



KIMPTON

# KAWANA BAY

GRENADA'S NEWEST 5-STAR RESORT

1-BEDROOM SUITES & STUDIOS  
FREEHOLD REAL ESTATE FOR SALE





## A RARE OPPORTUNITY

It is rare enough to find beachfront property for sale these days, rarer still to find such property in a 5 Star branded resort environment like Kimpton Kawana Bay on a popular island such as Grenada.

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, a nesting ground for these wonderful creatures.

Matura is the second phase of the Kimpton Kawana Bay Hotel and is located directly on the beach.

It comprises seven premium 1 bedroom suites and 44 studios, **which are for sale through Grenada's highly acclaimed Citizenship By Investment (CBI) programme.** Demand is known to be high and properties are being sold on a "first come, first served" basis.

## SETTING THE SCENE

The resort is located at the quieter end of Grand Anse Beach, one of the finest beaches in the Caribbean, and a stretch of sand ranked in the Top 30 of CNN's "World's 100 Best Beaches" review (September 2016).

Here's how CNN described Grand Anse Beach:  
"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 most striking thing about this resort is its unique and dramatic site. It rises to 140 feet above sea level giving dramatic views from almost every viewpoint. The long sweep of the beach, the town of St George's and Grenada's mountainous skyline will be seen from almost every room.

The location offers gentle ocean breezes and a greater degree of exclusivity, as the resort is tucked away at the sheltered end of Grand Anse bay.

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





## LUXURY SUITES & STUDIOS

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### *Proudly introducing*

We are proud to introduce seven 1-bedroom suites where three owners have separate title and usage of these superb properties.

44 single title studios are also being offered for sale in this phase at Kimpton Kawana Bay where 5 Star luxury and spectacular sea views combine to make an unforgettable experience.





## DRAMATIC SEA VIEWS & DARING DESIGNS

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The hotel's terraced design blends beautifully into the unique hillside setting ensuring that each suite and studio captures the magnificent view.

Striking contemporary architecture unites with the natural landscape and local setting to create a haven of tranquillity. The interior design bursts with light, natural colours, water features and foliage to deliver a world-class experience to guests.

## A SOUND INVESTMENT

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As an investment, Kimpton Kawana Bay offers an unparalleled opportunity in Grenada. No other project run by a leading international hotel company offers freehold ownership, a share of room revenue and no annual service fee.

Our idyllic beachfront location and the powerful booking engines of Kimpton and InterContinental Hotels will ensure your returns are maximised.



## 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.

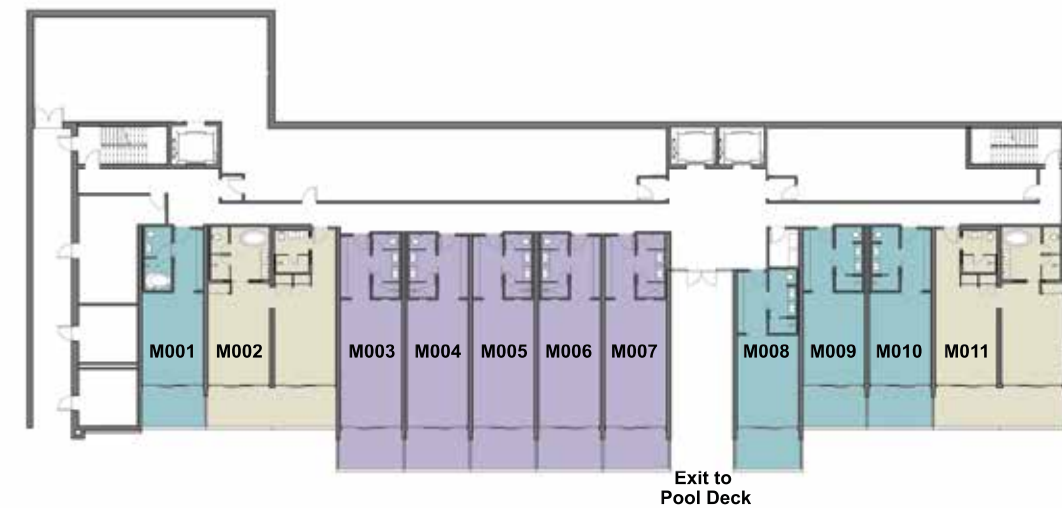
We have achieved this by using:

- Planters and overhanging balconies
- White stucco finish with wood accents
- Natural stone and finish on landscape and paving elements
  - Wood toned canopies
  - An infinity edge pool

Matching interior and exterior surfaces provide 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.

## GROUND FLOOR



### Property sizes

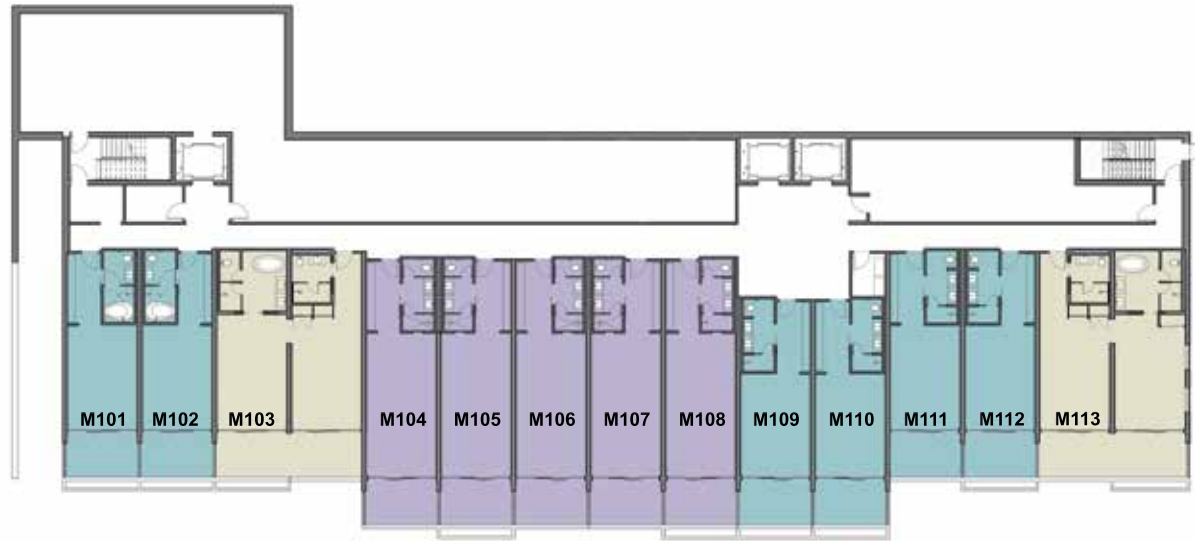
Legend : ■ Suites ■ Double Queen Studios ■ King Studios

Unit	Ft <sup>2</sup>				M <sup>2</sup>			
	Gross Floor Area	Balcony	Planter	Total	Room Size	Balcony	Planter	Total
M001	473	129	-	602	44	12	-	56
M002	950	258	-	1208	88	24	-	112
M003	577	132	-	709	54	12	-	66
M004	577	129	-	706	54	12	-	66
M005	577	129	-	706	54	12	-	66
M006	577	129	-	706	54	12	-	66
M007	594	133	-	727	55	12	-	67
M008	485	135	-	620	45	13	-	58
M009	473	129	-	602	44	12	-	56
M010	473	129	-	602	44	12	-	56
M011	969	262	-	1231	90	24	-	114

Numbers are rounded.

Area is calculated to the centreline of common walls and the exterior of exterior walls.

## 1ST FLOOR



## 2ND FLOOR



### Property sizes

Legend : ■ Suites ■ Double Queen Studios ■ King Studios

Unit	Ft <sup>2</sup>				M <sup>2</sup>			
	Gross Floor Area	Balcony	Planter	Total	Room Size	Balcony	Planter	Total
M101	486	132	26	644	45	12	2	59
M102	473	129	26	628	44	12	2	58
M103	950	258	26	1234	88	24	2	114
M104	578	132	-	710	54	12	-	66
M105	575	128	27	730	53	12	2	67
M106	576	129	-	705	54	12	-	66
M107	576	129	-	705	54	12	-	66
M108	575	129	29	733	53	12	3	68
M109	472	129	28	629	44	12	3	59
M110	472	132	29	633	44	12	3	59
M111	473	129	-	602	44	12	-	56
M112	473	129	27	629	44	12	2	58
M113	969	262	27	1258	90	24	2	117

Numbers are rounded.  
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### Property sizes

Legend : ■ Suites ■ Double Queen Studios ■ King Studios

Unit	Ft <sup>2</sup>				M <sup>2</sup>			
	Gross Floor Area	Balcony	Planter	Total	Room Size	Balcony	Planter	Total
M201	486	132	29	647	45	12	3	60
M202	473	129	29	631	44	12	3	59
M203	950	352	57	1359	88	33	5	126
M204	578	132	-	710	54	12	-	66
M205	578	129	-	707	54	12	-	66
M206	578	129	29	736	54	12	3	69
M207	578	129	-	707	54	12	-	66
M208	580	129	29	738	54	12	3	69
M209	472	129	-	601	44	12	-	56
M210	472	129	-	601	44	12	-	56
M211	473	129	-	602	44	12	-	56
M212	473	129	29	631	44	12	3	59
M213	969	262	28	1259	90	24	2	117

Numbers are rounded.  
Area is calculated to the centreline of common walls and the exterior of exterior walls.

## 3RD FLOOR



### Property sizes

Legend : ■ Suites ■ Double Queen Studios ■ King Studios

Unit	Ft <sup>2</sup>				M <sup>2</sup>			
	Gross Floor Area	Balcony	Planter	Total	Room Size	Balcony	Planter	Total
M301	484	134	-	618	45	12	-	57
M302	472	130	27	629	44	12	2	58
M303	472	130	-	602	44	12	-	56
M304	472	130	-	602	44	12	-	56
M305	472	226	56	754	44	21	5	70
M306	578	131	-	709	54	12	-	66
M307	578	129	-	707	54	12	-	66
M308	577	129	27	733	54	12	2	68
M309	577	129	-	706	54	12	-	66
M310	472	129	-	601	44	12	-	56
M311	472	131	27	630	44	12	2	58
M312	472	129	26	627	44	12	2	58
M313	941	257	-	1198	87	24	-	111
M314	492	134	27	653	46	12	2	60

Numbers are rounded.

Area is calculated to the centreline of common walls and the exterior of exterior walls.

## A PLACE TO REST & RENEW

### *A holiday home for the whole family*

If you are visiting with your children, there are plenty of things to keep them busy while you get a much-deserved rest. Apart from one of the best beaches in the world and all its water sports facilities, the hotel will have a full children's programme.

### *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 Kimpton 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.

At the top of the Matura building is a rooftop bar and lounge, perfect for an evening drink to take in the spectacular view. Elsewhere you will find Kimpton Kawana Bay's boutique health spa, with 5 treatment rooms and a gym.

The hotel also comes with room service and a 24/7 concierge, who will help you plan every aspect of your vacation, to ensure your relaxation time is maximized.



# ONE OF THE WORLD'S TOP RANKED CBI PROGRAMMES

## *Citizenship by Investment*

### **WHAT IS CBI?**

Citizenship By Investment (CBI) is a government programme aimed at attracting foreign direct investment into the country by offering citizenship in exchange for an investment into Grenada.

In 2013, Grenada launched its CBI programme for people around the world looking for a user-friendly second citizenship. Processing is fast and efficient, and its 3-year real estate investment term is the shortest property hold period in the world at this price tier. The programme has a robust vetting process in order to ensure its continued integrity.

### **ADVANTAGES OF HAVING A SECOND CITIZENSHIP**

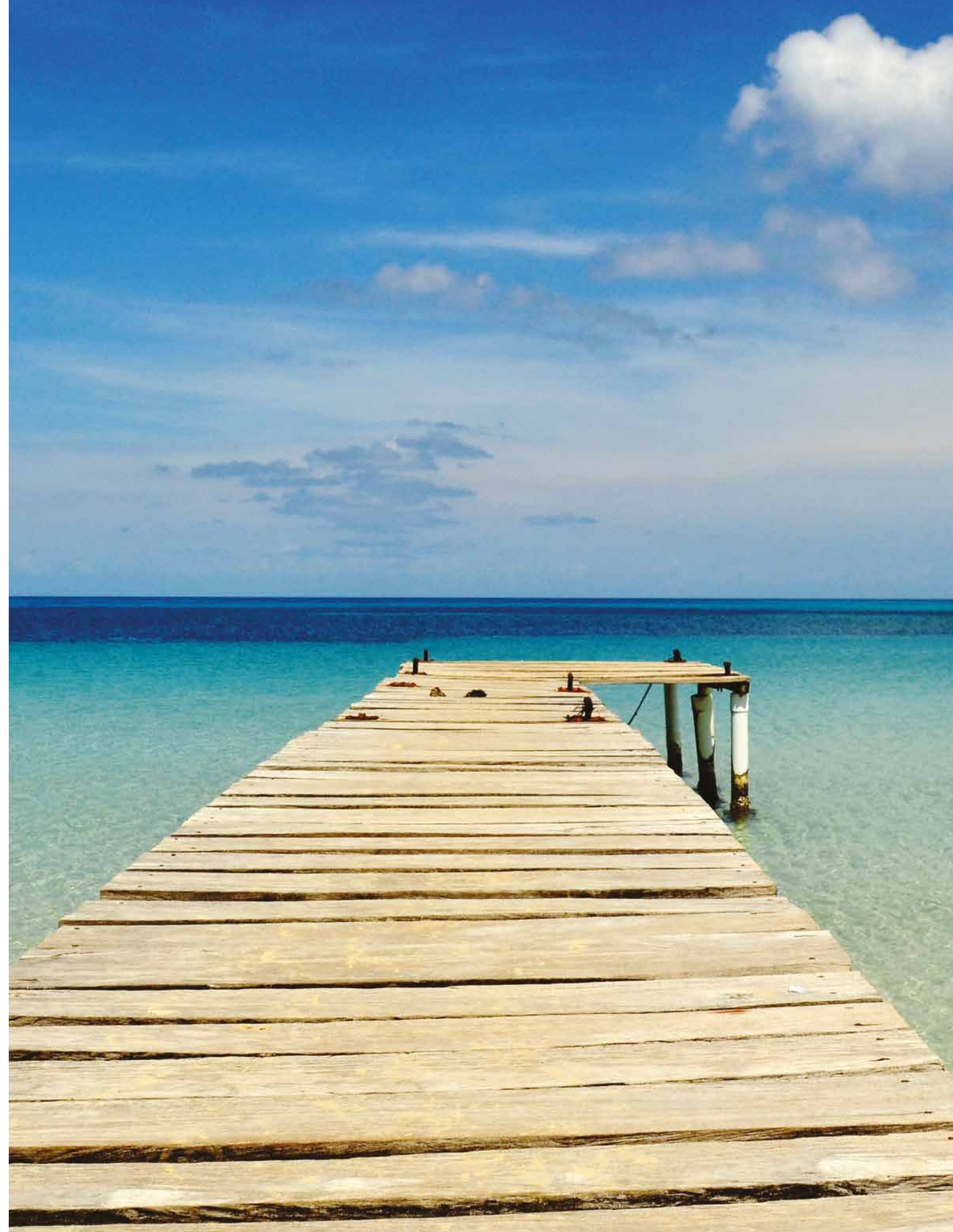
If you are experiencing political or economic instability in your own country, having a second citizenship provides peace of mind and security. It enables you to provide the best for your family in terms of security and education, and to safeguard your personal assets.

From a business and freedom perspective, a second citizenship provides visa-free travel, which can open up new markets to help individuals grow their wealth and take advantage of different tax regimes.

### **HOW IT WORKS**

Grenada's CBI programme allows individuals and their families to obtain Grenadian citizenship. Applicants must apply through licensed agents, and can buy Government-approved real estate like Kimpton Kawana Bay's from US\$350,000.

The Grenada CBI programme has been developed to have distinct advantages over other citizenship options in the Caribbean.



# BENEFITS OF GRENADIAN CITIZENSHIP

## *Finance*

### **SAFE INVESTMENT**

Grenada has a strong economic outlook and is a good place to invest. Over the last few years the economy has grown steadily at an average of around 5% per annum and the tourism industry registered record growth in 2017.

### **BENIGN TAX REGIME**

No foreign income, capital gains, gift, wealth or inheritance tax is payable in Grenada. To attract businesses, there are corporate tax incentives, full exemption from import duties and no restriction on the repatriation of imported capital and profits.

## *Family*

### **VALUE FOR MONEY**

Grenada's CBI programme allows dual citizenship and has one of the lowest family application fees in the Caribbean.

### **ECO-FRIENDLY ENVIRONMENT**

Grenada's government is intent on preserving the natural environment and has launched a new project aimed at providing green energy to rural areas.

### **ACCESS TO TOP SCHOOLS**

Not only do citizens have access to top schools but also to Grenada's private international university, St George's. Here you can study medicine, veterinary medicine, nursing, arts & sciences, and business.

### **QUALITY OF LIFE**

Grenada offers you and your family a quality of life hard to find anywhere else in the world these days.

### **IDYLLIC LOCATION**

Grenada is a beautiful, exotic country with an idyllic climate and extremely friendly people.



## A HIGHLY RANKED CBI PROGRAMME

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### *Security*

#### **VISA FREE TRAVEL**

Grenadian Citizenship grants you visa-free travel to over 120 countries including the EU Schengen area, the UK, China, Singapore and Russia. It is one of a select few countries in the world that has a 30-day stay permit (visa waiver) with China.

#### **A SECURE ENVIRONMENT**

Grenada is a stable democracy with few political or social issues. It is one of the safest islands in the Caribbean.

#### **A SUSTAINABLE PROGRAMME**

Grenada's CBI programme is carefully managed with rigorous background checks to ensure the programme has longevity.

#### **PROTECTION AROUND THE WORLD**

Grenada is a member of the United Nations, the OAS (Organization of American States) and the Commonwealth, which offers personal protection in member countries across the globe.

## GLOBAL ACCESS

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### *Business*

#### **USA E-2 VISA**

Grenada is the only country in the world that has an active Citizenship by Investment programme and a bilateral investment treaty (E-2 Investor Visa) with the United States. Provided that your Grenadian citizenship and E-2 visa applications are approved, you can live in the US to operate a business there.

#### **MARKET ACCESS**

Grenada's Maurice Bishop International Airport has direct flights to New York, Miami, Atlanta, Toronto, London, Frankfurt and a number of Caribbean countries.

#### **SPEED AND CONVENIENCE**

It takes approximately 120 days to process your Grenadian Citizenship. No interview, management experience or qualifications are necessary. You don't even need to live in Grenada to have citizenship.





## KIMPTON KAWANA BAY

Suites

Studios

Infinity Pool overlooking Grand Anse Beach

Fine Dining Restaurant

Rooftop Bar

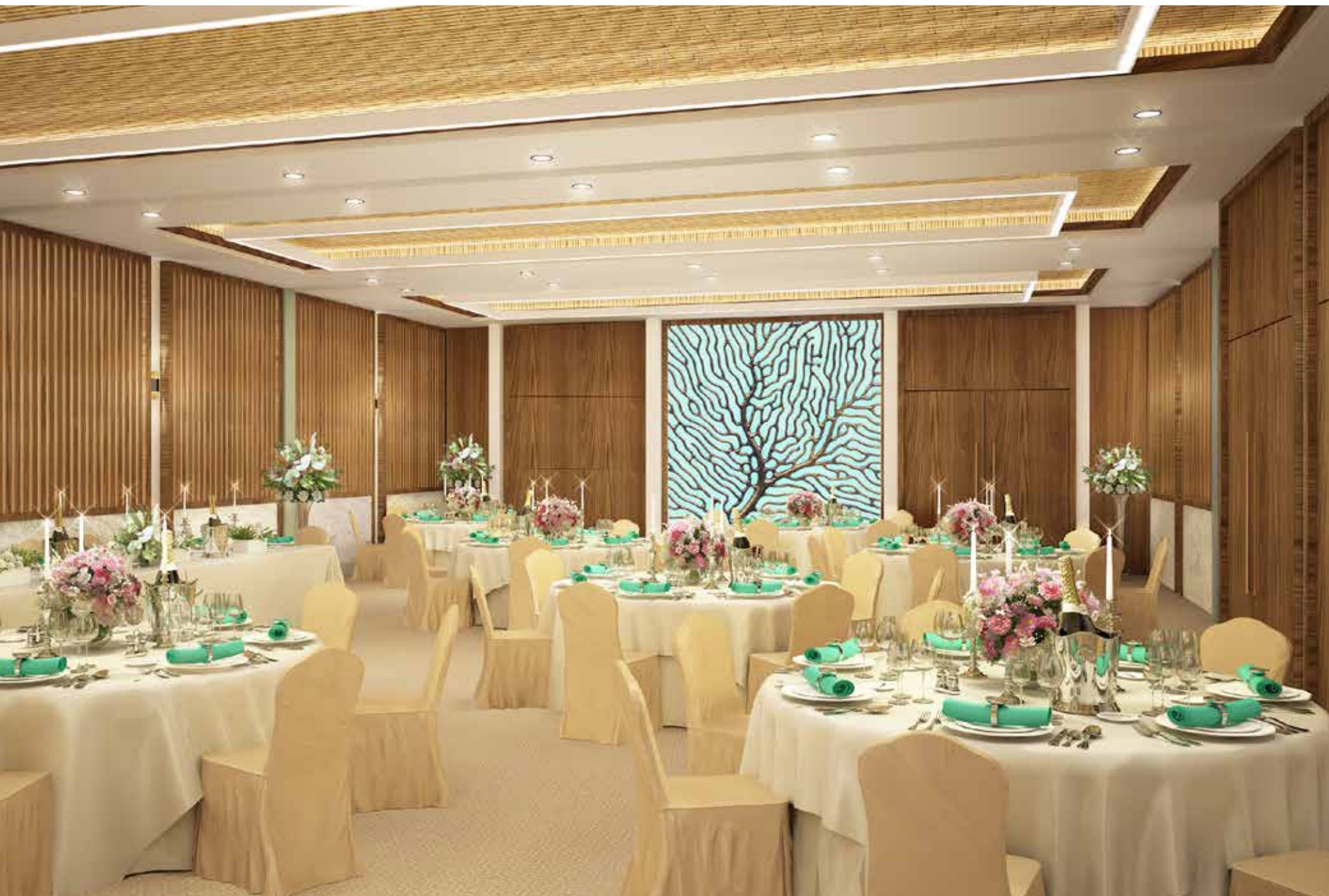
Lounge Bar

Beach Bar

Gym

Spa with 5 treatment rooms

Water Sports Facilities

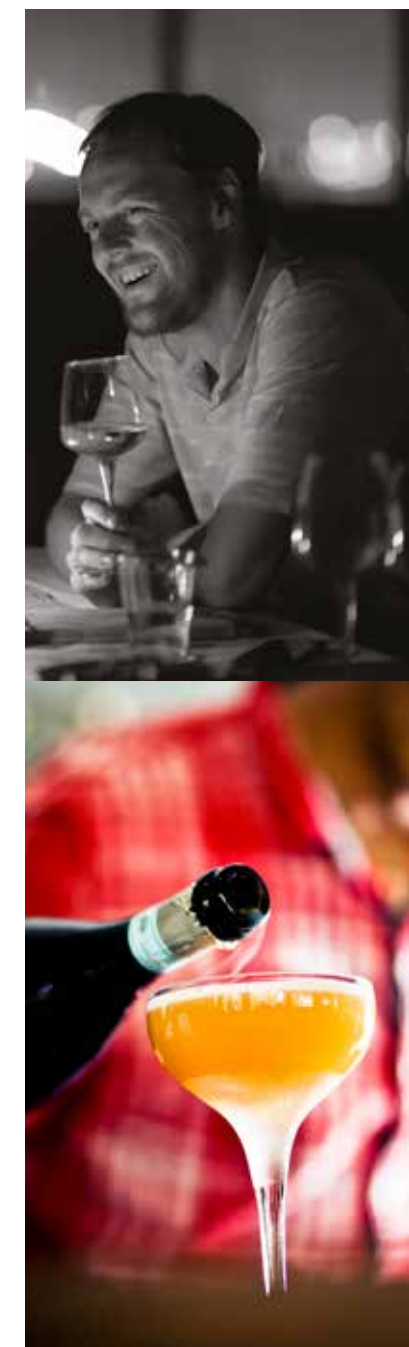


## EAT, DRINK & BE SPOILED

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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 suite or studio.





## AN UNFORGETTABLE EXPERIENCE

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

- Hiking the Crater Lakes
- Zip lines through rain forest canopy
- Exploring the Island's rich culture and history
- World class diving on the resort's doorstep
- Sailing in the Grenadine islands

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

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### *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*

Tourists arrive most days into Grenada's Maurice Bishop International Airport on scheduled flights from New York, Miami, Atlanta, Toronto, 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.

