



KAWANA BAY

GRENADA



LEVERA AND JUARA HOTEL CONDOS



St. George's

Port Louis Marina


KAWANA BAY
GRENADA

Grande Anse Beach



Morne Rouge



View of Grande Anse Beach
from Morne Rouge

Ten Minutes to
Maurice Bishop International Airport



KAWANA BAY

GRENADA



LEVERA BLOCK



JUARA BLOCK





**LEVEL 1 PLAN
LEVERA BLOCK**

3,623 ft² - ENCLOSED AREA
 MAXIMUM CEILING HEIGHT (ABOVE BED) - 9'-3"

SUITE SIZES

MEASURED TO CENTERLINE OF DEMISING WALLS, EXTERIOR OF EXTERIOR WALLS

	UNIT SIZE		TERRACE SIZE	
UNIT 11	437ft ²	40.6m ²	76ft ²	7.1m ²
UNIT 12	436ft ²	40.5m ²	76ft ²	7.1m ²
UNIT 13	437ft ²	40.6m ²	76ft ²	7.1m ²
UNIT 14	503ft ²	46.7m ²	83ft ²	7.7m ²
UNIT 15	439ft ²	40.8m ²	76ft ²	7.1m ²
UNIT 16	442ft ²	41.0m ²	76ft ²	7.1m ²
UNIT 17	444ft ²	41.2m ²	76ft ²	7.1m ²



**LEVEL 2 PLAN
LEVERA BLOCK**

3,600 ft² - ENCLOSED AREA
 MAXIMUM CEILING HEIGHT (ABOVE BED) - 9'-6"

SUITE SIZES

MEASURED TO CENTERLINE OF DEMISING WALLS, EXTERIOR OF EXTERIOR WALLS

	UNIT SIZE NOT INCLUDING BALCONY		BALCONY SIZE	
	UNIT 21	438ft ²	40.7m ²	76ft ²
UNIT 22	436ft ²	40.5m ²	51ft ²	4.7m ²
UNIT 23	437ft ²	40.6m ²	51ft ²	4.7m ²
UNIT 24	503ft ²	46.7m ²	57ft ²	5.3m ²
UNIT 25	439ft ²	40.8m ²	51ft ²	4.7m ²
UNIT 26	442ft ²	41.0m ²	51ft ²	4.7m ²
UNIT 27	444ft ²	41.2m ²	90ft ²	8.4m ²





**LEVEL 3 PLAN
LEVERA BLOCK**

3,600 ft² - ENCLOSED AREA
 MAXIMUM CEILING HEIGHT (ABOVE BED) - 9'-0"

SUITE SIZES

MEASURED TO CENTERLINE OF DEMISING WALLS, EXTERIOR OF EXTERIOR WALLS

UNIT	UNIT SIZE NOT INCLUDING BALCONY		BALCONY SIZE	
	sq ft	m ²	sq ft	m ²
UNIT 31	438	40.7	44	4.1
UNIT 32	436	40.5	44	4.1
UNIT 33	437	40.6	44	4.1
UNIT 34	503	46.7	52	4.8
UNIT 35	439	40.8	44	4.1
UNIT 36	442	41.0	44	4.1
UNIT 37	444	41.2	44	4.1





**LEVEL 2 PLAN
JUARA BLOCK**

MAXIMUM CEILING HEIGHT (ABOVE BED) 9'-0"
1,854 ft² - ENCLOSED AREA

SUITE SIZES

MEASURED TO CENTERLINE OF DEMISING WALLS, EXTERIOR OF EXTERIOR WALLS

	UNIT SIZE		BALCONY SIZE	
	NOT INCLUDING BALCONY			
UNIT 21	462ft ²	42.9m ²	56ft ²	5.2m ²
UNIT 22	455ft ²	42.3m ²	56ft ²	5.2m ²
UNIT 23	455ft ²	42.3m ²	56ft ²	5.2m ²
UNIT 24	462ft ²	42.9m ²	56ft ²	5.2m ²





**LEVEL 3 PLAN
JUARA BLOCK**

MAXIMUM CEILING HEIGHT (ABOVE BED) 8'-6"
1,854 ft² - ENCLOSED AREA

SUITE SIZES

MEASURED TO CENTERLINE OF DEMISING WALLS, EXTERIOR OF EXTERIOR WALLS

	UNIT SIZE NOT INCLUDING BALCONY		BALCONY SIZE	
UNIT 31	462ft ²	42.9m ²	53ft ²	4.9m ²
UNIT 32	455ft ²	42.3m ²	53ft ²	4.9m ²
UNIT 33	455ft ²	42.3m ²	53ft ²	4.9m ²
UNIT 34	462ft ²	42.9m ²	53ft ²	4.9m ²





LEVERA & JUARA HOTEL CONDOS - Total Investment Breakdown - Government Fees, Local Professional Fees, Bank Charges and Real Estate Closing Costs

Investment & Closing		----- Government Fees -----											Local Agent	
		Government Fee				Due Diligence Fees			Application Fees		Processing Fees			Documents
Investment Amt	Legal, St. Duty Bank Chgs	Main Applicant	Spouse	Dependents Over 18	Dependents Under 18	Main Applicant	Dependents Over 18	Dependents Under 18	Main Applicant	Each Dependent	Persons Over 18	Persons Under 18	Forms/Passports Per Applicant	
\$350,000	\$20,400	\$50,000	--	--	--	\$5,000	\$5,000	\$2,000	\$1,500	\$1,500	\$1,500	\$500	\$250	\$11,500
Deposit	Approx 5.83%	<i>(\$50k Covers 3 dependents)</i>												
3.5% (12,500)		Additional Dependents		25,000	25,000									Incl. VAT

Closing Costs

Conveyancing	Stamp Duty	Courler	----- Bank Charges -----			Total Closing Costs
% of Purchase Price			On 3.5% Deposit	On Govt Fees	On Purchase Price (Escrow)	% of Purchase Price
\$12,106	\$3,500	\$200	\$140	\$570	\$3,884	\$20,400
3.46%	1.00%					5.83%

Estimated Total Investment Amounts for Individuals and Families - Including Govt Fees, Local Professional Fees, Bk Charges and Real Estate Closing Costs

Single Applicant	Typical Family of Four *	Family of Five with 3 child dependents **	Family of Six Including Two Elderly Grandparents ***
\$440,150	\$460,900	\$479,664	\$527,400

* Based on 1 child dependent under 16 and one eligible child dependent over 18

** Based on 1 child dependent under 16 and two eligible child dependents over 18

*** Based on 1 child dependent under 16 and one eligible child dependent over 18