



CARMINO  
REALTY INTERNATIONAL

*Pioneer Heights*

Pioneer Drive, Petit Valley  
Trinidad

## ABOUT US

**Carmino Realty International Limited (CRIL)** 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 Realty 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.

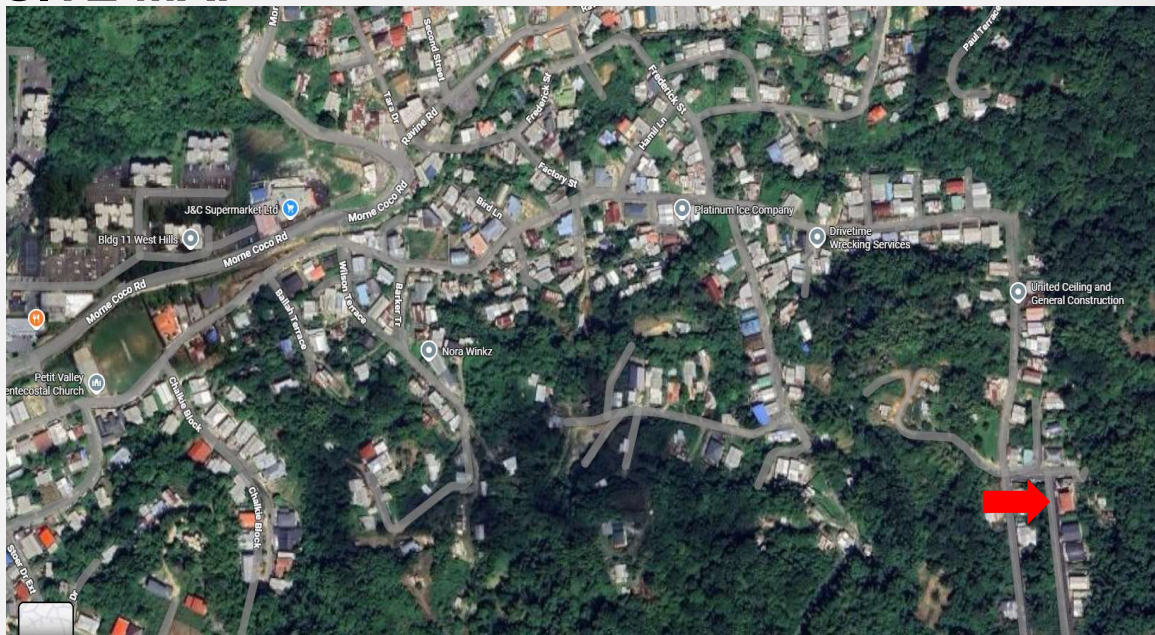
We are passionate about creating affordable, modern homes for families in the lower-income bracket, helping to make homeownership a reality for more people. Additionally, we identify and acquire building that offer strong investment potential, contributing to the growth and revitalization of communities.



# THE COMMUNITY & PROJECT SITE

Petit Valley is a well-established residential community located in the Diego Martin region. The area offers a desirable balance between suburban living and city convenience. Nestled against the Northern Range, Petit Valley enjoys cooler breezes and attractive hillside views. The neighborhood is popular with professionals, families, and retirees with quiet streets, strong sense of community, and easy access to essential amenities. Residents are minutes away from Westmall Shopping Centre, supermarkets, pharmacies, schools, restaurants, and banking facilities, as well as major roadways leading to Port of Spain and surrounding areas.

## SITE MAP



Aerial View of Petit Valley; Diego Martin

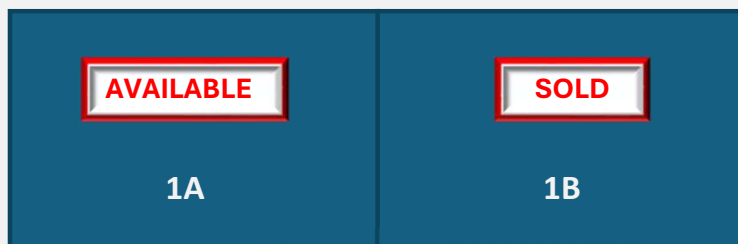
WELCOME TO

# *Pioneer Heights*

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

The fully fenced compound provides added peace of mind and includes convenient on-site parking for residents. 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.

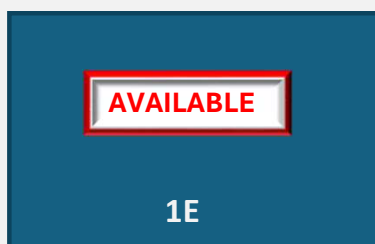
# PIONEER HEIGHTS– PETIT VALLEY UNIT AVAILABILITY



First Floor



Ground Floor



Lower Floor

## TWO BEDROOM UNITS

Unit 1A - \$799,000.00

Unit 1B - \$799,000.00

Unit 1C - \$799,000.00

Unit 1D - \$799,000.00

Unit 1E - \$799,000.

# PROPERTY PICTURES – BUILDING EXTERIOR



View of Building's Exterior



# PROPERTY PICTURES – APARTMENT INTERIOR



**View of Kitchen Area**



**View of Bathroom area with allowance for a Washer / Dryer**



**View of Living Room**



**View of Typical 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 and yard.
- Clean guttering and eaves.
- Clean water tanks and septic tank
- Service water pump.
- Repair windows where necessary.
- Inspect plumbing and repair where necessary.
- Inspect electrical and repair where necessary.
- 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](http://www.carminoproperties.com)

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Reid Courts, Arima

# PURCHASING PROCESS

- Submit documents to CRIL 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 Limited.
  - Scotiabank Maraval Branch No. 95315
  - Checking Account No. 3892149
- A receipt will be provided by CRIL confirming receipt of funds.
- A member of the CRIL 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 property at a time.'*



**Call: 1-868-326-5600**