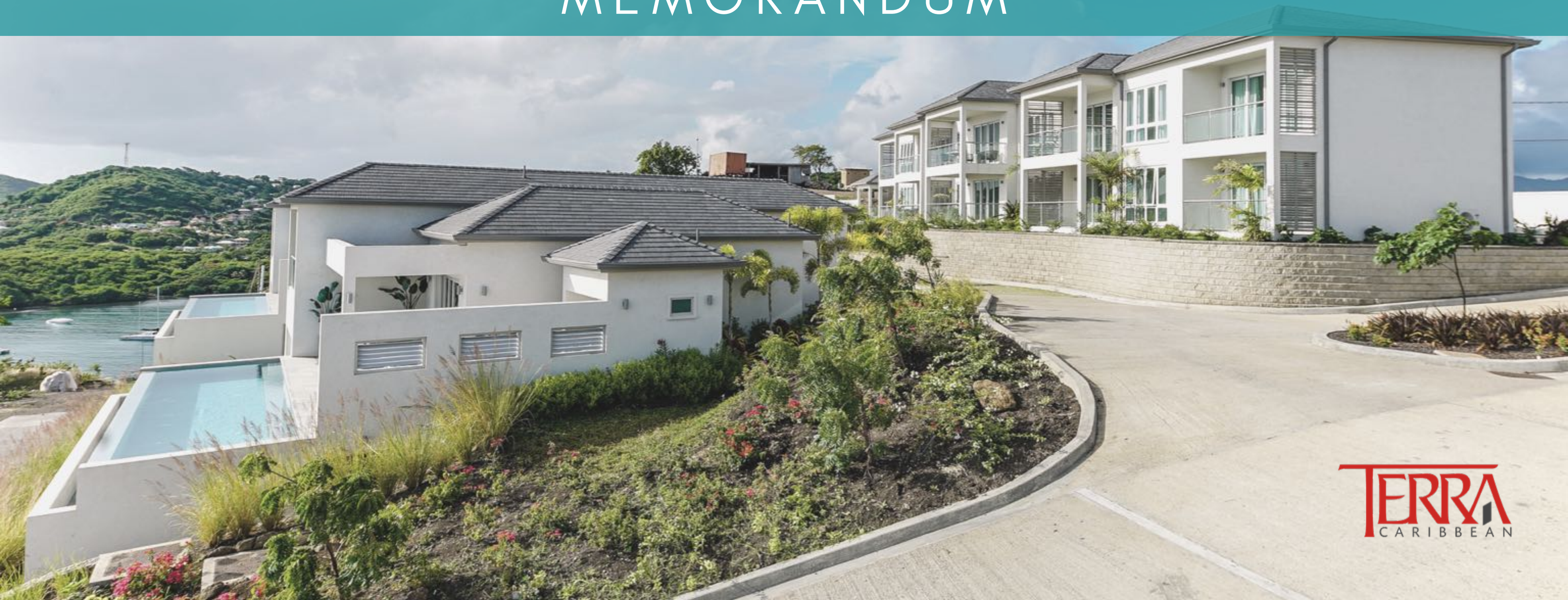




# CONFIDENTIAL OFFERING MEMORANDUM



**TERRA**  
CARIBBEAN





GRENADA W.I.

TERRA  
CARIBBEAN



# *Presentation Outline*

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# Introduction

## GRENADA

Located at the southern end of the Caribbean chain, north of Trinidad and Tobago and to the west of Barbados, the state of Grenada is an island nation comprising the islands of Grenada, Carriacou and Petite Martinique. The main island Grenada covers a land area of 120 square miles with untouched mountainous terrain, waterfalls, lakes, sulphur springs and rain forests scattering the island's interior. Over 45 white and black sand beaches stretch across Grenada's coastlines, including the world famous Grand Anse beach.

Often referred to as an unspoilt destination, Grenada's slower rate of development when compared to other Caribbean islands has been a blessing in disguise, attracting visitors yearning to experience the raw beauty of nature. Grenada boasts a rich heritage and culture, evident in the music, food, architecture and way of life of its people. Grenada is known to be one of the safest islands in the Caribbean region, with its people some of the friendliest.

The Offering is approximately 7.88 acres of land, 3 condos and 2 villas that form part of the larger development of The Point at Petite Calivigny, which is located on the southeast coast of the island and features 300 feet of beachfront, over 1,000 feet of waterfront and a deep water marine facility.



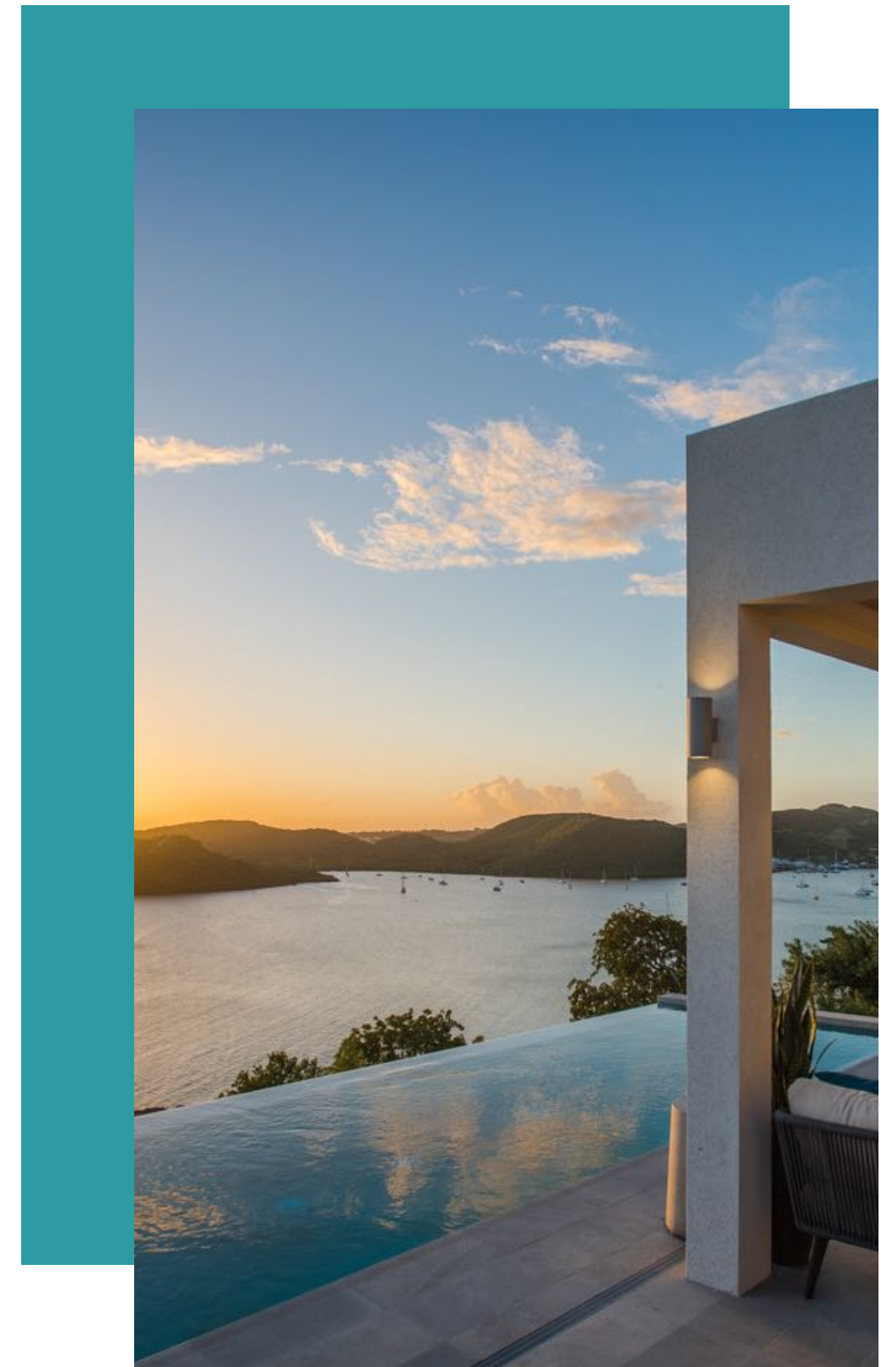


# *Introduction*

## PROPERTY OVERVIEW

**The Point at Petite Calivigny** is a Luxury Boutique Private Residence Club and Resort situated on the spectacular southeastern coast of Grenada. Located on its own little corner of paradise, the private lush grounds slope gently downwards to a pristine white sand beach and deep-water anchorage marine facility set in the beautiful turquoise waters of Benji Bay.

The property is bounded by Egmont, one of Grenada's prime residential neighbourhoods, and is in close proximity to the boutique hotel and marina, Le Phare Bleu. The development is approximately 15 minutes away from the sub-city of Grand Anse, home to the world renowned Grand Anse Beach, banks, shopping centres and several other amenities.





# *Introduction*

## PROPERTY OVERVIEW

The property on offer forms part of a larger development made up of 2 condominium blocks, 3 villas and other common facilities including 2 pools, gym, and security building at the entrance of the property.

This offering presents a unique opportunity to an investor. The property is developer ready with significant entitlements and infrastructure in place. This, along with the completed luxury inventory, results in an extraordinary advantage in time to market to a developer/investor.





# *Introduction*

## INVESTMENT HIGHLIGHTS

### **Location**

Elevated site with magnificent views difficult to match at any other location on the island. The site's positioning maintains a high level of privacy with a single access point – through the development or from the water by boat.

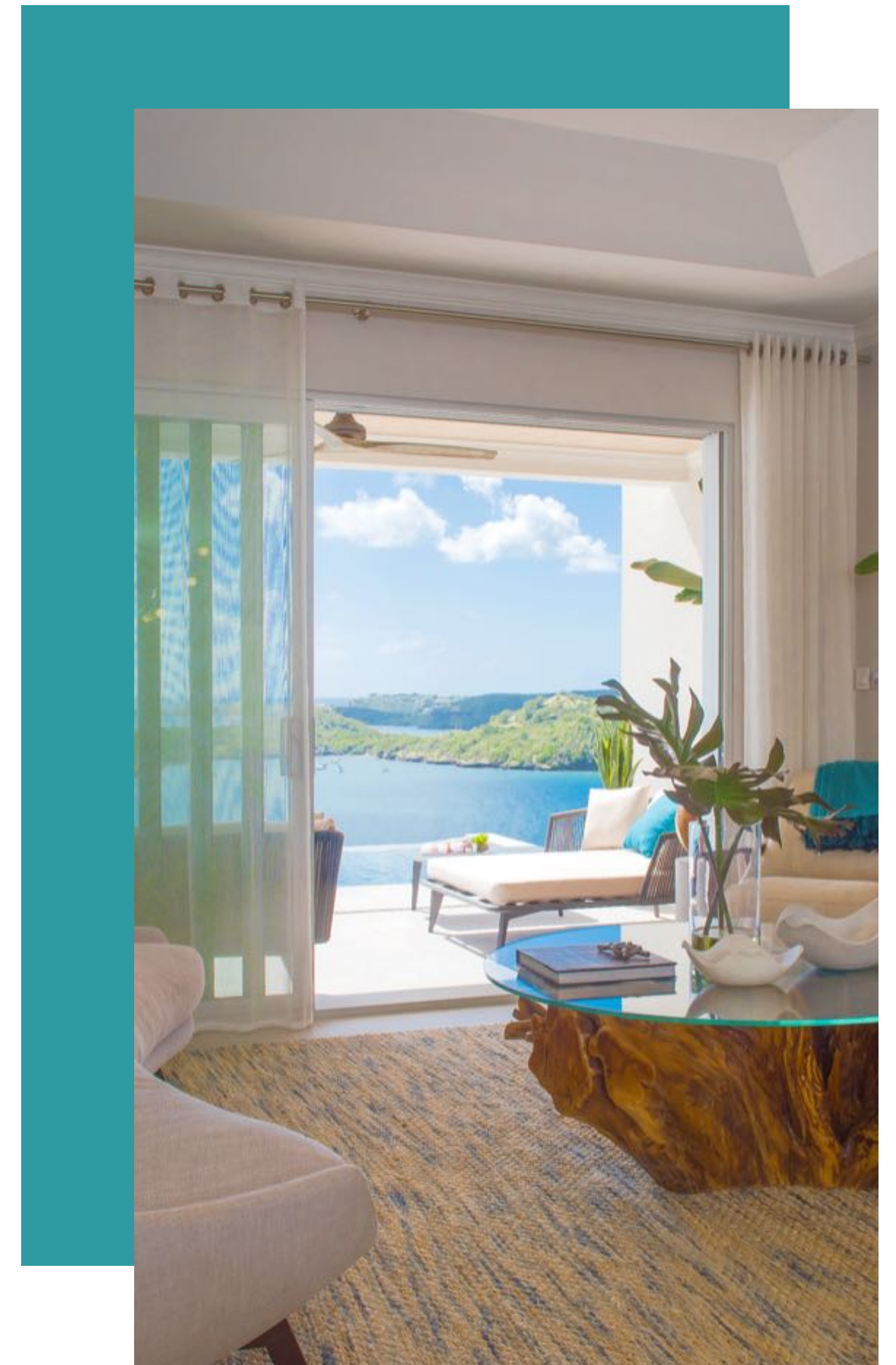
### **Development Opportunity**

Opportunity to develop over 7 acres of land as a single continuous site. This lends itself to various hospitality development opportunities including hotel property, residential villas or land subdivision.

Ownership and use of existing inventory including 3 condominiums and 2 villas within the established development.

### **Property Rights**

Freehold ownership of development property within an established, gated residential development with excellent infrastructure in place.



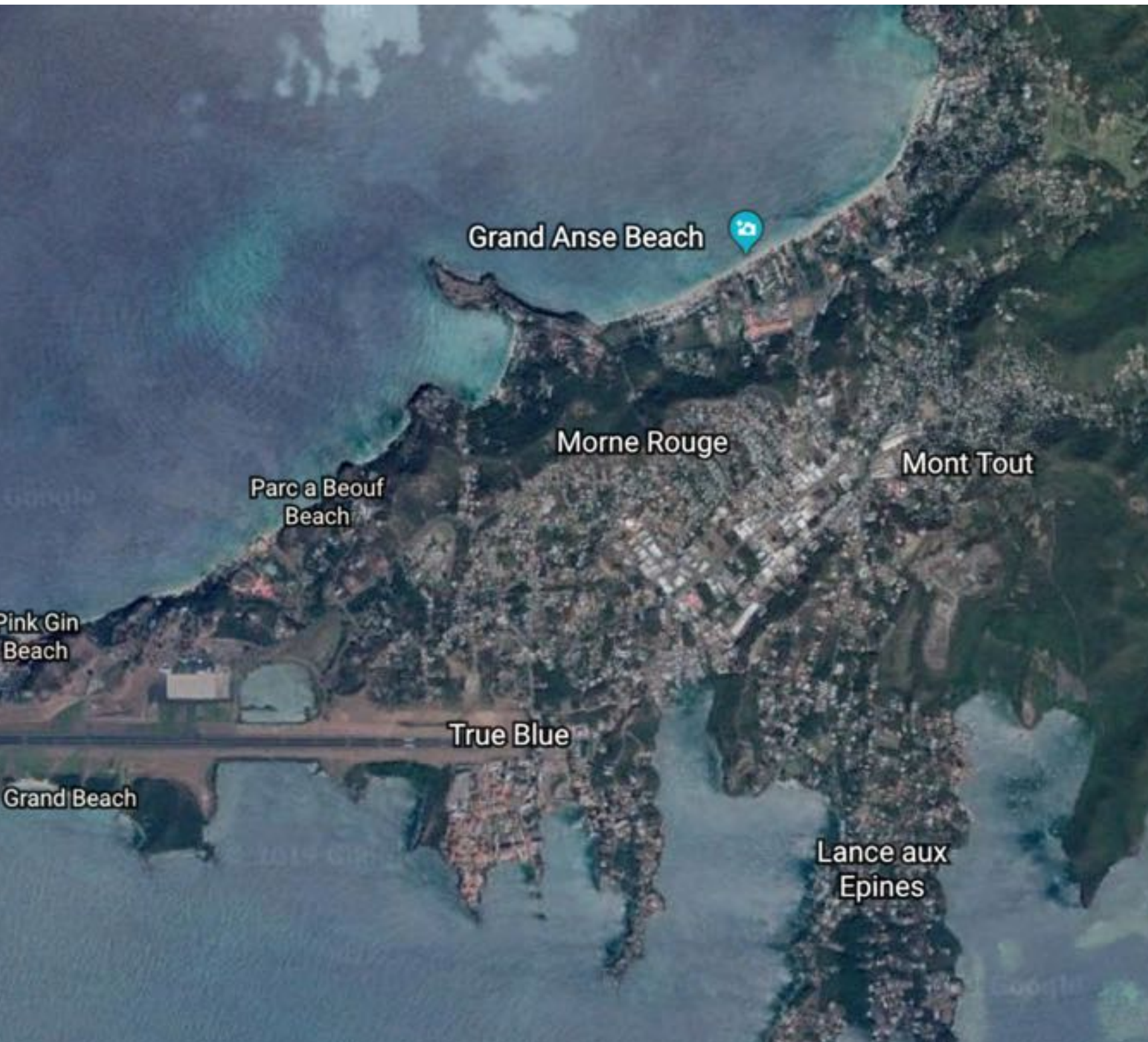


# *Property Description*





# *Property Description*



## LOCATION

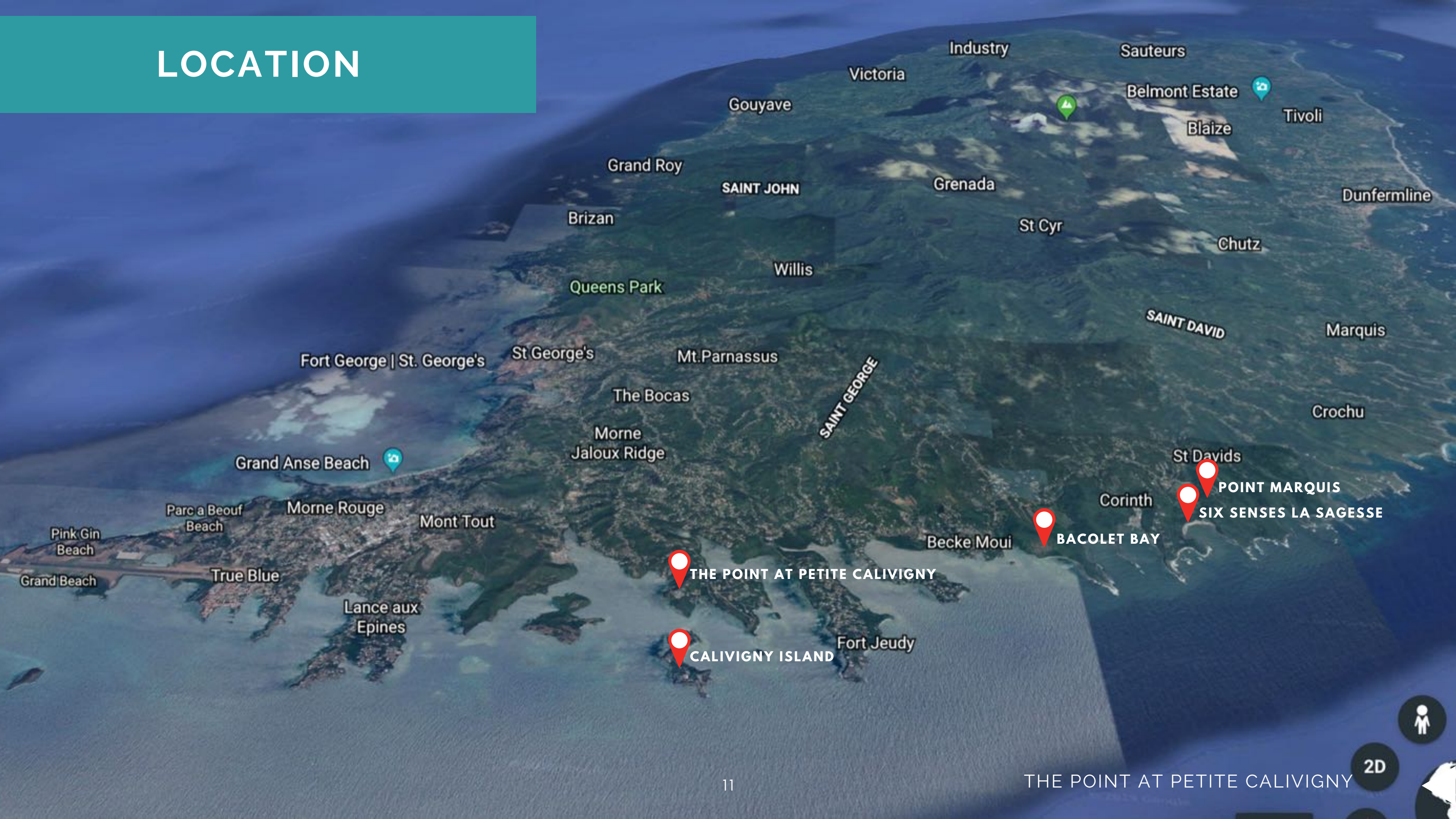
**The Point at Petite Calivigny** (12° 00' 18.12' N 61° 43' 37.97' W), situated on the shores of Woburn Marine Sanctuary overlooking Calivigny Island, is located in the parish of St. George and accessed via boat or through the neighbourhood of Egmont. The property features approximately 300 feet of beach frontage and over 1,000 feet of water frontage. The development is along the southeast coast of Grenada, 20 minutes from the international airport and 15 minutes Grand Anse, the island's main tourist hub.

The property's location falls in line with the trend of development along the east coast of the island. As the south becomes saturated with development projects, investors are targeting the east coast for significant development.





# LOCATION







# *Property Description*

## **THE LAND**

Over 7 acres of continuous land slopes down to the water including access to the deep water marine facility and over 300 ft of beachfront.

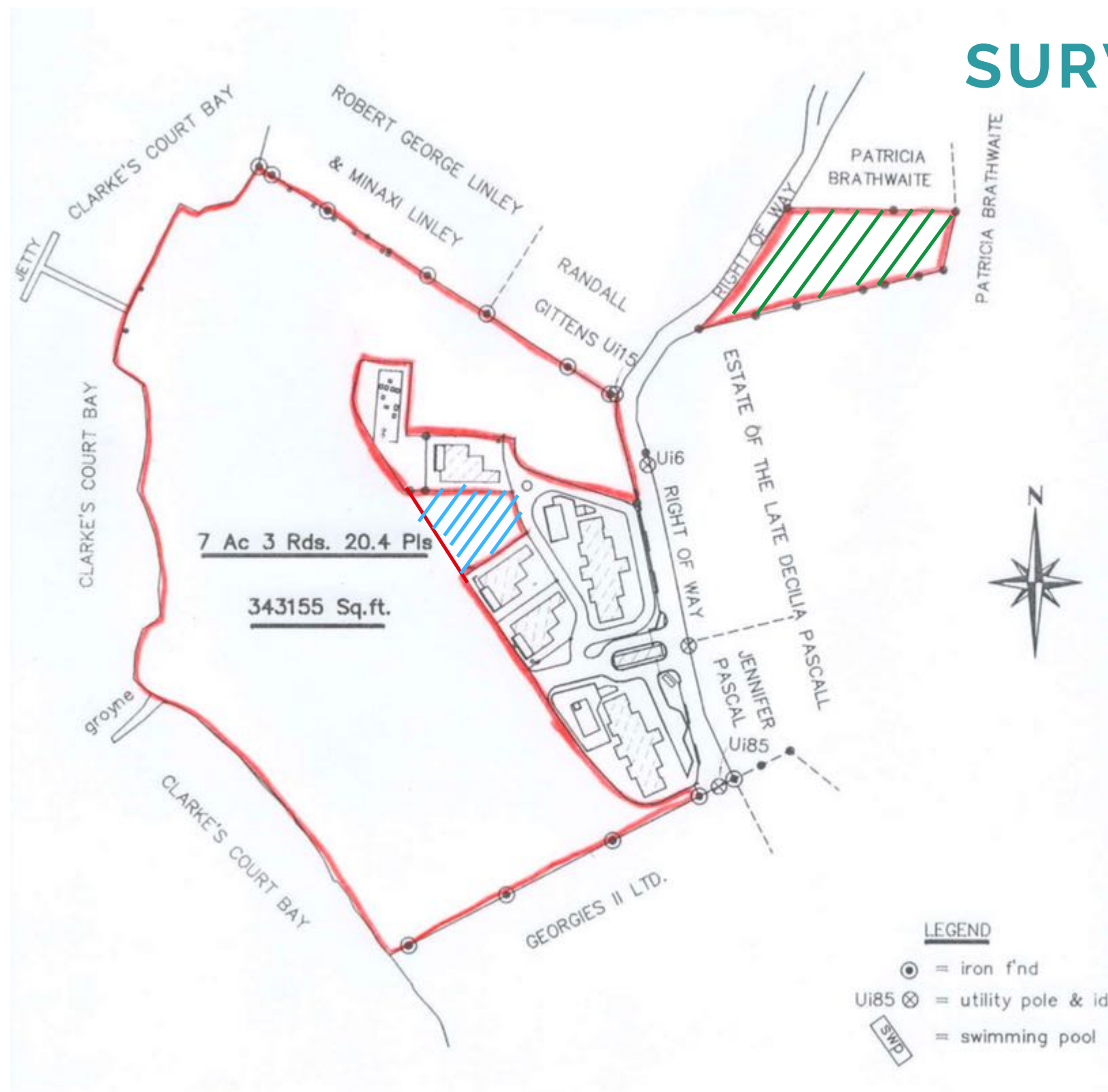
The vacant lot in Phase 1 is suitable for immediate development of additional villas, condos or support facilities for development of Phase 2.

A 23,000 sq. ft. lot, situated opposite the property, can be utilized as a supporting facility to the project.



# The Land

## SURVEY PLAN



Land Parcels	Area from Deed (sq. ft.)
Phase 1 	8,240
Phase 2 	311,915
Lot across street 	23,000
<b>Total</b>	<b>343,155</b>



# *Beau Fardin Condos*

The Beau Jardin Townhouses consist of twelve condominiums each designed in the vernacular of contemporary West Indian architecture. Each unit is outfitted with today's most modern amenities and furnishings for your comfort and enjoyment. These beautifully landscaped residences are situated around a stunning free-form pool that provides an ambiance of privacy akin to living in a small village.





# *Antibe Villas*

These Antibe Villas consist of four exquisite boutique residences, each with its very own private infinity pool. Each villa offers luxury and quality found only in the finest of private residences.



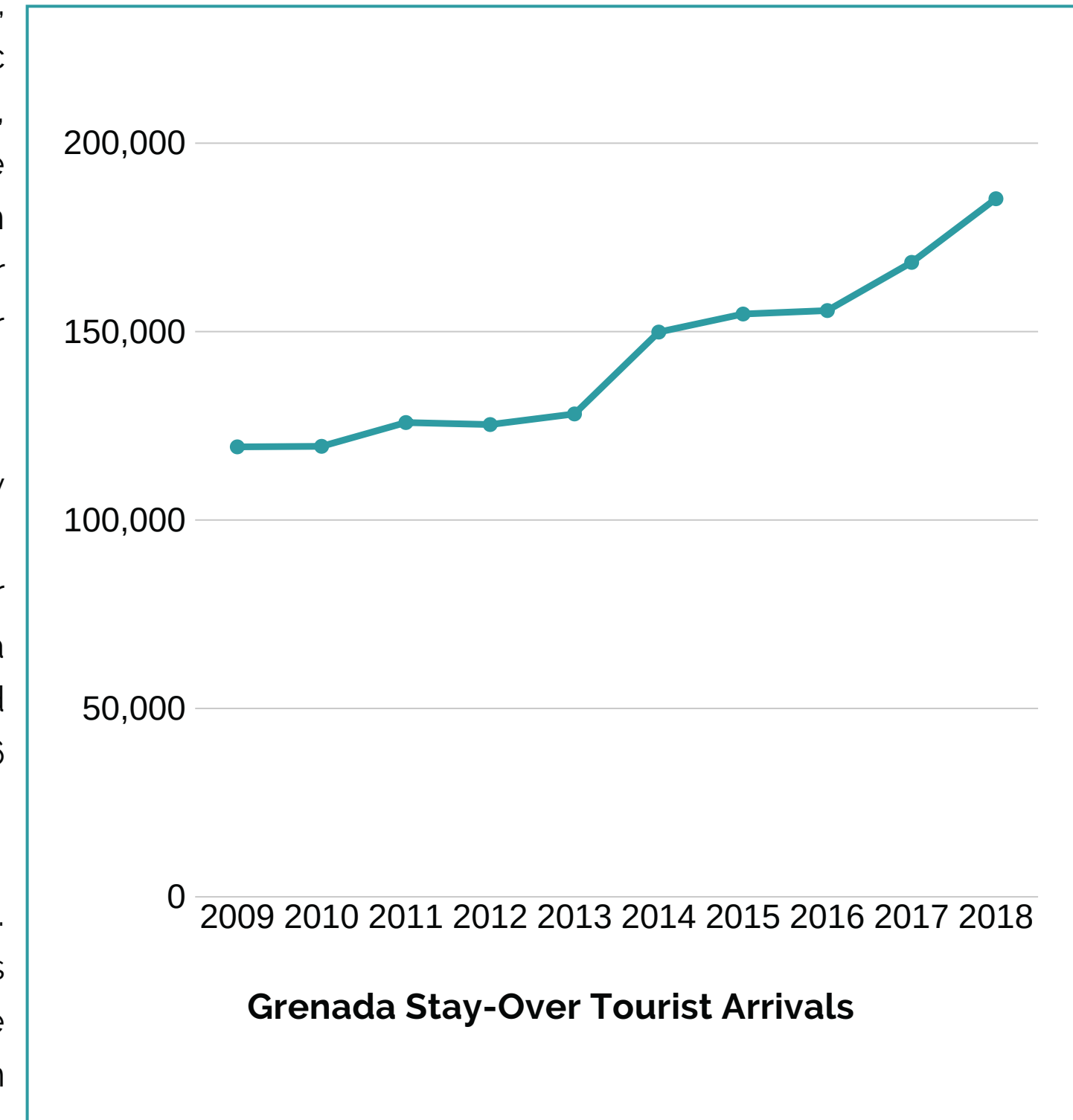


# Market Analysis

According to the Caribbean Development Bank (CDB) 2018 Grenada Economic Brief, Grenada's financial system was stable, sound, and well capitalised in 2018. Gross domestic product (GDP) grew by 5.2% in 2018, driven by increased economic activity in the construction, tourism, private education and manufacturing sectors. In 2018 Grenada continued to be the fastest growing economy in the region. Growth was estimated at 5.2% for the year, which translates to a five-year average of 5.0%. The medium-term outlook for Grenada is positive. For 2019, the Caribbean Development Bank (CDB) projects economic growth of 4.5%, with similar outcomes expected over the medium term.

The Hospitality sector, being one of Grenada's main sources of foreign exchange, enjoys many opportunities. The tourism sector expanded once more in 2018. Based on data for the first nine months of 2018, stay-over arrivals rose 10.3% over the same period in 2017, with all major source markets supplying more customers. The tourism sector should continue to expand as a result of increased room capacity and higher demand. Kimpton, Six Senses, Royalton, and Radisson Blu have all committed to entering the Grenada market over the next 12 to 36 months.

The Government of Grenada launched a Citizenship by Investment (CBI) Programme in 2013. This programme gives investors an opportunity to access further financing for projects such as hotels. The CBI programme also increased the demand for Grenada's real estate product due to the real estate component of the programme, in which an interested person/family can invest in approved real estate development projects as a pathway to Grenadian citizenship.







# Investment Opportunity

## INVESTMENT OPPORTUNITY

Opportunity to develop over 7 acres of land as a single continuous site. This lends itself to various hospitality development opportunities including hotel property, residential villas or land subdivision.

Ownership and use of 3 condominiums, 2 villas and 1 vacant lot within the established development.







# *Investment Opportunity*

## **OWNERSHIP STRUCTURE**

Opportunity to own freehold rights to a market ready real estate project, which includes completed units and development land with significant infrastructure and entitlements in place.

Price upon request.













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