

“Don’t wait to buy land,  
buy land and wait.”

0%

interest free  
payment plan  
over 7 years

The **ECO** Developments  
by **CrownWorld**

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## A word from the developer

**CrownWorld** established itself in the Cayman Islands almost 10 years ago. In addition to the stunning Caribbean backdrop, the Cayman Islands' impressed with a highly sophisticated infrastructure, political and economic stability, and their status as a tax-free British Overseas Territory.

The unique benefits of the Cayman Islands provided an outstanding platform on which to build a business, which has led to the sale of over 1,000 land plots to 400 satisfied customers and land assets totalling some \$120m.

With full infrastructure delivered on the vast majority of our sites we are now in the process of project managing the construction of our client's properties throughout the Cayman Islands.

The success of the original projects provided **CrownWorld** with the opportunity to consider markets further afield that matched the high standard already offered by the Cayman Islands.

After an extensive search, sites were located close to the exclusive Port Antonio in Jamaica; Ocala Florida one of the horse capitals of the world, Georgia home of the Augusta National and the Masters, and Noosa on the sunshine coast of Australia.

Moving forward from the sale of freehold land plots **CrownWorld** turned its attention to shared ownership, which is one of the fastest growing sectors in the real estate market worth over \$550 million dollars annually in the US alone.

**CrownWorld** now has an established collection of fractional properties on the Cayman Islands whose success is facilitated by a rapidly growing international sales network.

**CrownWorld** are offering ground level investors a unique and exclusive opportunity to purchase freehold land plots that will position themselves alongside the developer at the very beginning of the development cycle. This development strategy has been designed to give investors the greatest potential for return.

In essence, the earlier you get into the cycle of development, the bigger the opportunity.



## Introduction

The Eco Golf & Beach Resort is **CrownWorld's** flagship development site in Grand Cayman. It is located on the North Side of the island in an area known as Millionaires' Row and just a short walk from the famous Rum Point and Kaibo Marina.

Spectacularly situated amidst the trees and distinguished by stunning vistas of the Caribbean Sea, The Eco Golf & Beach Resort features a private 4 hole golf course for residents providing many homes with wonderful fairway views.

An exciting addition include new plans for 14 luxury managed eco residences and beach club, both located at the sites grand entrance.



Eco Golf & Beach Resort fairway villa view



*The Eco Golf & Beach Resort, Grand Cayman*







Eco Golf & Beach Resort beach club deck & bar



## The **ECO** Suites

### Introduction

Located at the entrance to **CrownWorld's** flagship Eco Golf & Beach Resort, Grand Cayman, this is the newest addition to **CrownWorld's** investment portfolio, The Eco Suites.

With unparalleled views of the Caribbean Sea, this contemporary development offers style, luxury and comfort for the discernible investor.

The added benefit of being able to make a fractional purchase whilst still utilising **CrownWorld's** unique interest-free payment plan makes this an opportunity not to be missed.



The Eco Suites frontage





The Eco Suites poolside



## Introduction

The Eco Resort Communities are planned for Grand Cayman, Cayman Brac, and Little Cayman where they will be targeted specifically to appeal to the local and international investor looking to be part of an environmentally sensitive, design focused development.

All of these communities have been designed to conform to strict environmental building standards for a prosperous and sustainable future through cost-efficient and energy saving green buildings.

Each site has been carefully master planned to create a community that will install an inherent sense of place and pride of ownership for investors, residents and visitors.

The Eco Resort Communities are set to position CrownWorld as a preeminent provider of resorts that deliver unparalleled opportunities to investors and homeowners alike.



Eco Village, Cayman Brac resort hotel



## **ECO** Community **Grand Cayman**

### Introduction

Grand Cayman gained fame as a popular destination for tax-free living, white powder beaches and some of the worlds best diving.

The Eco Community, Grand Cayman offers the same level of luxury whilst still conforming to the strict standards that all of the Eco Resort Communities adhere to.

Residents and visitors will have access to a nature reserve with a walking path and cabanas from where they can relax and take in the natural environment and pond habitat.

For those needing a higher level of activity at the other end of the site, out of earshot, is the recreational center that includes a community pavilion, swimming pool, tennis courts and 5-side soccer/ basketball pitch.





*Grand Cayman Eco Community*







Eco Community recreational center



## Introduction

The Eco Village, Cayman Brac is a mixed-use development which recreates the ideals of village life by focusing attention around a central hub that is comprised of convenience stores, café bars and community spaces.

Residents and tourists alike have full access to a community center, swimming pool and tennis courts that look onto “the lakes” – 10 acres of protected area that recreates the natural habitat of Cayman’s wildlife.

At the top of the village and perched some 70 feet on top of the bluff is The Village Hotel. Made up of 50 eco-suites that each delivers dramatic views of the Caribbean Sea whilst also serving as the nerve center for the property management team servicing the Eco Village rental properties - a key investment instrument for owners during those weeks/months when they are away from the island.



Eco Village village green & shops



*The Eco Village, Cayman Brac*







Eco Village nature reserve



## Introduction

Located on the protected North Coast of Little Cayman this resort has been master planned as a selection of Eco Cabins that will be targeted for rental to the dive industry who regard this unspoilt island as one of the best in the world for scuba diving.

Already an oversubscribed area of the market place with occupancy levels in excess of 90% the Eco Cabins will provide a much-needed alternative to the established, and in most cases outdated resorts already capitalizing on this lucrative industry.

Guests of the Eco Cabins will have exclusive use of the resort clubhouse that features a gymnasium, lounge area and pool club – an ideal environment to unwind after a day on the reef.



Eco Resort eco lodges in a natural landscape



*The Eco Resort, Little Cayman*







Eco Resort nature reserve cabanas





Eco Resort club house pool



## The Beach Villas

### *Little Cayman*

### Introduction

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, offering clients a choice of personal usage and rental income.



The Beach Villa rear view & jetty





The Beach Villa roadside entrance





The Beach Villa living space



## Exit Strategies

### EXAMPLES

- 1. Open Market Sale:** Hold the land plots for a period of time taking advantage of capital appreciation then at any time sell the land on the open market OR put it for sale with the developers in-house re-sales division.
- 2. Build:** With the inclusion of a full suite of architectural drawings provided by **CrownConcepts** and the construction management services on offer clients have a turnkey opportunity to build on their land plot.
- 3. Generate Income:** A build scenario presents investors with an opportunity to either sell the completed property taking advantage of a developer's margin, generate rental income from the property or a mix of rental income and personal usage.
- 4. Defined Exit:** Clients are offered a defined exit strategy whereby the developer agrees to exchange the land plot for shared ownership of a completed property within the Eco developments, allowing the investor to take advantage of a rental income or personal usage rights to a multi-million dollar condo or villa.

Please note: The developer is holding back 50% of the development plots to build resort homes.

## Interest Free Payment Plan

Each parcel of land is purchased with the following terms:

- Reservation fee paid upon signing of the Reservation Agreement
- Deposit due within 7 days of the reservation
- Remaining balance is paid every quarter over 1-7 years - INTEREST FREE

### EXAMPLE

#### The Eco Communities, Little Cayman & Cayman Brac

Purchase Price:	£70,000
Reservation:	£1,500
Deposit:	£12,500 within 7 Days
Quarterly Payments:	£2,000 x 28 instalments

#### The Eco Communities, Grand Cayman

Purchase Price:	£149,000
Reservation:	£2,000
Deposit:	£28,000 within 7 Days
Quarterly Payments:	£4,250 x 28 instalments

#### Shared Ownership

Purchase Price:	£29,000
Reservation:	£500
Deposit:	£6,000 within 7 Days
Quarterly Payments:	£1,125 x 28 instalments

## The Investment Process

- 1. BUYER pays reservation fee via credit /Debit card or Bank Transfer**
- 2. Crown Acquisitions Worldwide Limited (CAWL) takes the plot off the market**
- 3. BUYER expedites original copy of signed Reservation Agreement to CAWL by registered post**
- 4. CAWL prepares two signed copies of the Purchase & Sale Agreement, which are sent via courier to the BUYER**
- 5. BUYER completes both Purchase & Sale Agreements. One is to be retained by the BUYER, the other to be returned to CAWL**
- 6. BUYER sends the deposit balance. Proof of transfer is sent to CAWL (within 7 days of signing the Reservation Form)**
- 7. BUYER expedites signed Purchase & Sale Agreement by registered post back to CAWL.**



For further details and to speak to a **CrownWorld** Investment Advisor, please call 01565 740 740, or email [sales@croworld.com](mailto:sales@croworld.com)

[www.crownworld.com](http://www.crownworld.com)



## Why invest with **CrownWorld**?

**0%**  
interest free  
payment plan  
over 7 years

Trading for  
nearly  
10 years

**\$2 billion**  
shared  
ownership  
sales

**\$120**  
million  
land bank

2 Cayman  
Island trade  
& Business  
Licenses

One of the  
best credit  
ratings in the  
industry

No bank  
debt

A wealth of  
experience in  
each area of  
real estate

Infrastructure  
complete on  
over 20  
developments

**\$12 million**  
due from  
payment plans

8 years  
audited  
accounts

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Global. Real Estate. Solutions.  
*Delivering New Standards.*