

The Beach Villas

Little Cayman

Contents

04 Introducing The Beach Villas

09 Little Cayman

12 Design & Architecture

18 Purchasing Shared Ownership

21 Rental & Property Management

21 Property Exchange Programme

22 The Developer

Introducing The Beach Villas

The Beach Villas are a collection of stylish contemporary ocean front properties on the beautiful Caribbean island of Little Cayman, famous for its crystal clear waters, perfect blue skies, white beaches and year round sunshine.

Targeted for use by Little Cayman's vibrant and expanding leisure market, The Beach Villas are being offered to selected individuals through Shared Ownership with each villa divided into 50 fractions, offering clients a choice of personal usage and rental income.



www.thebeachvillas.co (yes .co!)





Little Cayman

Little Cayman is one of the three islands that, along with Grand Cayman and Cayman Brac, make up the exclusive Cayman Islands. A well-known global offshore financial centre, these idyllic islands are served by regular international flights with Miami just over an hour away.

As a British Overseas Territory, the Cayman Islands enjoy a stable and peaceful government which operates under British Common Law and boasts a rapidly expanding infrastructure and a state-of-the-art telecommunications network making it the most technologically advanced in the Caribbean.

Easily accessible by frequent short flights from Grand Cayman, the pace of life slows right down at Little Cayman. This is the place to head for solitude, tranquillity and perfect white beaches not to mention spectacular reef systems that offer some of the world's best diving.

The seductive combination of an exclusive ambiance and intimate atmosphere makes the island a first choice for honeymooners and also a

popular weekend destination for executives from neighbouring Grand Cayman. All this means that there is huge demand for the limited accommodation on the island.

The Beach Villas offer the perfect getaway for those who seek privacy and exclusivity in one of the world's most idyllic destinations. With Little Cayman on the cusp of a significant period of growth and development, this is the perfect time to consider this exciting and unique investment opportunity. Prepare to enjoy your own slice of paradise at The Beach Villas.

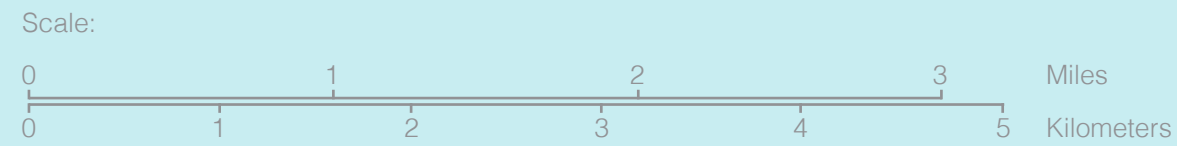
www.thebeachvillas.co (yes .co!)

Little Cayman

Co-ordinates: 19°41'N 80°03'W
Population: 170
Land Area: 10 mi² / 25 km²
Length: 10 mi / 16 km
Avg Width: 1 mi / 2 km
Highest Point: 40 ft / 12 m



The Beach Villas
Little Cayman



Design & Architecture

The Concept

Beautifully understated The Beach Villas offers owners complete privacy and the luxury of space both indoors and out. Superbly situated on the unspoilt shoreline, each Beach Villa enjoys direct beach access as well as a private jetty for the exclusive use of owners.

Each villa is defined by pure, simple lines with an architectural style that takes full advantage of the natural light that floods Little Cayman. Classical in their simplicity, The Beach Villas feature fully retractable glass walls at either end of the signature double height Great Room, private pool, master bedroom with en suite bathroom and walk in dressing room, two guest bedrooms, fully fitted kitchen and utility room

The Beach Villas have distinct finishes and tasteful interior furnishings and fixtures throughout as well as discreet security on the development.

“Beautifully understated!”







Sustainable Design and Build

The Beach Villas have been designed to maximise the natural beauty of Little Cayman and to minimise the impact on this pristine environment. The development is shaped by a responsibility to the environment and the desire to offer a fabulous home in harmony with nature. We believe in sustainable luxury – by offering exceptional comfort while protecting all that makes Little Cayman so unique.

CrownWorld will develop The Beach Villas by implementing green and sustainable practices, including the sourcing of materials, building methods, water and energy efficiency, as part of an ongoing commitment to the protection of the environment.

The construction of The Beach Villas will follow recommendations from the Leadership in Energy and Environmental Design (LEED®) – an internationally-recognised green building certification program – which promotes a whole-building approach to sustainability in the following five areas of human and environmental health.

One. Water Savings

Two. Energy Efficiency

Three. Materials Selection

Four. Sustainable Site Development

Five. Indoor Environmental Quality

“By implementing the LEED® recommendations The Beach Villas will set new standards for eco-luxury development in the Caribbean.”

Purchasing Shared Ownership

Shared Ownership gives purchasers the opportunity to buy a fractional share of one of The Beach Villas to use privately, benefit from rentals administered by **CrownDestinations**, **CrownWorld's** rental and property management division, or indeed exchange for an alternative holiday experience through our exchange programme.

Shared Ownership at The Beach Villas offers you a new and affordable option of owning an exclusive property in one of the most beautiful locations in the world.

Shared Ownership removes the hassle of owning a property full time, giving you the lifestyle that you want, when you want, at a fraction of the price; providing you with the use of an asset while reducing the responsibility of management and the cost of ownership.

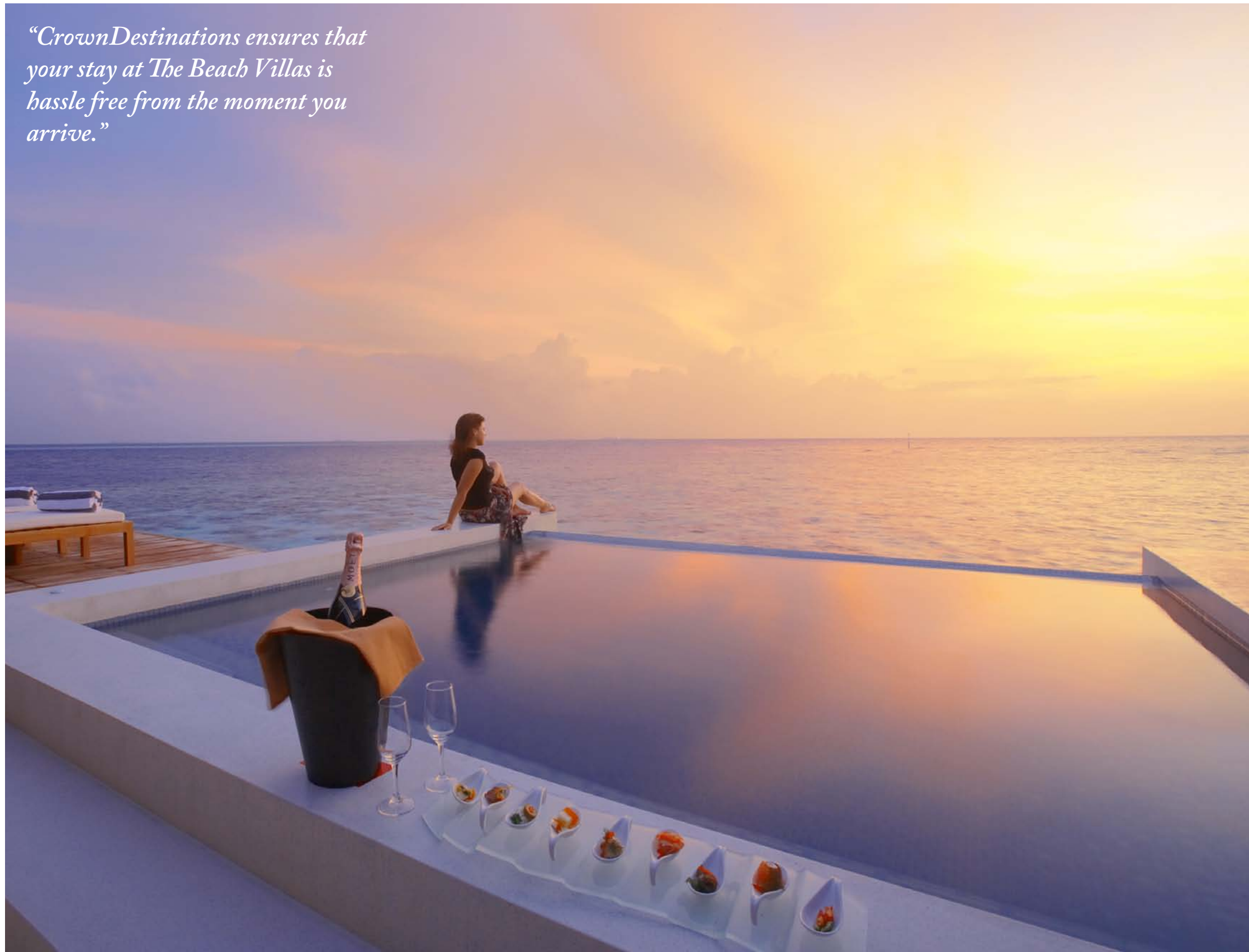
Real Estate investment experts agree that Shared Ownership, especially in iconic locations with high quality developments, such as The Beach Villas on Little Cayman, will continue to be a great investment.

In addition, industry watchers say that the Shared Ownership market is an excellent option for anyone looking for a property - there is clearly a market and future for Shared Ownership as a practical, sensible alternative to the outright ownership of a property.

Giving you the lifestyle that you want, when you want, at a fraction of the price



“CrownDestinations ensures that your stay at The Beach Villas is hassle free from the moment you arrive.”



Rental & Property Management

CrownDestinations is responsible for the rental and property management at The Beach Villas. Their team of property experts ensures that every property achieves a maximum rental potential by utilising an extensive international agent network and by creating specifically targeted marketing campaigns.

In addition to maintaining the properties, gardens, jetty and other amenities, **CrownDestinations** also ensures that your stay is hassle free from the moment you land. From fully stocking the fridge upon your arrival, to concierge services that can include booking helicopter flights to Grand Cayman, recommending and booking restaurants, arranging dive times or even dry cleaning an outfit for that special occasion, **CrownDestinations** is at your service.

Property Exchange Programme

CrownDestinations offers owners at The Beach Villas an exclusive, complimentary membership to our **CrownConcierge** Travel Club “opening up our clients to a wealth of global services”.

At the heart of **CrownConcierge** is a dedicated team that is on call to organise all of your travelling needs. Whether its booking a family holiday to your private Beach Villa on Little Cayman or arranging additional time in another of our top destinations.

CrownConceirge also provides a unique service for our Shared Ownership Clients allowing them to exchange their allocation of time in a Crown Property for exclusive access, through a third party, to a select number of hand picked luxury properties in some of the world’s most desirable locations.

For more information contact **CrownDestinations** on:

T: +44 (0)845 680 99 88

E: info@crowndestinations.com

The Developer

The Beach Villas are a **CrownWorld** Development.

CrownWorld is a company incorporated pursuant to the laws of the Cayman Islands having its registered office at 103 South Church Street, Grand Cayman, Cayman Islands, KY1-1106 and with company no. 190711. CrownWorld is the holder of Trade and Business License no. 695150/10 issued by the Department of Commerce and Investment (DCI) and is proud to be a licensed business trading in the Cayman Islands and, as such, part of the Islands' prosperous and progressive economy.

CrownWorld established itself in the Cayman Islands back in 2006. In addition to the stunning Caribbean backdrop, we were impressed by the Cayman Islands' highly sophisticated infrastructure, political and economic stability and their status as a tax free British Overseas Territory.

CrownWorld quickly saw the exceptional business and investment potential of these spectacular Islands - a place with zero taxation, a thriving financial community and a progressive government which actively fosters a supportive commercial environment.

The unique benefits of the Cayman Islands provided an outstanding platform on which to build a business that would provide clients from around the world with an unrivalled investment product.

CrownWorld is now one of the market-leading luxury real estate brands in the Cayman Islands, specialising in the acquisition of prime residential building plots and the delivery of turn-key design and build solutions.

We are excited to be invested in the future of the Cayman Islands along with our clients. www.crownworld.com

Disclaimer

Purchasers are advised to seek their own professional legal, financial and business advice before entering in to any agreement concerning The Beach Villas. Plans, amenities, uses, dimensions, boundaries, locations, specifications, materials and availability are subject to change without notice. The images and floor plans depicted here are conceptual renderings based on current development plans which are subject to change without notice. Although **CrownWorld** have made every effort to ensure that the information in this brochure was correct at press time, CrownWorld does not assume and hereby disclaims any liability to any party for any loss, damage, or disruption caused by errors or omissions, whether such errors or omissions result from negligence, accident, or any other cause.

The Beach Villas

Little Cayman

www.thebeachvillas.co (yes .co!)

info@thebeachvillas.co

T: +44 (0)845 680 99 88