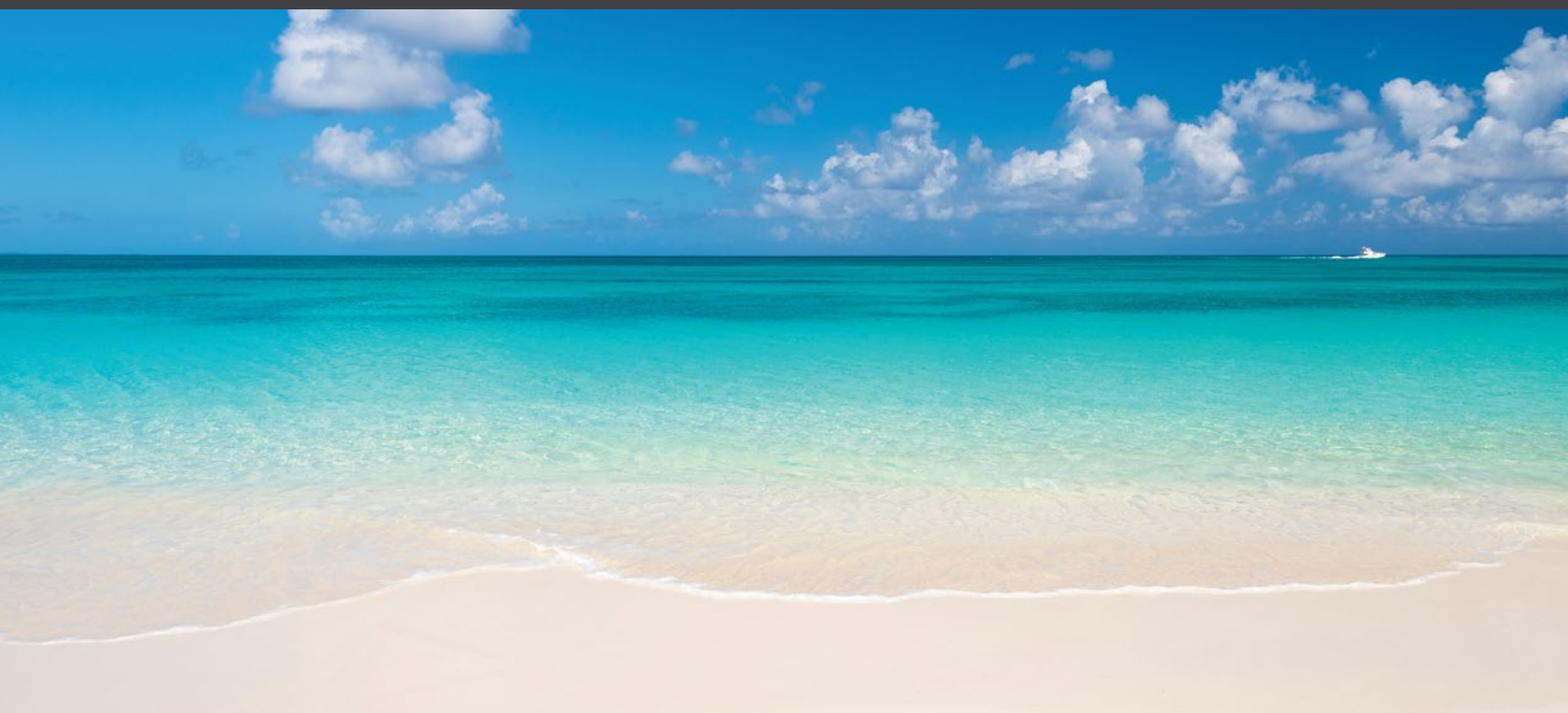


BE  
GRACE  
BAY



FRIENDS & FAMILY PREVIEW



# BE GRACE BAY

BE is proud to announce BE Grace Bay, its newest enclave of private beachfront villas, located on perhaps the most magnificent stretch of the world acclaimed Grace Bay Beach. BE Grace Bay is the most exclusive project in Grace Bay, with ten beach villas only on ten acres of manicured and native gardens, located in the finest section of Leeward, off Tranquility Lane.

Developed by the same team behind the lauded BE Beach Enclave and BE Long Bay, BE Grace Bay is designed to stand the test of time. Expanding on its philosophy of low density, sophisticated and barefoot Caribbean beach living, BE Grace Bay offers three tailor-made Simon Wood Associates villa plans, in a contemporary, yet classical and casual design that emphasizes openings to the white sand beach and gardens, private indoor and outdoor living and high ceilings within a fully managed and secured enclave. With an unprecedented list of amenities such as a fitness & sports area inclusive of tennis court, children's playground, reception, 24/7 on-site management, private beach club with discrete all-day service, and optional rental program, discerning buyers are sure to move quickly on Grace Bay's lowest density and most exclusive project.

This one of a kind luxury villa enclave, likely the very last opportunity to own a home within a managed property in the heart of Grace Bay Beach, is being partially released to a short list of insiders, ahead of the market launch in April 2016 and at an attractive introductory price. Purchasers may firm up their interest with the execution of a reservation agreement, along with a refundable deposit of \$100,000, to be converted at market launch.

Construction of the entire property is intended to start Fall 2016, with delivery as of Winter 2017/2018.





# MASTER PLAN

## Beach Villas

- A Garden Cottage and/or garage (optional)
- B Carport
- C Beach Lounge (optional)

## Amenities

- D Beach Club (towel and bottle service, outdoor shower, private beach cabanas for each home)
- E Yoga deck
- F Dune gardens
- G Fitness area (Fitness centre, tennis court, basketball hoop, bocce court)
- H Kids area (outdoor space with swings/jungle gym, outdoor game area)
- I Reception & concierge desk
- J Manager's apartment
- K Service Yard / back-of-house







VILLA DESIGN  
INSPIRATIONAL BOARD  
General Living





VILLA DESIGN  
INSPIRATIONAL BOARD  
Bedroom & Bathroom





VILLA DESIGN  
INSPIRATIONAL BOARD  
Kitchen & Dining





VILLA DESIGN  
INSPIRATIONAL BOARD  
Pool & Garden

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## AMENITIES

In addition to having Grace Bay Beach at its footstep, [BE](#) Grace Bay offers an unprecedented list of amenities to owners and guests. These are intended to include:

- 24/7 management presence on property, with an on-site reception and separate manager's apartment;
- Privacy and security, with gated entrance, fencing, camera and sensor monitoring, and professional security on property;
- Fitness and sports area, inclusive of a fully equipped fitness centre, lighted tennis court, half basketball court, and bocce court;
- Yoga deck located on the dune gardens, with breathtaking views of the ocean. The yoga deck will feature complimentary classes by Retreat Yoga and Wellness Studio, as well as preferred access for private classes;
- Private Beach Club, offering a discrete, all-day beach service inclusive of drinks, beach set-up with loungers, umbrellas and towel service, beach shower, and non-motorized watersports. Each home will have its own private beach cabana, inclusive of a deck, storage and built-in cooler.
- Children's playground, inclusive of a shaded outdoor space with swings/jungle gym, and pre-teens outdoor games such as ping-pong.

The property includes a back-of-house service yard tucked away in the gardens, housing maintenance, housekeeping, and storage facilities.

## PROPERTY MANAGEMENT AND SERVICES

[BE](#) Grace Bay is managed by the [BE](#) team, with many of the island's most exclusive properties under management, providing hassle-free and discrete service. Services include:

- Concierge on property, promptly addressing grocery stocking, airport transportation, reservations, personal item storage and much more;
- Dedicated, a la carte staff inclusive of housekeeping, in villa chef and butler turndown;
- Home preventive maintenance and energy savings program;
- Optional rental program, branded by [BE](#).











## FRIENDS & FAMILY PREVIEW - INTRODUCTORY PRICING

### Lots

1, 2, 9 & 10

3 & 8

3 & 8

4 to 7

### Home Design

Design A or B

Design A or B

Design C

Design C

Great care has been put into offering custom-made and tailored designs, ensuring an organic feel to the property. Purchasers may choose from amongst different lots and layouts, all designed to maximize privacy and seclusion. Six lots (lots 3 to 8), each with 0.5 to 0.6 acres, are set on an elevated garden, up to 16ft above water level. These lots offer open views to the beach and interact with their private gardens. The beach is brought within footsteps of the home through a dune garden, and each of these lots comes with its private cabana by the beach, adjacent to the Beach Club. The remaining four lots (1, 2, 9, 10) are each set on 0.7 acres and 100' of direct beach frontage.

Purchasers may also choose one of three soon to be available home designs, with options and variations that allow one to customize the home. Design A and B, available for lots 1 through 3, and 8 through 10, will have over 8,000 gross sf, 5 bedrooms with option for a 6<sup>th</sup> bedroom or media

room, and are accessed through a private garden, taking full advantage of a wide opening onto the beach. Design C is an elevated design, starting at 4 bedrooms and 6,500 gross sf, and excites with all bedrooms and living areas enjoying beach or pool and garden views.

The home designs incorporate and expand on BE's design ethos of seamless outdoor and indoor living, wide openings to the beach and gardens, use of traditional materials such as wood and local stone to complement the clean lines, ultra-wide dining and living areas, open layout kitchens, and expansive outdoor decks offering multiple entertainment and private lounge spaces.

A menu of options is available, including a garden cottage, garage, beach lounge, solar energy options, and upgraded outdoor spaces and lighting layouts. In addition, the design team will work with purchasers to customize the home design.



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