



KIMPTON

KAWANA BAY

GRENADA'S NEWEST 5-STAR RESORT

PENTHOUSES & LUXURY CONDOMINIUMS
FREEHOLD REAL ESTATE FOR SALE



A RARE OPPORTUNITY

It is rare enough to find beachfront property for sale these days, never mind on a popular island such as Grenada. It is rarer still to find such property in a five-star branded resort environment such as at Kimpton Kawana Bay.

Offering unrivalled tranquillity and breathtaking views overlooking miles of golden sands and turquoise sea, Kimpton Kawana Bay is a slice of paradise, yet just a 12-minute drive from Grenada's international airport.

Taking its name from the leatherback turtles that frequent the waters around Grenada, the hotel has a beachfront location on Grand Anse Beach, itself a nesting ground for these wonderful creatures.

There are only twelve 1-bedroom, two 2-bedroom and four 3-bedroom condos for sale, including three 3-bedroom penthouses. Demand is known to be high and properties are being sold on a "first-come first-served basis". If you are

SETTING THE SCENE

The most striking thing about this resort is its unique and dramatic site. Rising to 140 feet above the high tide level of Grand Anse Beach, dramatic views are offered from almost every point. The view captures the long sweep of the beach, the city of St George's and beyond, the mountainous terrain and stunning skyline. The resort is located at the very end of Grand Anse, one of the best beaches in the Caribbean.

This is the stretch of sand that was ranked in the Top 30 of CNN's "World's 100 Best Beaches" review (September 2016).

Here's what CNN said: "Possibly Grenada's finest family beach. Foot-soothing sands, skin-comforting waters and soul-calming breezes. Big enough to never get crowded and intimate enough to feel like your own."

The location offers gentle ocean breezes and a greater degree of exclusivity as the resort's beach is at the sheltered end of the bay of Grand Anse, rather than in the busier centre of the beach.

While guests can enjoy the peaceful haven of the resort, it's within walking distance of lively bars and restaurants and a great gateway for all kinds of holiday adventures.





THE PENTHOUSES

Proudly introducing

Our 1, 2 and 3 Bedroom Penthouses and Luxury Condos at Kimpton Kawana Bay, where five-star luxury and spectacular sea views will combine to make an unforgettable experience.

Each condo and penthouse has its own fully equipped kitchen with white quartz worktops, beautiful cabinetry and state-of-the-art appliances.

Dining areas are open-plan with steps down to spacious lounges and “sink-into” sofas. Through sliding doors from the lounge you reach your terrace with day-beds and, in most properties, a private infinity pool overlooking Grand Anse Beach.

Generously sized bedrooms with King-sized beds are complemented by ensuite bathrooms with walk-in showers, soaker tubs, double vanity units and elegant lighting.



3-BEDROOM PENTHOUSE & LUXURY CONDO



2 & 1-BEDROOM LUXURY CONDOS





DRAMATIC SEA VIEWS & DARING DESIGNS

The resort responds to this unique site with a terracing design. The design ensures that each property captures this magnificent view. We've also made sure that each balcony maintains its privacy with cascading planters and striking overhanging foliage.

TOP OCCUPANCY & ROOM RATES

There will be times when you can't be here and you may want to let your property. If so, no worries - our idyllic beachfront location and Kimpton's powerful booking engine, will maximise your investment returns for you.



HARMONISING THE HOTEL WITH THE LAND

When designing the finish of the resort we have been meticulous in selecting materials that blend in with the natural environment.

We have achieved this by using:

White stucco finish with wood accents

Planters overhanging balconies

Wood toned canopies

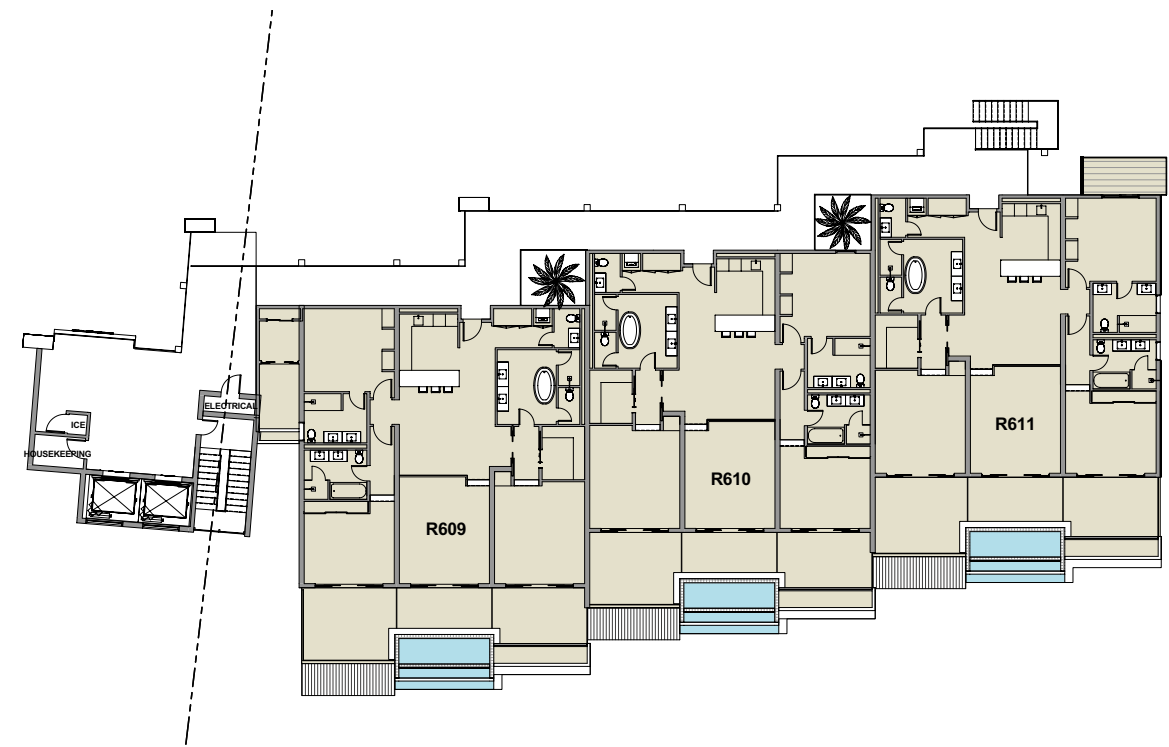
Infinity edge pools

Natural stone and finish on landscape and paving elements

Continuation of surfaces from interior to exterior providing a seamless link from inside to outside

This has resulted in a building, which stands out from the lush green landscape while complementing the dramatic topography.

6TH FLOOR



Property sizes

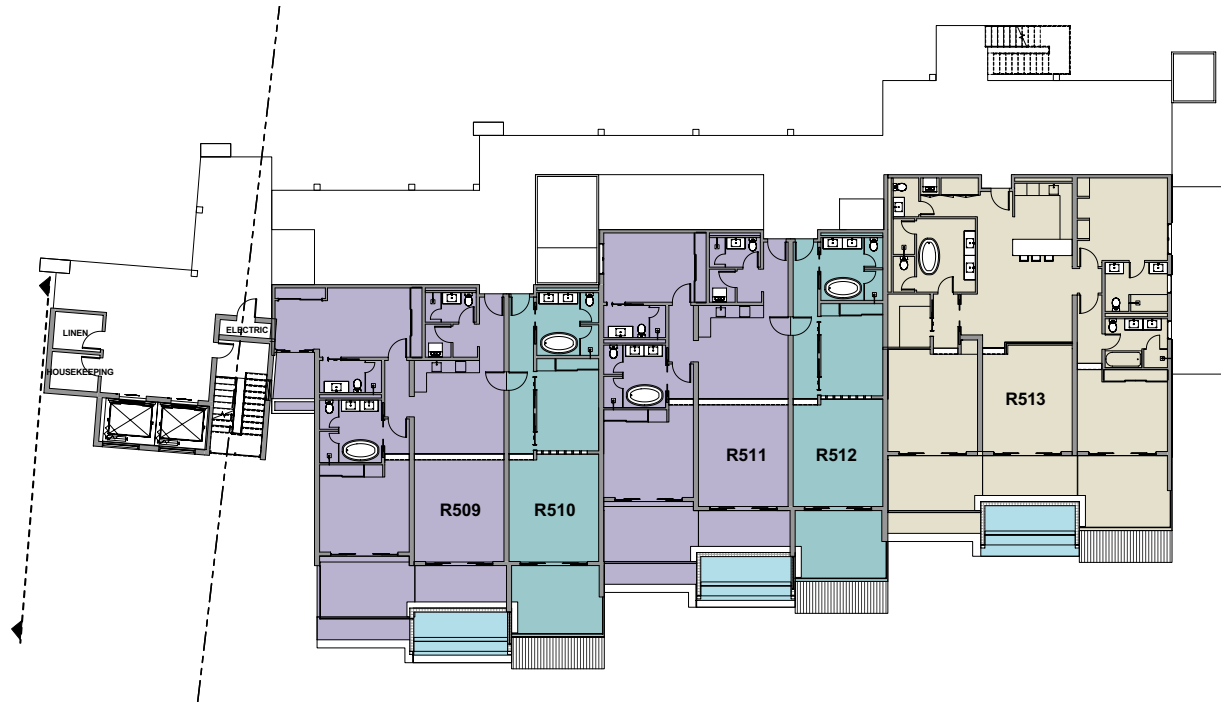
Legend : 3 bedrooms 2 bedrooms 1 bedroom

Unit	Ft ²					M ²				
	Gross Floor Area	Balcony	Pool	Planter	Total	Room Size	Balcony	Pool	Planter	Total
R609	2,217	517	125	74	2,933	206	48	12	7	272
R610	2,133	440	125	59	2,757	198	41	12	5	256
R611	2,146	560	125	58	2,889	199	52	12	5	268

Numbers are rounded.

Area is calculated to the centreline of common walls and the exterior of exterior walls. Figures above in light blue denote properties reserved by True Blue Development Ltd.

5TH FLOOR



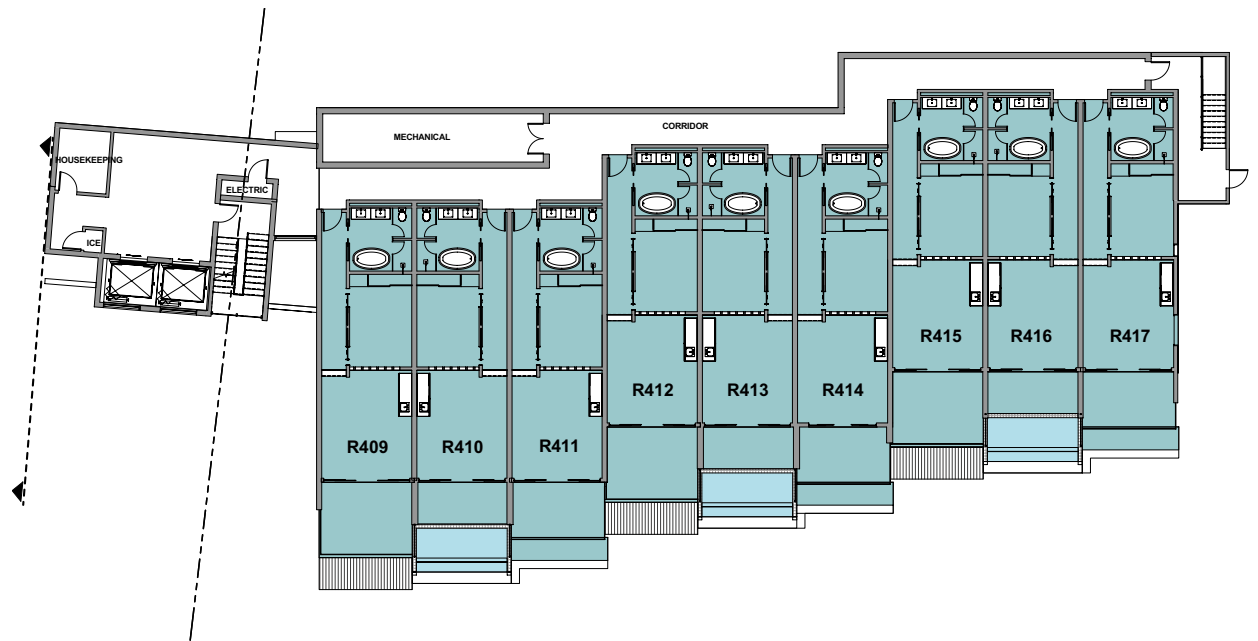
Property sizes

Legend : 3 bedrooms 2 bedrooms 1 bedroom

Unit	Ft ²					M ²				
	Gross Floor Area	Balcony	Pool	Planter	Total	Room Size	Balcony	Pool	Planter	Total
R509	1,492	314	125	76	2,007	139	29	12	7	186
R510	710	180	-	-	890	66	17	-	-	83
R511	1,398	256	125	56	1,835	130	24	12	5	170
R512	710	179	-	-	889	66	17	-	-	83
R513	2,145	443	125	57	2,770	199	41	12	5	257

Numbers are rounded.
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4TH FLOOR



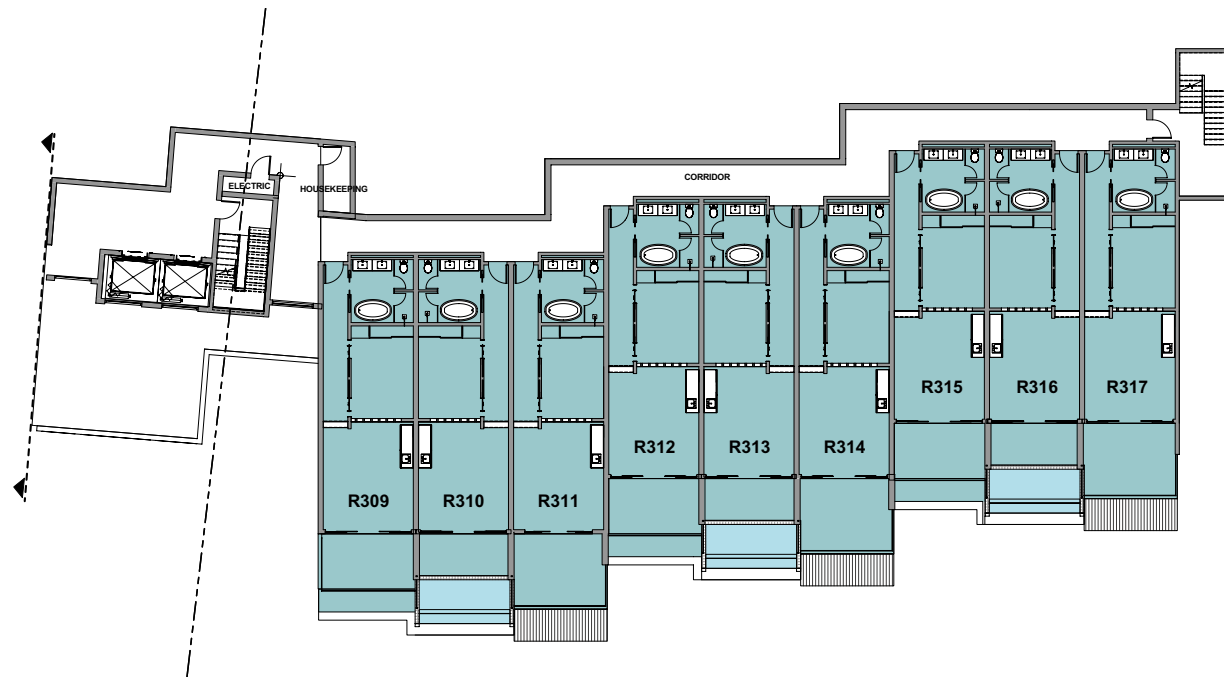
Property sizes

Legend : 3 bedrooms 2 bedrooms 1 bedroom

Unit	Ft ²					M ²				
	Gross Floor Area	Balcony	Pool	Planter	Total	Room Size	Balcony	Pool	Planter	Total
R409	725	191	-	-	916	67	18	-	-	85
R410	706	106	125	-	937	66	10	12	-	87
R411	710	138	-	59	907	66	13	-	5	84
R412	722	185	-	-	907	67	17	-	-	84
R413	719	107	125	-	951	67	10	12	-	88
R414	709	137	-	59	905	66	13	-	5	84
R415	708	185	-	-	893	66	17	-	-	83
R416	705	106	125	-	936	65	10	12	-	87
R417	721	140	-	58	919	67	13	-	5	85

Numbers are rounded.
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3RD FLOOR



Property sizes

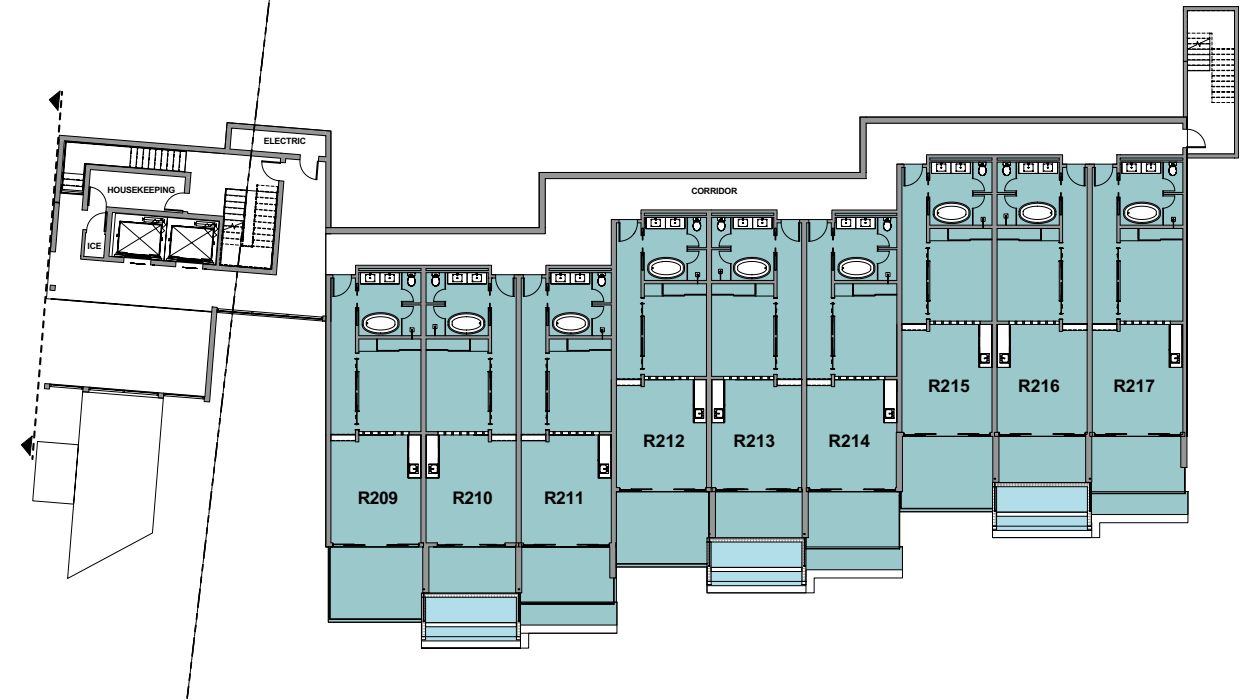
Legend : 3 bedrooms 2 bedrooms 1 bedroom

Unit	Ft ²					M ²				
	Gross Floor Area	Balcony	Pool	Planter	Total	Room Size	Balcony	Pool	Planter	Total
R309	723	144	-	59	926	67	13	-	5	86
R310	704	105	125	-	934	65	10	12	-	87
R311	708	188	-	-	896	66	17	-	-	83
R312	709	136	-	59	904	66	13	-	5	84
R313	706	106	125	-	937	66	10	12	-	87
R314	709	189	-	-	898	66	18	-	-	83
R315	709	136	-	57	902	66	13	-	5	84
R316	706	102	125	-	933	66	9	12	-	87
R317	721	192	-	-	913	67	18	-	-	85

Numbers are rounded.

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2ND FLOOR



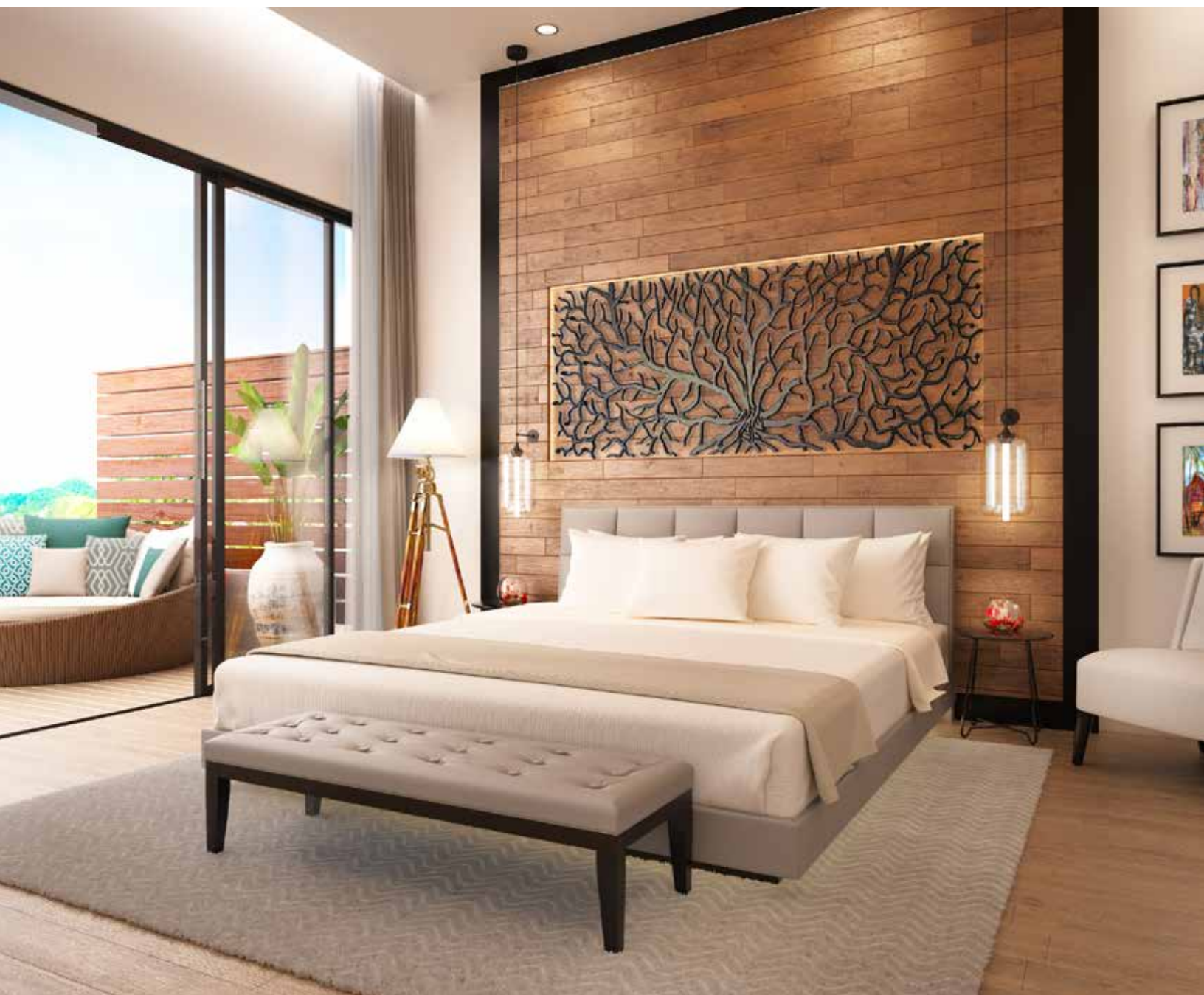
Property sizes

Legend : 3 bedrooms 2 bedrooms 1 bedroom

Unit	Ft ²					M ²				
	Gross Floor Area	Balcony	Pool	Planter	Total	Room Size	Balcony	Pool	Planter	Total
R209	723	191	-	-	914	67	18	-	-	85
R210	704	114	125	-	943	65	11	12	-	88
R211	708	143	-	59	910	66	13	-	5	85
R212	708	188	-	-	896	66	17	-	-	83
R213	704	114	125	-	943	65	11	12	-	88
R214	709	143	-	53	905	66	13	-	5	84
R215	707	186	-	-	893	66	17	-	-	83
R216	704	114	125	-	943	65	11	12	-	88
R217	720	147	-	53	920	67	14	-	5	85

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A PLACE TO REST & RENEW

A holiday home for the whole family

If you are coming with your children, there are plenty of things to keep them busy while you get a much-deserved rest.

Just the two of us...

Kimpton Kawana Bay is also a place where couples can reconnect over sundowners at the beach bar, have a romantic "à deux" in Kawana Bay's fine dining restaurant, or enjoy a meal "al fresco" on the terrace of the lounge bar to the sound of waves lapping on the moonlit beach.

FULFILLING EXPECTATIONS

The Penthouses and Luxury Condos at Kimpton Kawana Bay come fully equipped and fully serviced. Everything you would expect to find in your own home you will find in your here: condiments, cruets, cutlery and crockery – and that's just the 'C's. Everything is here for you, freshly laundered, cleaned and polished, awaiting your arrival.

These include:

Air conditioning

Satellite TV

Mood lighting

Fridge/freezer, oven, and other high quality kitchen appliances

Gourmet coffee machine

Wi-Fi

A professional housekeeping, grounds and maintenance team is available to ensure you don't spend your holiday doing "repairs and renewals". In some cases there is an additional charge for these services.

In fact the only reason you will have to lift a finger while you are here is to attract the attention of Room Service or our 24 : 7 concierge, who will help you plan every aspect of your vacation, to ensure your relaxation time is maximized.





CITIZENSHIP BY INVESTMENT

Buyers of Penthouses and Luxury Condos at Kimpton Kawana Bay are eligible for Grenadian Citizenship through Grenada's popular Citizenship by Investment programme.

For more information about our CBI programme,

KIMPTON HOTELS

Kimpton Kawana Bay is the second Kimpton resort to be built in the Caribbean, after the very successful opening of the Kimpton Seafire in the Cayman Islands.

Kimpton® Hotels & Restaurants is the industry pioneer that introduced the boutique hotel concept to the US. Since then, they have become the world's leading boutique hotel operator. They are intimately involved in the design of the Kimpton Kawana Bay and will operate the hotel when it opens in 2019.

Kimpton's personable style of guest service makes guests feel genuinely cared for. Thoughtful perks and amenities together with bold and playful interiors are all part of the "Kimpton Experience". Kimpton designs and runs each of its resort hotels with the local environment in mind. This delivers an authentic guest experience that is mindful of the location.



Kimpton Seafire Resort + Spa, Cayman Islands



KIMPTON KAWANA BAY

Penthouses and Luxury Condos

Pool Suites

Studios

Infinity Pool overlooking Grand Anse Beach

Fine Dining Restaurant

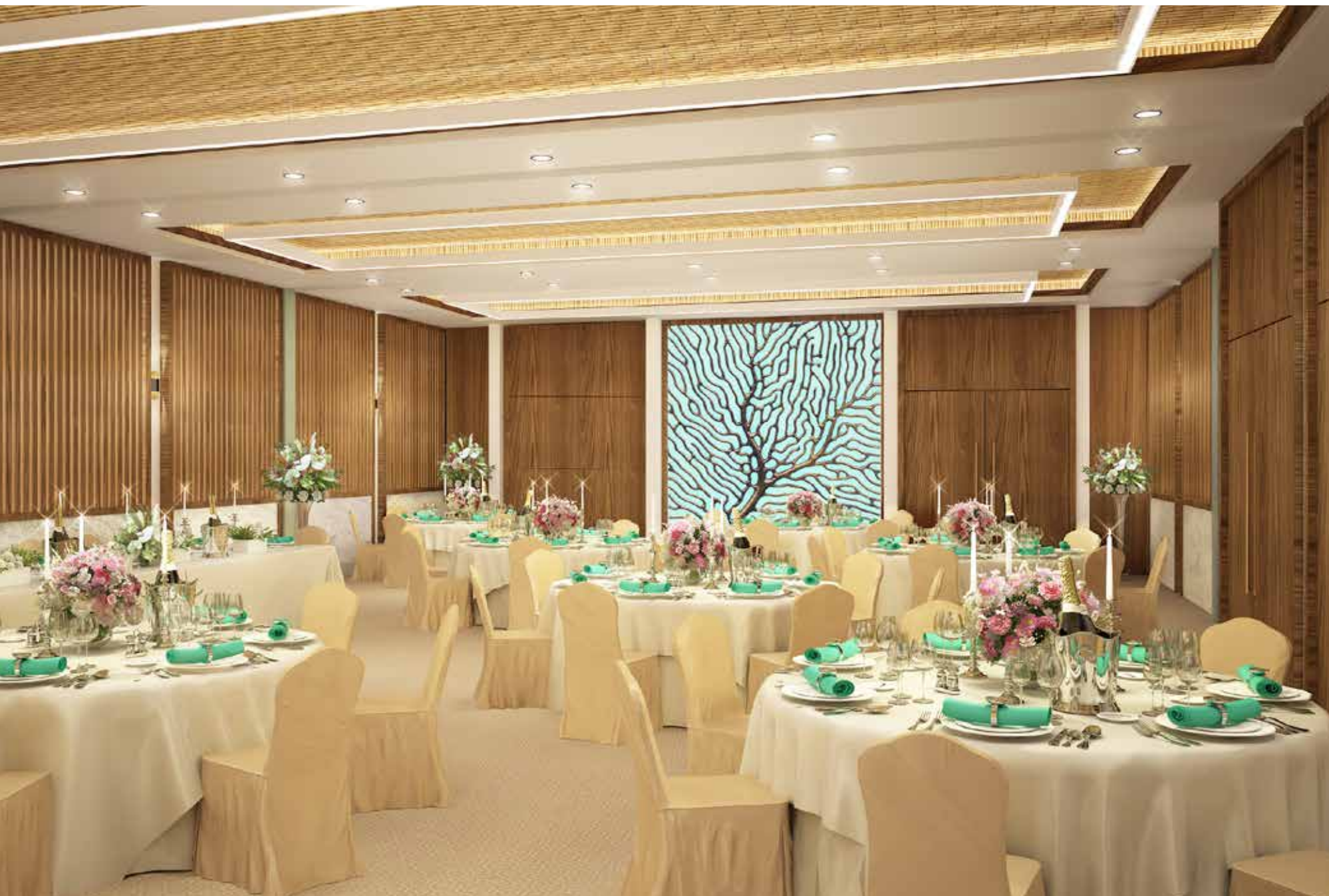
Lounge Bar

Beach Bar

Gym

Spa with 5 treatment rooms

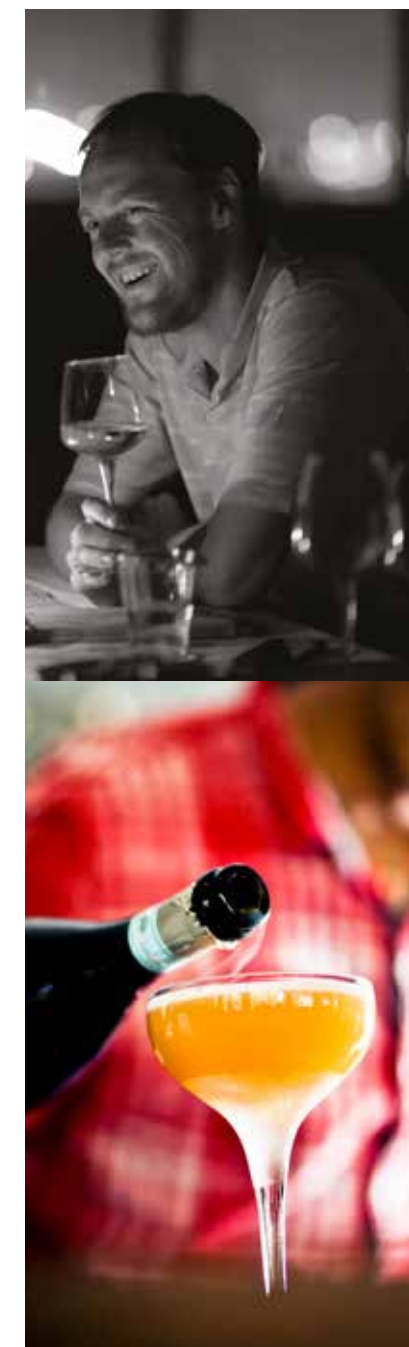
Water Sports Facilities



EAT, DRINK & BE SPOILED

Jumpstart your morning with coffee and tea in the lounge. Later in the day, unwind, sip and savour select wines during Kimpton Kawana Bay's nightly hosted wine hour.

Top chefs will create Menus du Jour and À la Carte with fresh ingredients sourced locally. Full room service menus will be available for those preferring the privacy of their pool suite or studio.





AN UNFORGETTABLE EXPERIENCE

As well as offering exceptional facilities such as a spa, pool, gym and world class beach, our adventuring guests can enjoy:

World class diving on the resort's doorstep

Hiking the Crater Lakes

Sailing in Grenadine Islands

Zip lines through rain forest canopy

Exploring the Island's rich culture and history

During the day, you will be able to take excursions from the resort into St. George's to see the picturesque pastel-coloured houses that rise up the hillsides from the waterfront and the bustling spice market.

Or you can go inland and view this verdant island from the mountains of the interior. Here, flowering shrubs and ferns nestle amongst tropical fruit trees. Waterfalls tumble down the steep-sided valleys through forests of teak, mahogany, saman and blue mahoe.



EXPERIENCE THE RAW BEAUTY OF GRENADA

A vibrant & authentic culture

Grenada is unspoiled and uncrowded with a beautiful climate, lush landscapes and pristine beaches. This enchanting island is an upmarket getaway for those looking to spice up their life.

The people of Grenada are some of the friendliest in the Caribbean, and the island one of the safest.


It's easy to get here

Scheduled flights arrive frequently into Grenada's Maurice Bishop International Airport from New York, Miami, Atlanta, Toronto, Caracas, London, Frankfurt and a number of Caribbean countries. The airport also offers fixed-based operator services for private jets.

And lovely when you arrive

Grenada is close to the Equator ensuring a year-round tropical climate with average temperatures ranging between 23°C to 30°C. Cooling trade winds make temperatures comfortable.





KIMPTON KAWANA BAY OPENS 2019

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