POINTE MARQUIS

GRENADA, WEST INDIES

Welcome to Pointe Marquis

The Pointe Marquis property is in the parish of St. David's on the southeast coast of Grenada, about 10 miles or 30 minutes driving time from the international airport. The 205-acre property encompasses a large oceanfront peninsula that forms a crescent-shape natural beach between two promontories. The property is bordered on the west by La Sagesse Bay, which features one of the largest and most beautiful beaches in the Caribbean. The Pointe Marquis property was originally part of the larger La Sagesse sugar plantation in St. David's, and the ruins of the original plantation house are evident on the Hilltop plateau on the northern section of the property.

A resort and spa site are strategically positioned on the western promontory of the property, that takes advantage of prevailing trade winds, and panoramic vistas of both La Sagesse Bay and dramatic oceanfront coastline surrounding a private beach. The sound of the ocean surf resonates against the rocky cliffs below the oceanfront promontories. A panorama of lush green mountains surrounds the property to the north. An existing cricket field borders the property's entrance on the south side of the coastal roadway.

The accompany aerial photos show a satellite view of Grenada's southern coastline and the beauty of Pointe Marquis. Also includes La Sagesse Beach and the existing marina facility at the St. David's Harbour just west of Pointe Marquis. The property is also in boundary with the newly launched Six Senses La Sagesse by Range Developments a successful developer of luxury hospitality projects in the Caribbean under the Citizenship by Investment.

Investment Opportunity

Pointe Marquis has set aside 5 acres of unused land for the creation of a Commercial Village or Town Center at the entrance of Pointe Marquis.
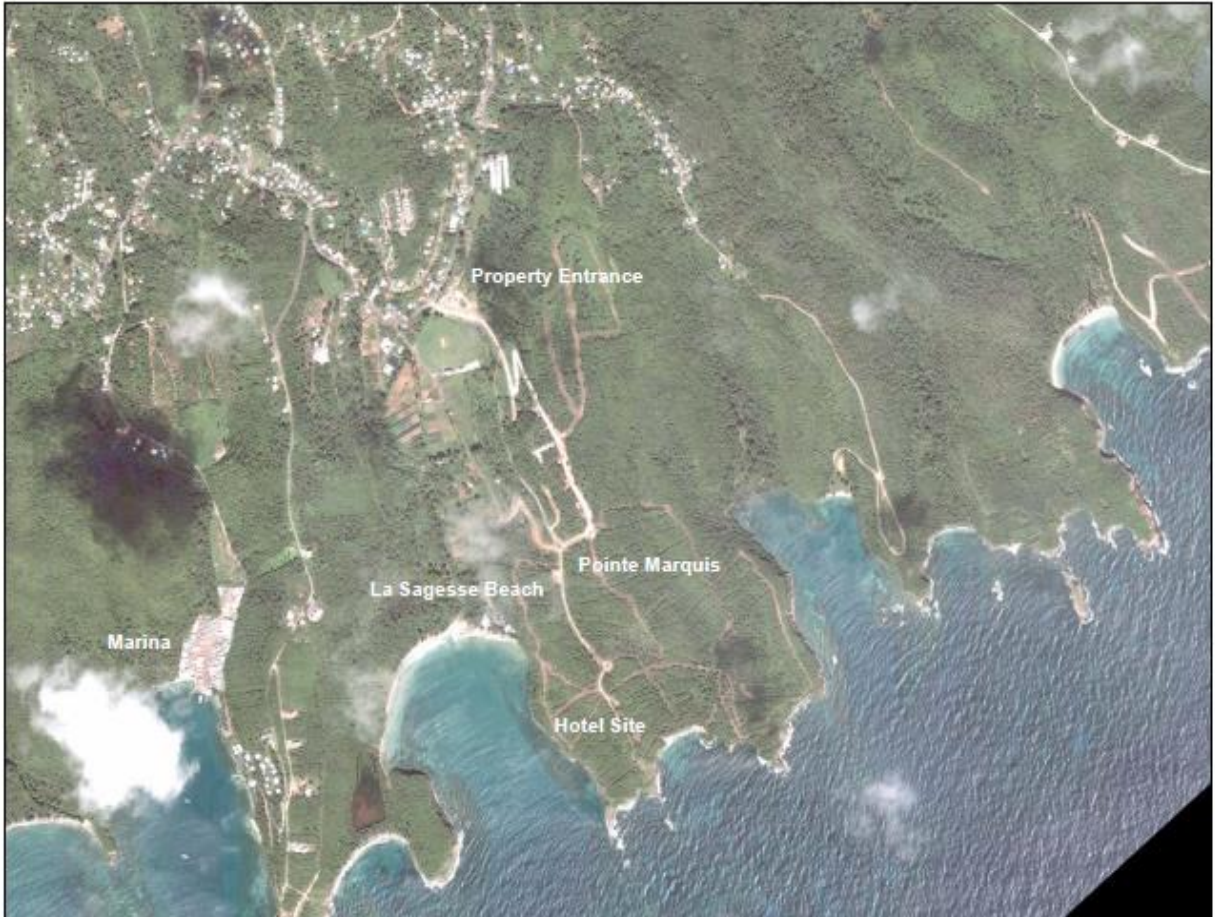
Why? St. David's is the only parish without a Town/Commercial Center. St. David's is one of the fastest growing parishes in Grenada. The creation of a Commercial Village or Town Center will spur investment for the community and business opportunities for investors. Prime location to support investors investments and any future projects in the area. A viable project for both CBI and Direct Investment.

Pointe Marquis has 120 acres of undeveloped land available for development. This land can be subdivided into manageable sizes for development such as:

- 15-20 acres of land for Hotel Casino Development with private beach front.
- Waterfront High-end CBI Project Villa homes
- Construction of High-end Townhouses Complex
- Construction of Condominiums along La Sagesse beach entrance

- Construction of Villa/Home Subdivision
- Construction of a Hotel Marina, a growing market here in Grenada

Pointe Marquis Resort Property - Aerial Photo
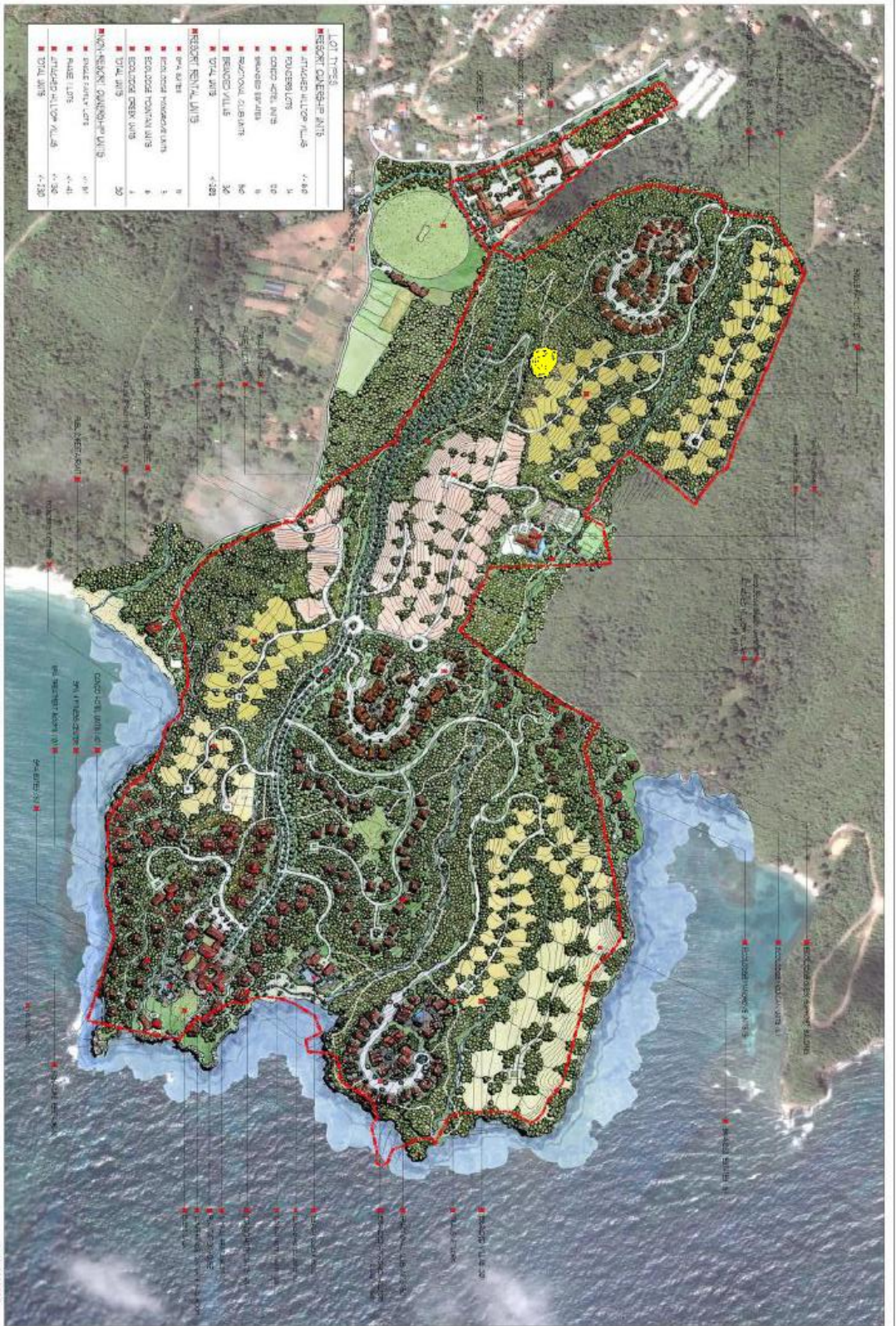
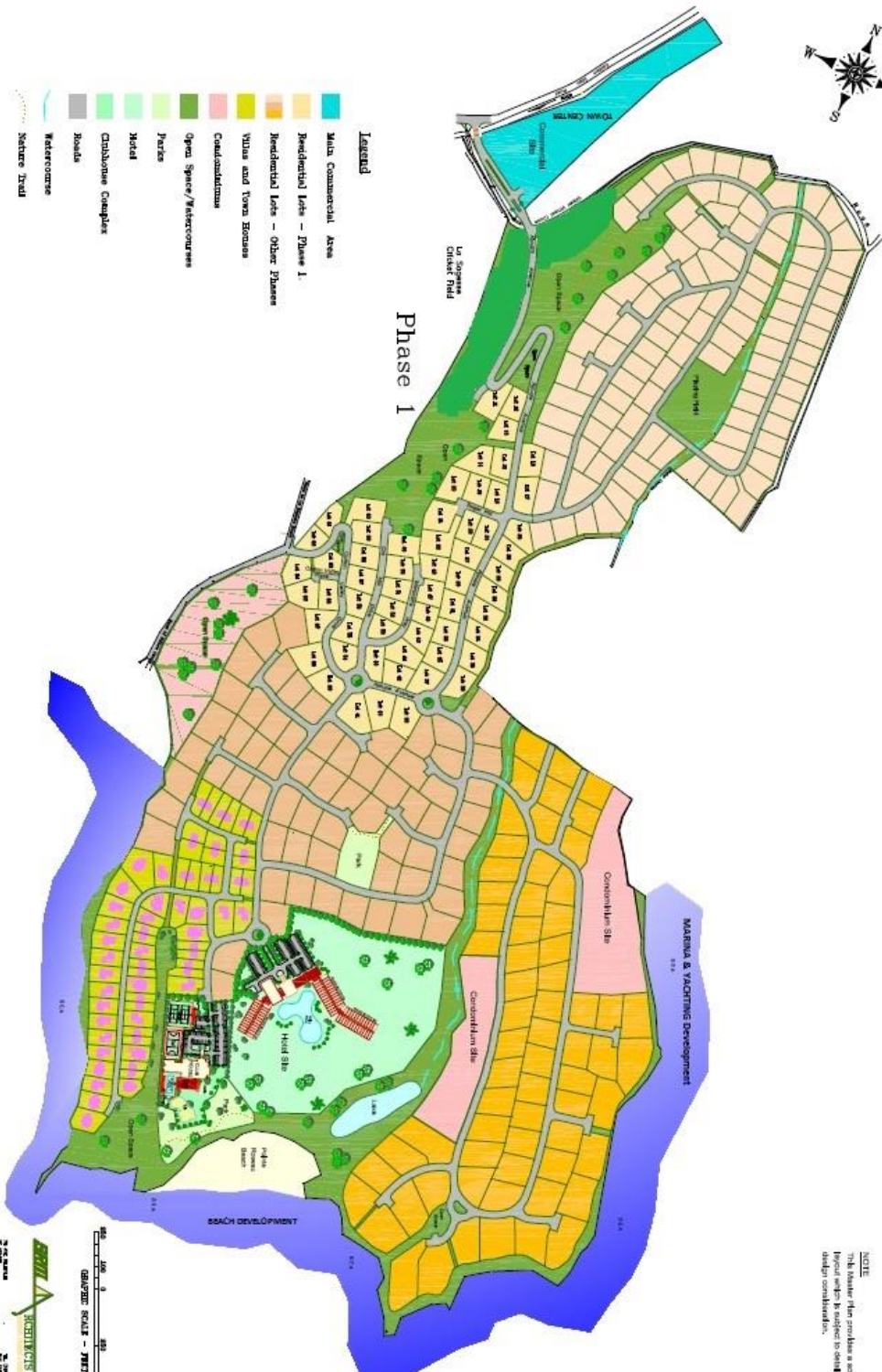**Pointe Marquis Coastal View**

Ocean View

Private Beach View

POINTE MARQUIS
GRENADA
PRELIMINARY MASTER PLAN

Pointe Marquis, Grenada — MASTER PLAN

Phase 1

Legend

Main Commercial Area
Residential Lots – Phase 1
Residential Lots – Other Phases
Villas and Town Homes
Condominiums
Open Space/Watercourses
Parks
Hotel
Clubhouse Complex
Roads
Watercourse
Nature Trail

Property Entrance and Cricket Field

Grenada

Located in the southern Caribbean just north of Trinidad and Venezuela, the tri-island nation of Grenada is made up of three islands: Grenada and 20 miles to the north, Carriacou, and Petite Martinique. Grenada is the largest of the three, measuring 21 miles long and 12 miles wide, occupying 120 square miles. Its volcanic origin has produced a topography of great beauty and environmental variety, ranging from mountainous rainforest to bays and sandy beaches, some with black volcanic sand. The numerous natural harbours makes these islands a sailing destination. Grenada is known as the Isle of Spice for the abundance of spices the island produces. Grenada is also well-regarded for its cool sea breeze, unhurried pace, picturesque towns, lush rain forest, stunning beaches, and exquisite coral reefs.

Grenada's capital, St. Georges. Is known as the most picturesque city in the Caribbean. Its horseshoes-shaped harbor is surrounded by a pastel rainbow of dockside warehouses and red-tile roofs of traditional shops and homes. Rich in English, French and West Indian history, St. George's is filled with beautiful well-preserved examples of French and British Colonial architecture.

Grenada relies on tourism as its main source of foreign exchange, especially since the construction of the international airport in 1985. Strong performance in construction and manufacturing, together with the development of an offshore financial industry, have also contributed to the growth in GDP. The agricultural sector, particularly nutmeg and cocoa cultivation, has gradually recovered since the devasting effects of Hurricane Ivan in 2004. As a result, the tourism sector has seen substantial increases in foreign direct investment as the regional share of the tourism market increases.

Grenada is home to the well-known St. George's University founded as an independent school of medicine in 1977. Since that time the University has added a School of Veterinary and School of Arts and Science with an international focused MBA program. The St. George's University has helped transformed the surrounding with over 6000 students enrolled and requiring various services to complete their stay and studies on the island.

Grenada Beaches

There are about 45 beautiful beaches in Grenada, one of the island's most attractive features, and which most visitors come just to enjoy. Grand Anse is two miles of white sand in a shelter bay, and several major hotels are located next to it. La Sagesse Beach is in a sheltered bay and has a large expanse of silvery white sand, ideal for a family outing. Quite shallow along the shore, it is nearly always very calm and is a favorite for families and the weekend. La Sagesse Beach is in St. David's the home for the newly launched Six Senses La Sagesse Hotel of the Range Developments. The project will be transformative, not just for St David's but the entire State of Grenada. It is the goal for the developer that in a very short time period, La Sagesse will become the second tourism capital in Grenada. At present, real-estate activity has increase as potential investor look for investment opportunities.

La Sagesse Beach