



Ocean Grande Resort



ST. LUCIA

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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.



ST. LUCIA

St. Lucia is an island nation in the eastern Caribbean Sea known for its beaches and reef-diving sites. Located northwest of Barbados and south of Martinique, it is a Commonwealth realm. This 238-square-mile (616-sq-km) island has a rain-forested interior with waterfalls and the Piton Mountains. Sunny and warm year-round with soothing trade winds, the average temperature ranges from the mid-seventies in the winter to the mid-eighties in the summer.

Whether snorkeling in the refreshing Caribbean Sea, hiking to the top of the Gros Piton or Petite Piton peaks, or taking advantage of a wide range of water sports, St. Lucia is rich in spectacular topography. Dynamic and unique cuisine includes fresh local options at authentic roadside stands or dining at five-star restaurants.



OCEAN GRANDE RESORT

At the Ocean Grande Resort in St. Lucia, experience a stunning resort settled amidst a natural preserve and historic banana plantation. You'll discover the ultimate in resort living whether enjoying the estate homes, luxury hotel with casitas, restaurants, shops, a beach and racquet club, or the spa and fitness center. Residential choices range from half-acre to two-acre semi-custom and custom homes with private gated access incorporating personalized use of the fitness and racquet club.

The 150-room luxury hotel is intimate and boutique in design, while offering an expansive variety of amenities and entertainment choices. Spacious and well-appointed hotel casitas with breathtaking views—ranging from 500 to 1,000 square feet—offer living areas with wet bars, separate living rooms, complimentary WiFi, flat-screen televisions with BluRay players, iPod hookups, and bath amenities.

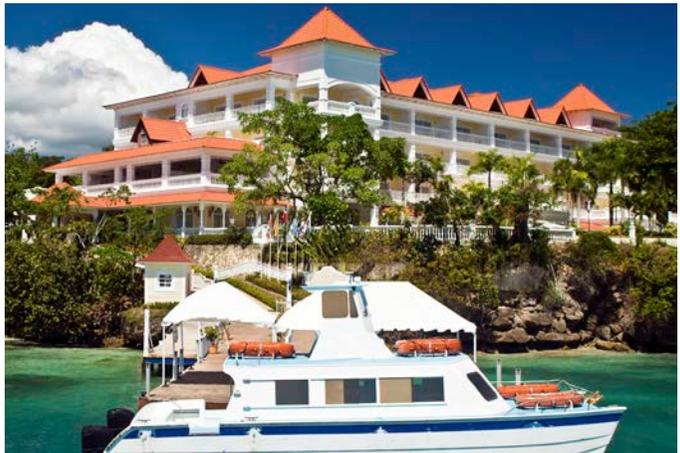
Estate homes, boutique hotel rooms, and casitas allow you to enjoy the sights and sounds of the Atlantic Ocean's blue waters lapping upon pristine white sand beaches. From the on-site amenities including bike and jogging trails, horseback riding, and water sports to the island excursions such as boating and sport fishing, the options for relaxation and rejuvenation are bountiful.



OCEAN GRANDE RESORT

Residents of the Ocean 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 luxuriant, manicured lawns to housekeeping and caretaker services, homeowners will be surrounded by lavish amenities.

Additionally, the amenities and accompanying services of the Ocean Grande Resort 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. The community will also have a performing arts theater, farmer's market, gourmet grocers, shops, and include the Grande Racquet Club with 18 tennis courts, and a full service spa and wellness center.





RESORT AMENITIES



Guests of the Ocean Grande Resort are immersed in options designed to relax or invigorate, whatever the desire may be. For those looking to enjoy the white sand beaches and turquoise waters, swimming, snorkeling, paddle boarding and more options abound. Others may enjoy simply lounging by one of the Resort's four pools and enjoying a book. Guests and owners are also privy to a variety of renowned island attractions including:

Ocean Walk

A boardwalk featuring walking and running trails alongside a stretch of white sand beach.

Rock Walk

Trails for those seeking a bit of adventure or simply looking to enjoy majestic mountaintop views.

Outdoor Arena

An outdoor concert arena overlooking the ocean.

Equestrian Center and Academy

Horseback riding through the rainforests.

Botanical Gardens

St. Lucia's rich topography includes quiet volcanic beaches and rainforests with waterfalls.

Beach Clubs

Ocean Grande Resort will have two beach clubs located on the shores of the Atlantic Ocean, featuring lounge chairs, private cabanas, food and beverage service, and an assortment of non-motorized water sports. Plans are also underway for the development of a beach club alongside the Caribbean Sea.



ACCOMMODATIONS

The development plans for Ocean Grande Resort at St. Lucia include a variety of exciting options for accommodations, designed to take your Caribbean experience in whichever direction the soothing trade winds may compel you.

Five “Villages”

- Gansevoort Hotel and Casitas
- Grande Racquet Club and Sports Cottages
- Entertainment Center in Grande Shoppes featuring EVAO Bar & Restaurant
- Gated Ocean and Mountain Estates
- Ocean Bluff Condo Hotel



Residential Properties

Resort primary and second homes, rental properties, and hotel services properties

- Ocean View Residences
- Mountain View Residences
- Tennis Cottages
- Beach Club Villas
- Townhomes
- Hotel Casitas
- Beach Estate Villas
- Hotel Executive Villas

Architectural Themes

- Italian Mediterranean
- Plantation
- Bermuda Tennis Cottages
- Spanish/South Florida Mediterranean Mountain and Ocean Estates

GRANDE RACQUET CLUB

Play with a Purpose.

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

Time-tested strategies 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 onsite concierge helps members identify what 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



Any individual wishing to submit an application to the Citizenship by Investment Programme under the real estate investment option must be at least 18 years of age and have a net worth of at least US\$3,000,000. Approved real estate projects fall into two broad categories: high-end branded hotels and resorts, and high-end boutique properties. Once an application has been approved, a US\$300,000 minimum investment is required, and the applicant is required to execute a binding purchase and sales agreement. Investments, equaling the agreed purchase price, are deposited in an approved irrevocable escrow account managed jointly by the developer and the Citizenship by Investment Unit in St. Lucia. The property must be owned and maintained for a minimum of 5 years.

The benefits of the CBI program include:

- Visa-free or visa on arrival access to over 120 countries and territories, including those in the European Union, other parts of the Caribbean, and South America
- Tropical lifestyle, access to modern facilities, services and infrastructure, world class restaurants and hotels, and prime real estate
- Inclusion of dependent children below 25 years of age
- Inclusion of dependent parents above 65 who are currently residing with the applicant
- No physical residency requirements
- Applications will be processed within three months of being accepted for processing
- No inheritance tax, capital gains tax, or tax on income earned outside of St. Lucia

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