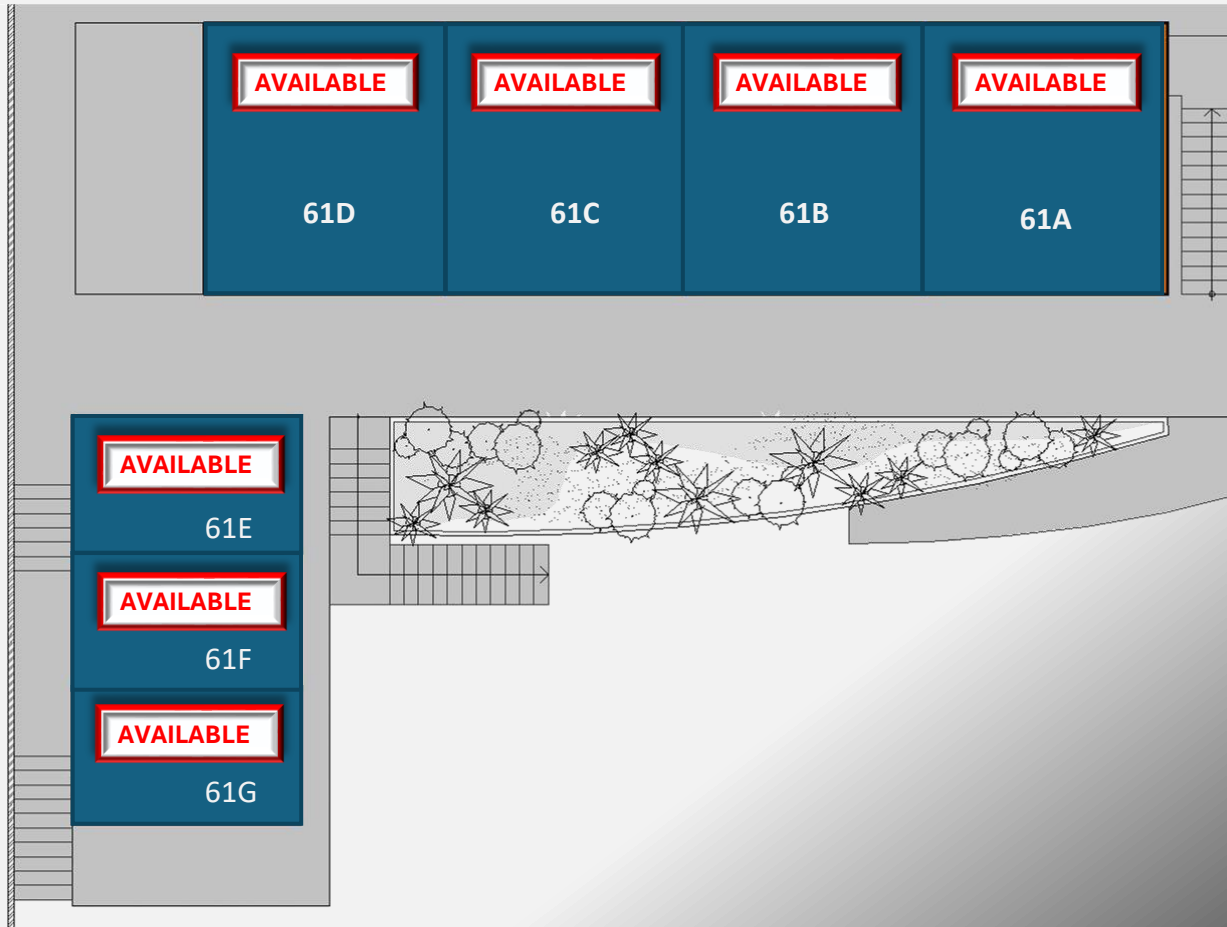
Unit 61D - \$850,000.00

ONE BEDROOM UNITS

Unit 61E - \$420,000.00

Unit 61F - \$420,000.00

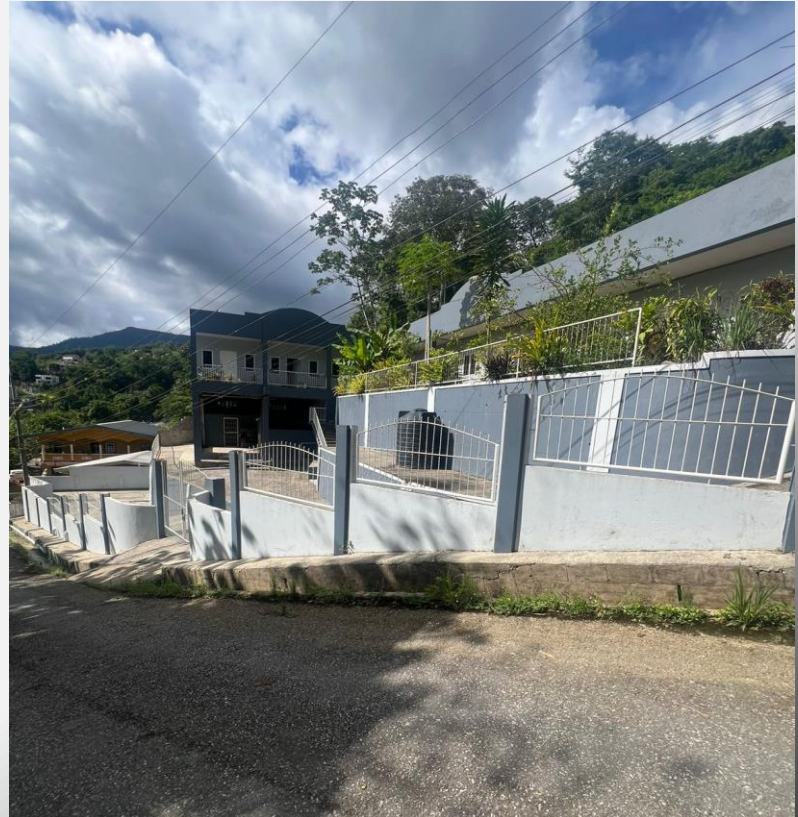
Unit 61G - \$420,000.00



PROPERTY PICTURES – BUILDING EXTERIOR



View of Building Frontage



PROPERTY PICTURES – APARTMENT INTERIOR



View of Living Room



View of One Bedroom Unit's Bathroom



View of Two Bedroom Unit's Bathroom



View of Bedroom

SCOPE OF WORKS (subject to change)

Outlined below are the detailed tasks to be completed on the compound before the formal transfer to the Management Company.

- Remove all debris from around the property (if any).
- Power wash perimeter walls.
- Clean guttering and eaves.
- Service water pump.
- Repair or replace external doors where necessary.
- Repair all windows and replace glass where necessary.
- Inspect plumbing and repair where necessary.
- Inspect electrical and repair where necessary.
- Paint separation lines for parking.
- Install solar lights around the property.
- Install new garbage bin.
- Install security cameras around building
- Paint building exterior (where necessary)
- Paint perimeter wall and front gate.
- Install and number Mailboxes

PAST PROJECTS

Canary Courts, Mt. Lambert



BEFORE & AFTER

www.carminoproperties.com



BEFORE & AFTER

www.carminoproperties.com



Reid Courts, Arima

PURCHASING PROCESS

- Submit documents to CPIL to determine how much you can qualify for.
- View Property according to your budget.
- Assign you to a specific mortgage officer with one of the financial institutions we work with (TTMB, JMMB, Scotiabank, Republic, FCB, CFC).
- Review and execute Contract with Terms & Conditions agreed upon.
- Transfer Downpayment to:
 - Carmino Properties International Limited.
 - Scotiabank Maraval Branch No. 95315
 - Checking Account No. 3892149
- A receipt will be provided by CPIL confirming receipt of funds.
- A member of the CPIL team would liaise with you and your officer on a daily to weekly basis for documents required by your mortgage officer.
- All Purchasers would be updated on a weekly basis on the progress of the closing.

OUR THIRD-PARTY SERVICE PROVIDERS

LAWYERS

- Pollonais, Blanc, de La Bastide & Jacelon

VALUATORS

- Charles Lawrence & Associates

SURVEYOR

- Mr. Andre Felix- Certified Surveyor

FINANCERS

- Trinidad & Tobago Home Mortgage Bank (TTMB)
- JMMB Bank Limited

We sincerely appreciate your interest and the opportunity to collaborate. We are eager to foster partnerships that drive positive change in communities and aligning with our mission:

'Enhancing lives, one home at a time.'



Call: 1-868-326-5600