NILKCAM

DEVELOPMENTS

COMPANY PROFILE

CURATED DEVELOPMENTS, ENDURING VALUE

DEVELOPMENT • INVESTMENT ADVISORY • SALES • PROPERTY MANAGEMENT

Boutique luxury developments thoughtfully designed for discerning homeowners and international investors seeking exceptional lifestyle, capital appreciation, and sustainable rental income.



BOUTIQUE DEVELOPMENTS

PREMIUM LOCATIONS

INTEGRATED SERVICES

LONG-TERM VALUE

OUR PHILOSOPHY

Curating Caribbean Living. Creating Enduring Value.

A DEVELOPER BUILT FROM EXPERIENCE

Nilkcam Developments was founded on a simple belief: exceptional real estate begins with understanding how people truly live, invest, and experience a destination.

Before entering property development, Dr. Dominic Peterkin spent more than seven years building and operating a successful portfolio of premium short-term rental properties in Montego Bay, welcoming hundreds of international guests and gaining firsthand insight into the expectations of discerning homeowners and investors.

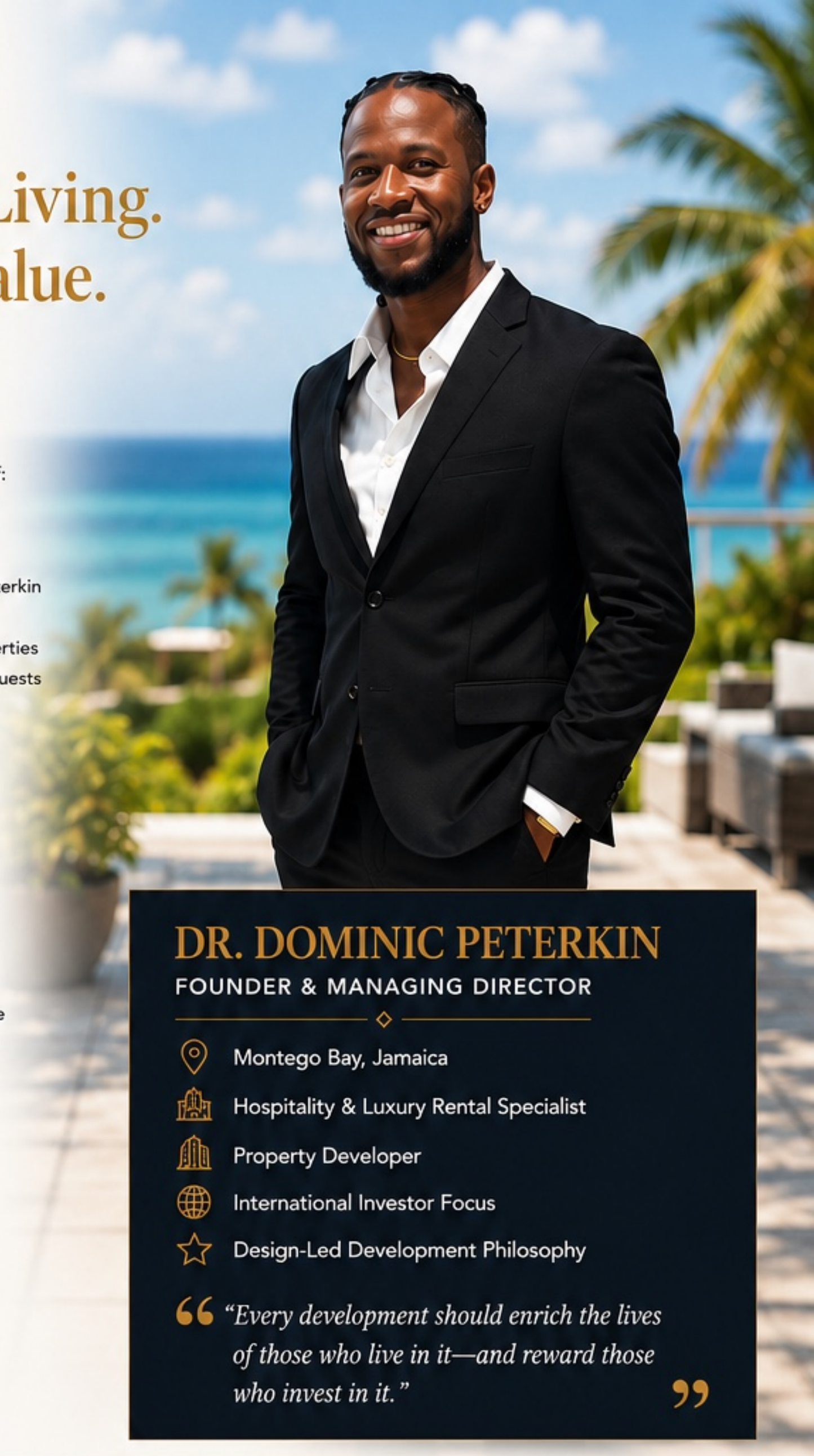
A DIFFERENT PERSPECTIVE

That experience shaped a development philosophy centered on thoughtful design, effortless ownership, and long-term investment performance.

Every decision—from location selection and architecture to amenities and property management—is made with both lifestyle and lasting value in mind.

OUR COMMITMENT

Today, Nilkcam Developments creates boutique residential communities that combine timeless design, premium craftsmanship, and integrated ownership services—delivering exceptional living experiences while building enduring value for homeowners and investors alike.



DR. DOMINIC PETERKIN

FOUNDER & MANAGING DIRECTOR

- Montego Bay, Jamaica
- Hospitality & Luxury Rental Specialist
- Property Developer
- International Investor Focus
- Design-Led Development Philosophy

> *"Every development should enrich the lives of those who live in it—and reward those who invest in it."*

7+ YEARS HOSPITALITY EXPERIENCE

100+ INTERNATIONAL GUESTS & OWNERS SERVED

100% FIVE WEST SELL-OUT

OUR INTEGRATED DEVELOPMENT MODEL

LAND ACQUISITION → ARCHITECTURE & DESIGN → CONSTRUCTION & DEVELOPMENT → SALES & MARKETING → LEGAL SERVICES

MORTGAGE ASSISTANCE → INTERIOR DESIGN & FURNISHING → PROPERTY MANAGEMENT → RENTAL MANAGEMENT → INCOME & ASSET GROWTH

From Land to Legacy.

THE NILKCAM ADVANTAGE

One Vision. Every Stage of Ownership.

Unlike traditional developers, Nilkcam remains your partner long after construction is complete—guiding every stage of ownership from acquisition to wealth creation.



A fully integrated ecosystem delivering exceptional living experiences and long-term value for homeowners and investors.

7+ YEARS IN HOSPITALITY

100+ INTERNATIONAL GUESTS & OWNERS SERVED

100% FIVE WEST SELL-OUT



From Land to Legacy.

NILKCAM DEVELOPMENTS

OUR LOCATION. YOUR ADVANTAGE.

WHY MONTEGO BAY

JAMAICA'S PREMIER INVESTMENT DESTINATION

Vibrant Today. Exceptional Tomorrow.

Montego Bay combines natural beauty, world-class tourism infrastructure, and a thriving real estate market—creating unmatched opportunities for investors seeking lifestyle, rental income, and long-term value in the Caribbean.



4M+
ANNUAL VISITORS
and growing steadily year over year

15
MINUTES
from Sangster International Airport

300+
DAYS OF SUNSHINE
year-round tropical climate

#1
CRUISE PORT
in Jamaica with over 1.6M passengers (2023)

STRONG GROWTH
in tourism, infrastructure & short-term rental demand

A DESTINATION THAT HAS IT ALL



WORLD-FAMOUS BEACHES
Seven Mile Beach, Doctor's Cave Beach, Cornwall Beach



GLOBAL ACCESS
Sangster International Airport with direct flights from major cities across North America



VIBRANT ENTERTAINMENT
The Hip Strip offers dining, shopping, nightlife and cultural experiences



CHAMPIONSHIP GOLF
World-class courses at Tryall, Round Hill & Half Moon minutes away



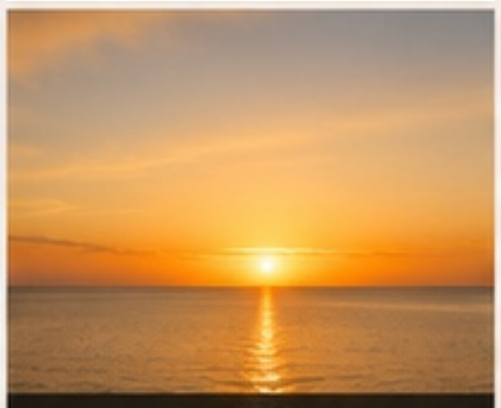
MARINA & YACHTING
Montego Bay Yacht Club and marinas for the ultimate coastal lifestyle



LUXURY RESORTS
Round Hill, Half Moon, Iberostar, S Hotel and more



CRUISE & TOURISM HUB
Major cruise lines dock daily, bringing visitors year-round



STUNNING NATURAL BEAUTY
Breathtaking sunsets, crystal-clear waters and lush tropical landscapes



SHOPPING & AMENITIES
Blue Diamond Shopping Centre, Supermarkets, Banks, International Services



ICONIC ATTRACTIONS
Margaritaville, Rocklands Bird Sanctuary, Rose Hall and cultural landmarks.

"Strategically located. Beautifully connected. Montego Bay continues to be the Caribbean's most compelling real estate market."

IDEAL FOR INVESTORS

HIGH RENTAL DEMAND
Strong short-term rental market with high occupancy rates.

CAPITAL APPRECIATION
Growing infrastructure and tourism drive long-term property value.

STABLE & SECURE
Jamaica offers foreign ownership, political stability and investor protection.

PROOF OF EXECUTION

NILKCAM DEVELOPMENTS

FIVE WEST

WESTGATE HILLS, MONTEGO BAY

Modern Living. Elevated.

Five West is a boutique residential development that redefines modern Caribbean living. Thoughtfully designed and expertly executed, it reflects our commitment to quality, innovation, and enduring value.



FULLY SOLD OUT
100% of Units Sold to International Buyers

80%+ OCCUPANCY
Average Monthly Occupancy per Unit

INTERNATIONAL OWNERS
100% International Investor Base

SHORT TERM SUCCESS
Generating Strong Returns Through Short Term Rentals

FIVE WEST BY THE NUMBERS

- 100% SOLD BEFORE MLS LISTING
- 100% INTERNATIONAL BUYERS
- 80%+ AVERAGE MONTHLY OCCUPANCY
- PROFESSIONALLY MANAGED BY NILKCAM HOMES
- MONTHLY INVESTOR REPORTING WITH PERFORMANCE UPDATES
- HANDS-FREE OWNERSHIP EXPERIENCE WE HANDLE IT ALL

DEVELOPED BY. SOLD BY. MANAGED BY.

NILKCAM DEVELOPMENTS
Developer

NILKCAM HOMES
Sales & Property Management

From development to daily management, we deliver a seamless ownership experience. Our investors receive monthly performance updates, and we handle all property management and mortgage related affairs—giving you peace of mind and more time to enjoy the returns.

THE NILKCAM PROMISE

HANDS-FREE OWNERSHIP
We manage every detail, so you don't have to.

STRONG PERFORMANCE
Consistent occupancy and premium returns.

ASSET PROTECTION
Secure community with 24hr security.

ONGOING SUPPORT
Responsive team dedicated to your investment.

MORTGAGE ASSISTANCE
We assist with financing and related services.

> "A boutique development that proved thoughtful design and integrated management create exceptional investment outcomes."



OUR NEXT CHAPTER

NILKCAM DEVELOPMENTS

EQUINOX RESIDENCES

MONTEGO BAY, JAMAICA

Modern Luxury. Endless Horizons.

A boutique collection of 26 luxury residences designed for elevated island living. Panoramic ocean views, resort-inspired amenities, and world-class design come together to create a timeless investment in one of the Caribbean's most sought-after destinations.



26 LUXURY RESIDENCES
Thoughtfully designed 2 & 3 bedroom layouts

OCEAN & CITY VIEWS
Panoramic views of the Caribbean Sea & Montego Bay

ROOFTOP POOL & WELLNESS DECK
Resort-style amenities for mind, body & soul

24/7 SECURITY & CONTROLLED ACCESS
Gated community with professional security

PRIVATE PARKING & SECURE GARAGE
Ample parking with secure garage access

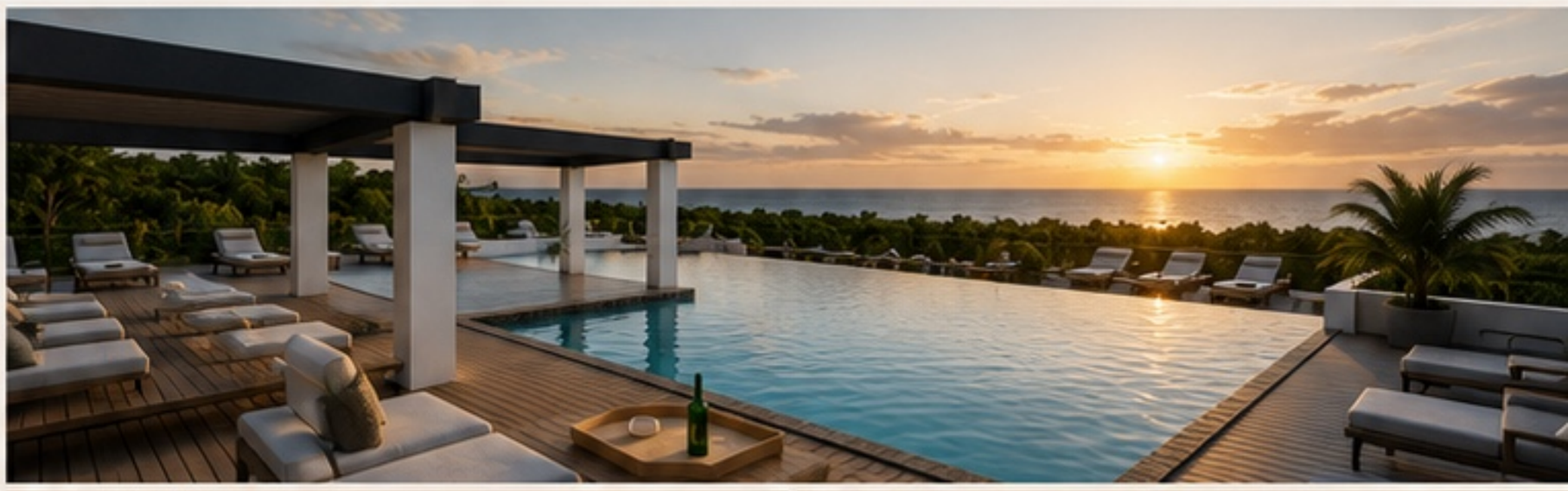
DESIGNED FOR LIFESTYLE. BUILT FOR PERFORMANCE.

MODERN ARCHITECTURE
Contemporary design with premium finishes.

RESORT AMENITIES
Rooftop pool, wellness deck, lounges & entertainment areas.

STRONG INVESTMENT
Montego Bay's growing demand drives long-term value.

PROFESSIONAL MANAGEMENT
Managed by Nilkcam Homes for seamless, hands-free ownership.







26 LUXURY RESIDENCES

360° OCEAN & CITY VIEWS

PRE-CONSTRUCTION LIMITED OPPORTUNITY TO INVEST EARLY

STRONG RETURNS SHORT TERM INCOME. LONG TERM VALUE.

"*EQUINOX RESIDENCES*
Where modern luxury meets the beauty of the Caribbean."

NILKCAM DEVELOPMENTS

CURATING CARIBBEAN LIVING.
CREATING ENDURING VALUE.

NILKCAM
DEVELOPMENTS

We are a fully integrated real estate development company.

- DESIGN & DEVELOPMENT
- SALES & MARKETING
- PROPERTY MANAGEMENT
- INTERIOR DESIGN & FURNISHING
- SHORT TERM RENTALS
- INVESTOR SUPPORT

LET'S BUILD THE FUTURE TOGETHER

Whether you're seeking a luxury residence, a passive income investment, or a trusted development partner, Nilkcam Developments provides the expertise, experience, and integrated services to help you invest with confidence.

NILKCAM DEVELOPMENTS

MONTEGO BAY, JAMAICA

nilkcamdevelopments@gmail.com

876 296 6772

www.nilkcam.com

nilkcamofficial