



HARBOUR ISLAND TOWNHOUSES

Jolly harbour



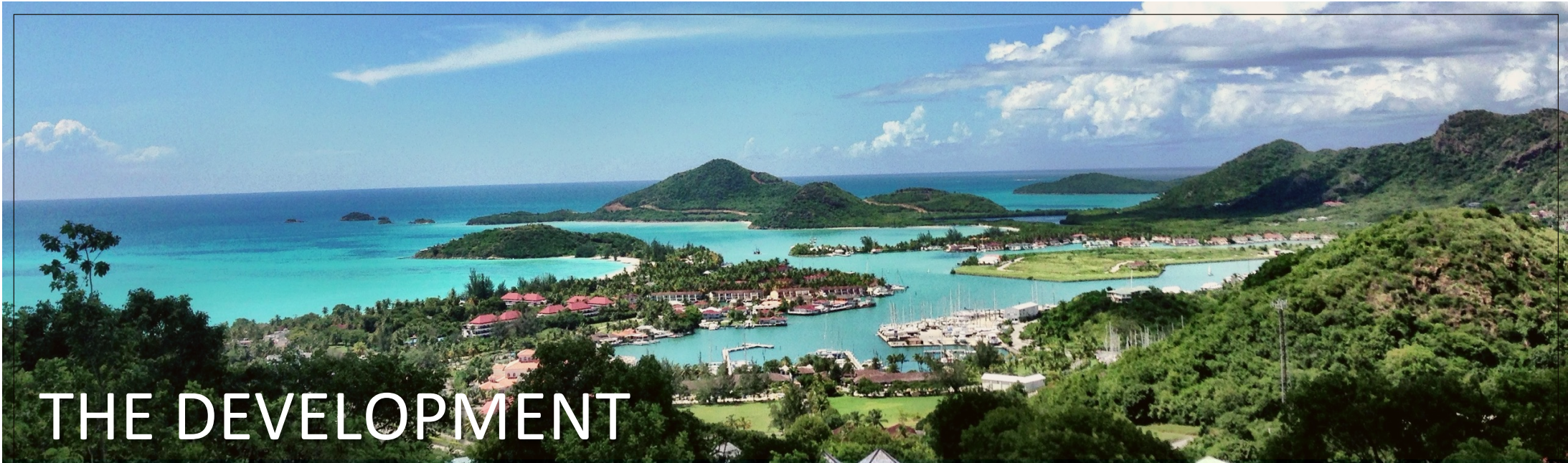
LOCATION

Antigua and Barbuda is an independent Commonwealth state in the Eastern Caribbean. With some 365 beaches of clean turquoise waters, the lush tropical islands of Antigua and Barbuda are an inviting paradise and considered to be one of the most beautiful places in the world.

The Harbour Island Townhouses are located in Jolly Harbour, a man made marina community. Amenities include 18 Hole Golf Course, Commercial Center, Restaurants, Bars and Full Service Marina and Dry Dock.

The development location is marked on the map.





THE DEVELOPMENT

The development is located on a 33 acre private island in the center of the Jolly Harbour Marina. This unique location provides waterfront views edged with piecing green peaks that surround the area. The area is developed with multi million dollar homes, and has long been a mainstay for the upmarket traveler, use to frequenting this side of the island. The surrounding area has some of the best beaches in the Caribbean, with two beaches located within the development, one of which is just a 5 minute walk from the development.

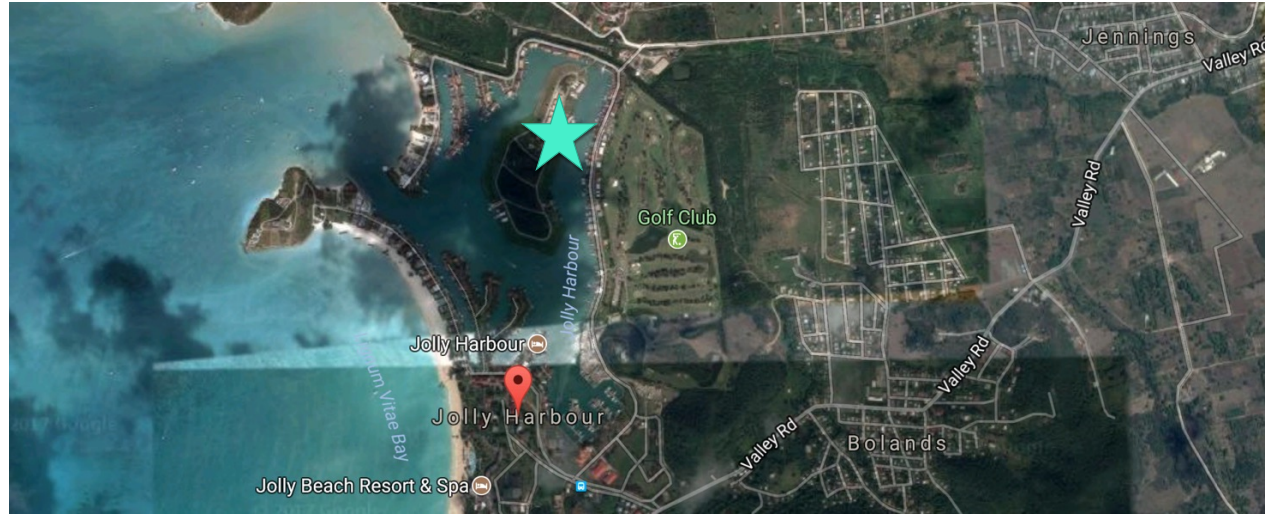
The development is located on three waterfront lots on Harbour Island, meaning that each property will have its own access to the marina. The waters surrounding the development are a clear crystal blue and are perfect for swimming, fishing or just cruising, the Caribbean coastline is lined with beaches and inlets. It's a boating paradise.



SURROUNDING AREA



SITE LOCATION



EXTERIOR DESIGN

The Townhouses will be built in blocks of five, for a total of two blocks providing ten townhouses. One block has already been completed as shown here.

We have drawn inspiration from modern architecture to create a unique but yet optimal design in order to maximize the land and provide each property with dramatic views from each side of the building.

Each Townhouse will be built using a number of design elements, as detailed herein.

We are looking to complete a relaxing waterfront retreat that can draw in the sheer beauty of the surrounding area while providing all of the elements one would expect from a first class development.



CONSTRUCTION

Solid Concrete construction will be utilized to build these Townhouses.

Built atop of 40ft pre-stressed piles, the buildings are anchored in place to handle any eventuality.

All windows and doors contain storm proof glass within an aluminum frame.

These properties have been built to withstand the elements, the general wear and tear expected when building in close proximity to the Caribbean Sea.



FLOOR PLAN

This is a sample floor plan. This is one Townhouse, or one half of a block. Built over two stories the townhouse will provide 1,850 sqft of living space and the following:

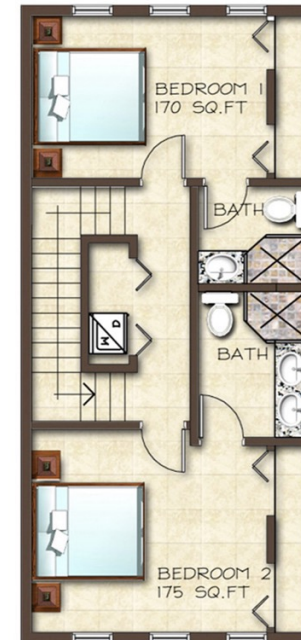
- Master Suite, with private terrace and en-suite Bathroom.
- Second Bedroom with en-suite
- Third Bedroom on the ground floor
- Large Modern Kitchen
- Open plan living room opening out to the garden.
- Three outdoor terraces
- Rooftop Terrace
- Shared marina front pool
- Fully Air-conditioned
- Marina Access



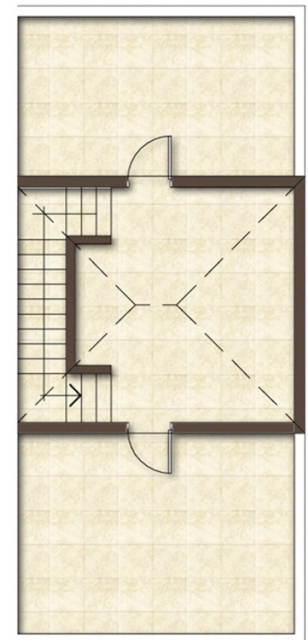
Ground Floor



First Floor



Rooftop



INTERIOR DESIGN

The Townhouses must be as appealing and comfortable on the inside as they are on the outside. We have created a simple yet attractive and modern interior.

Using oversized tiles, large picture windows, wooden trim and details all add to the bring the exterior design elements into the internal living space.

Here are some examples of the finishing's that have been installed in the completed villas.

