

# GrandeClub and RESIDENCES



GRAND BAHAMA ISLAND

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# OVERVIEW



Grande Property is an integrated real estate company providing specialized services in residential and hotel development, educational facilities, sports management, and resort and destination real estate. The firm is headquartered in New York, with satellite offices strategically located in cities around the world. We strive to exceed clients' and partners' expectations. Grande Property delivers innovative solutions that meet the highest business standards, while providing economic and social returns on investments. We utilize proven business models alongside innovative approaches to enhance asset values and accelerate sales, thereby providing long-term value to our investors, shareholders, partners, and clients.



The staff of Grande Property and its affiliates has broad and deep sector and market experience in key locations around the globe. With a rich history of family businesses and local operating affiliates spanning several generations, our combined experience is unparalleled. The management team has extensive career experience built upon academic credentials from leading universities such as Georgetown University, Brown University, Wharton School, Harvard University, Frank Lloyd Wright School of Architecture, the University of Southern California, Tongji University, Rutgers University, and the United States Military Academy at West Point.

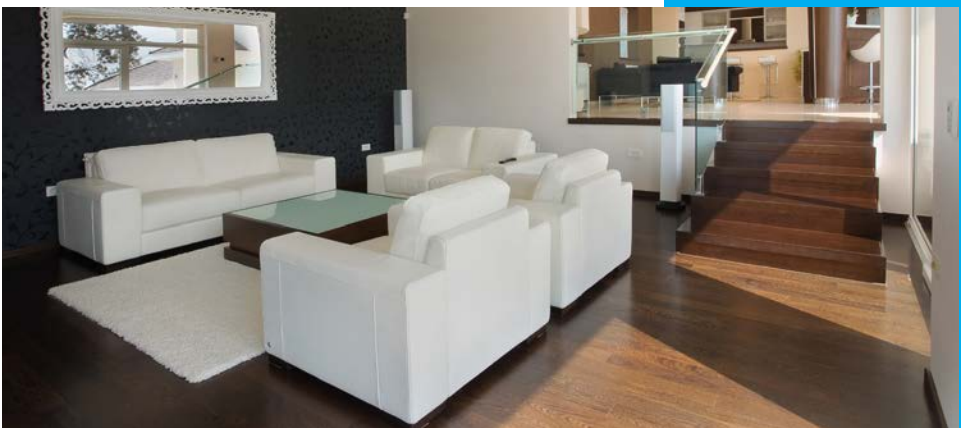




# GRANDE BRAND

Grande Property offers an opportunity for qualified buyers and investors to access to residential and vacation properties. Additionally we provide investments in income-producing real estate such as hotels, rental apartments, retail, and spas. Domestically and internationally, we have established a culture of innovation and excellence by using resources and partnerships to provide efficient, high quality, and personalized services. Grande Property has selected a diverse group of countries from which to offer development opportunities, business investments, residential properties and immigration programs. Grande Property and its marketing partners have an extensive international client base which is actively seeking a wide range of investment choices with significant benefits.

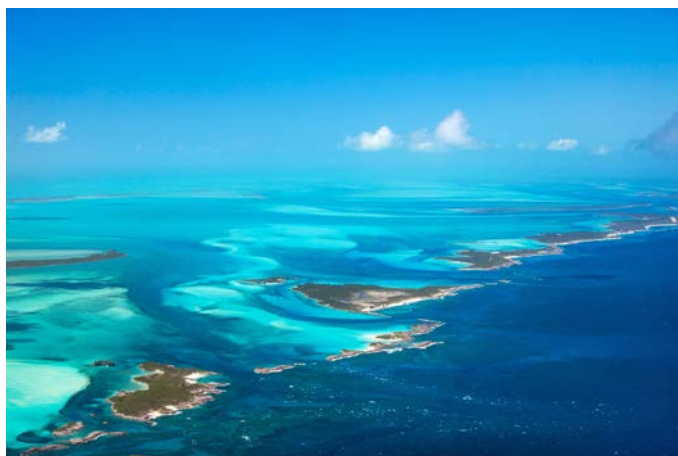
*Our brand portfolio is built upon a core foundation of exceptional service, iconic design, enhanced amenities, and luxury. We offer brands that meet market needs and the predilections of our clients, partners and investors.*



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# GRAND BAHAMA ISLAND

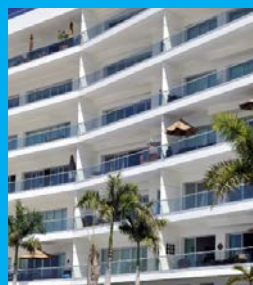
A scant 54 miles (87 km) from Palm Beach, Florida, Grand Bahama Island is the northernmost of the Bahama island chain. The island—famous for its coral reefs, white sandy beaches, world-class fishing, and flourishing tropical resorts—is a cherished destination of tourists and cruise ships. The Bahamas second most populated island, Grand Bahama Island is exemplified by its capital and oldest town, West End, which has a long history as a resort destination because of its accessibility. For most boaters entering Bahamian waters from the United States, it is the first port of call, and those traveling by air are serviced by the private West End Airport, and Grand Bahama International Airport in Freeport. Luxury resorts, which enjoy the patronage of A-list celebrities and business leaders, contribute to the region's success, supported by a stable economy tied to the US dollar, British law, spectacular sub-tropical weather, and some of the most startlingly beautiful locales on Earth.



# GRANDE CLUB AND RESIDENCES

Situated along the westernmost tip of the island, the Grande Club and Residences is set to become the region's newest resort. Owners and guests of the Grande Residences have the ideal launching point to explore the natural attractions of the Bahamas, although with a club house, dining services, nearby beaches, a marina, and a pool, the life of the Caribbean is no further than the enclave of the resort itself.

The 57-acre (23-hectare) property will add 170 single-family beach front and waterfront homes to the coast, as well as 240 condominiums. These developments, built in harmony with the environs to safeguard the tropical beauty for generations to come, is complete with the amenities and accompanying services to provide for an extraordinary lifestyle. By means of the highest aesthetic and architectural standards, the Residences will boast spacious layouts, well-equipped kitchens, designer furnishings, and more.



## GRAND BAHAMA ISLAND

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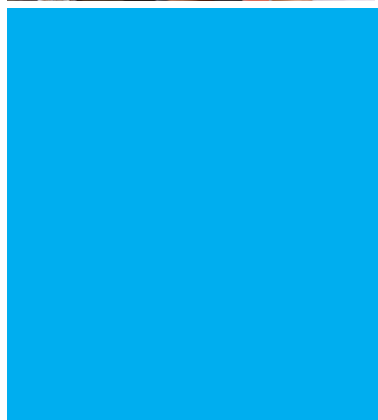
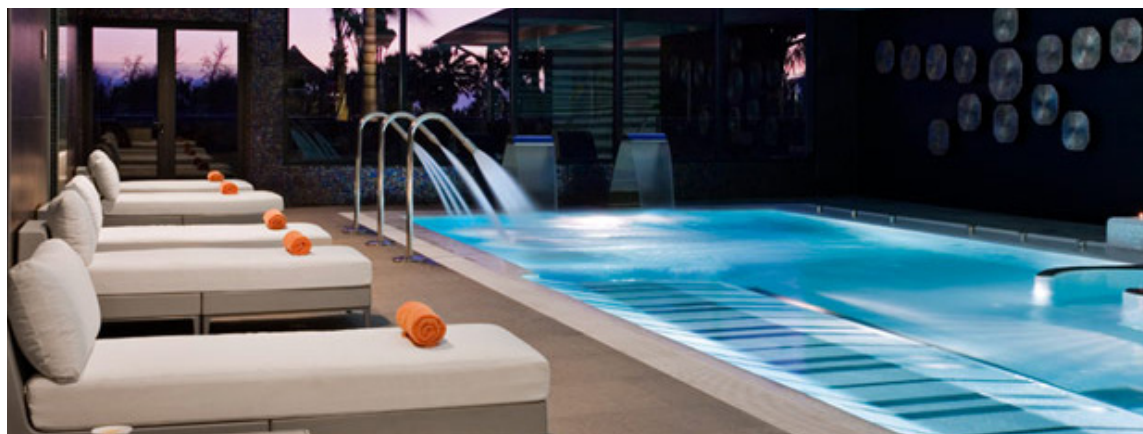
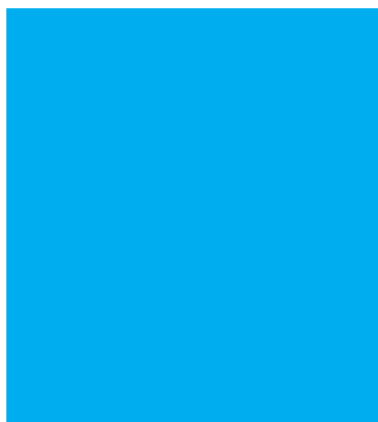
# GRANDE CLUB AND RESIDENCES

Residents of the Grande community will enjoy elegantly appointed homes with all of the amenities of home ownership, yet with few of the responsibilities. Grande Property delivers management expertise and concierge services alongside the systems and support to ensure comfort and convenience. From lush, tropical lawns to housekeeping and caretaker services, homeowners will be surrounded by lavish amenities.

Additionally, the Grande Residences offers the services and facilities of the Grande Racquet Club. The master-planned community will include 14 tennis courts and a pro shop as part of the Racquet Club. Hospitality and wellness centers supplement the facilities. Top tennis professionals and a tennis concierge will enable members and guests of the community to enjoy the rare experience of tennis in the tropics.







# GRANDE RACQUET CLUB

## **Play with a Purpose.**

The Grande Racquet Club supports a private community of tennis enthusiasts and casual fans. It develops robust membership from individuals looking for work-out and social partners, families, couples bonding over a common interest, and corporate associates, to name a few. Supporting it all is staff dedicated to the comfort, happiness, and security of every member.

The time-tested strategies of the celebrity partners form the foundation of instruction at this exclusive community. Camps and clinics, as well as group, private, and semi-private instruction teach the on and off-court tactics, techniques, and mental fortitude needed to excel at the game. Flexibility in the lessons enables the program's tennis pros to deliver personalized instruction that matches a player's desired skill level and preferred mode of play, whether casual, competitive, or something in between. An on-site concierge helps members identify the appropriate workout, regimen and tennis program to participate in each week.

As a social and sports club, the Grande Racquet Club presents a carefully curated assortment of community-minded events. In addition to round robins and member tournaments, the Racquet Club runs cocktail mixers, pro exhibitions, group wellness and fitness activities, and family-oriented programming. Responsive to community needs, the Racquet Club helps members get the most out of their schedule, while adapting overall programming to the community.



# CITIZENSHIP BY INVESTMENT



The Government of the Bahamas encourages foreign businesses and investors to contribute to the economy of the Bahamas by providing incentives and benefits to foreign nationals. The Bahamas has an economic investment program where a permanent residence is given to on the basis of a minimum investment of \$500,000, used to purchase a residence (house or condominium) in the Bahamas. Family and dependents are allowed as long as the investor has the sufficient means to support the dependents without the need for employment in-country.

*The benefits of the CBI program include:*

- Permanent Resident status represents your given right to live and work permanently in the Bahamas
- Wives and dependent children (under age 18) usually resident in a household can be included
- All international persons owning residences in the Bahamas, including their spouse and minor children, are eligible to receive an annual Homeowners Card, which entitles multiple entries to the Bahamas and the ability to remain there for the duration of the validity of the card
- No personal/corporate income, sales, inheritance, gift, estate or capital gains taxes

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GrandeClub  
and  
RESIDENCES

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