

S I L V E R S A N D S

G R E N A D A

BEACHFRONT VILLAS



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RESORT FOOTPRINT

AT A GLANCE

Set on the white hot sands of Grand Anse beach just steps from the electric blue sea are five Beachfront Villas spanning more than 6,000 square feet of indoor space and outdoor terraces. Plot sizes are expansive and range from 23,000 to 26,350 square feet, ensuring total privacy and oceanfront seclusion.

Each villa is designed as an individual, standalone pavilion and includes four bedrooms, five bathrooms, three private pools and staff quarters. Large windows, outdoor decks and al fresco dining salas invite the outdoors in, allowing villa owners and their guests to be immersed in Grenada's intoxicating beauty.

Each Beachfront Villa is designed on one level and set directly on the beach. The airy open floor plan of the grand living and dining areas are framed by views of the villa's largest private pool, its surface spanning 1,300 square feet of water reflecting the sea and sky. Beyond the living area is a fully-equipped kitchen, a powder room and service pantry with separate entrance. For ultimate privacy, each corner of the villa features a master bedroom with a king size bed, ensuite bathroom and dressing room. The two master bedrooms at the front of the villa open to views of the pool, the beach and sunsets over Grand Anse. At the rear of the villa, the remaining two master bedrooms include individual private patios and plunge pools, nestled in lush vegetation.

THE PERKS OF OWNERSHIP

Silversands Grenada bridges the gap between five star resort and luxury residence by presenting the very best of each through its Hillside and Beachfront Villas. In addition to being granted Grenadian Citizenship through the island's Citizenship by Investment Program (more later), villa owners will enjoy instant access to top tier resort amenities, including the spectacular spa, barefoot chic beach club, Asian Thai-inspired restaurant and beach front grill and exclusive events. Additionally, owners will be able to tap into the resort's authentic island experiences, from waterfall chasing to open ocean fishing and diving, agricultural and chocolate factories' tours, rum tastings, and more to bond with their island home and neighbors.





BESPOKE BENEFITS

BESPOKE BENEFITS FOR SILVERSANDS GRENADA BUYERS:

- Access to all hotel facilities, restaurants, spas, sports facilities, fitness centre
- Security staff on call 24/7
- Access to hotel concierge
- Exterior and interior landscaping
- Exterior and interior maintenance
- Rubbish collection and disposal
- Hotel business support (including couriers, postal and package services)
- Cable television and entertainment
- Internet access and complimentary international calls to 120 countries from the villa's landline

EXTRA SERVICES

FOR AN ADDITIONAL FEE, THESE EXTRAS SERVICES CAN BE ARRANGED THROUGH THE VILLA PERSONAL ASSISTANT:

- Dedicated team of full time trained staff (conciierge, valet, in residence chef)
- Exterior and Interior window cleaning
- In residence and common areas housekeeping services
- Laundry and dry cleaning services
- Catering, event planning
- Pre arrival and Away from home maintenance available
- Pre arrival grocery stocking and daily grocery services
- Personal shopping and plant care
- Transportation services (limousine, boat shuttle, yacht charter, private jet)
- Travel services
- Personal trainer, beautician, wellness specialist
- Fine wine and cigar storage
- Doctor on call

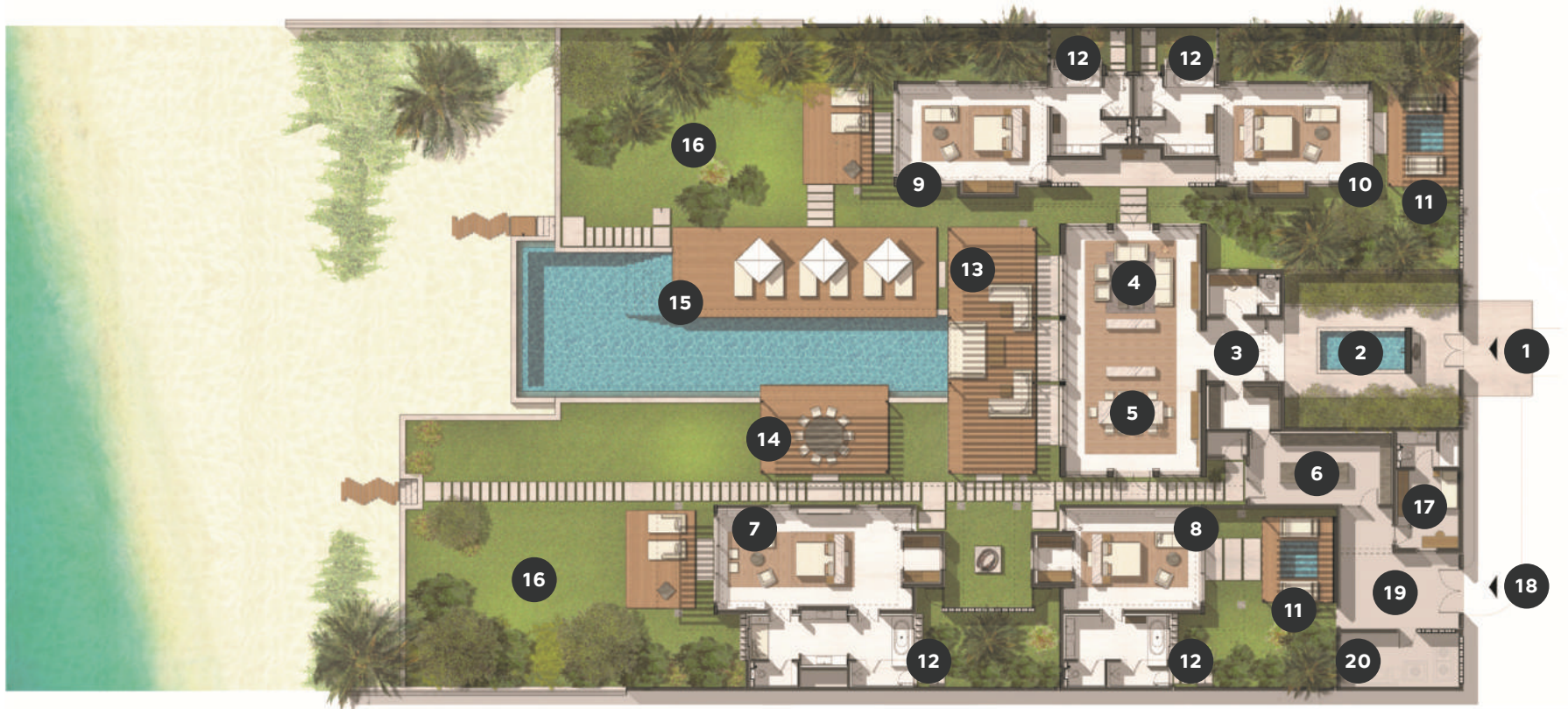


LOCATION ON MASTERPLAN

1. BEACHFRONT VILLA ONE
2. BEACHFRONT VILLA TWO
3. BEACHFRONT VILLA THREE
4. BEACHFRONT VILLA FOUR
5. BEACHFRONT VILLA FIVE
6. HILLSIDE VILLA SIX
7. HILLSIDE VILLA SEVEN
8. HILLSIDE VILLA EIGHT
9. HILLSIDE VILLA NINE
10. THE GRENADIAN GRILL
11. GG LOUNGE
12. SILVERSANDS SPA
13. ASIATIQUE RESTAURANT
14. HOTEL LOBBY
15. HOTEL BUILDINGS



BEACHFRONT VILLA FLOORPLAN



- | | | | |
|----------------------|----------------------------------|-------------------------|----------------------------------|
| 1. MAIN ENTRANCE | 6. KITCHEN | 11. PRIVATE PLUNGE POOL | 16. GARDEN |
| 2. ARRIVAL COURTYARD | 7. BEACHFRONT MASTER BEDROOM | 12. OUTDOOR SHOWER | 17. LAUNDRY AND SERVICE QUARTERS |
| 3. ENTRANCE | 8. PLUNGE POOL MASTER BEDROOM | 13. OUTDOOR LIVING | 18. SERVICE ENTRANCE |
| 4. LIVING AREA | 9. GARDEN & BEACH MASTER BEDROOM | 14. OUTDOOR DINING | 19. SERVICE YARD |
| 5. DINING AREA | 10. PLUNGE POOL MASTER BEDROOM | 15. MAIN POOL & DECK | 20. MECHANICAL ROOM |



THE PRIDE OF OWNERSHIP

CITIZENSHIP BY INVESTMENT

Included with the purchase of a Hillside or Beachfront Villa at Silversands Grenada is the opportunity to pursue dual Grenadian Citizenship through the island's citizenship by investment program. Once vetted and approved through an application process and due diligence checks, citizenship is fast-tracked in just four months and includes:

- Global mobility via visa-free access to 125 countries (including the UK, European Schengen countries, Singapore, China, and Ireland, among others)
- 90-day sojourns in every 180 days in Europe and the UK
- No restriction on nationalities to apply for citizenship
- No restriction on physical residency time periods
- Zero tax levelled on gifts, inheritance of foreign income or capital gains
- No restriction on repatriation of net profits generated in Grenada and imported capital
- Government incentive packages, including corporate tax incentives, exemption from import duties, tax relief benefits and export allowance from businesses proposed in the priority sectors of tourism, agriculture, health and wellness, yachting and manufacturing



BEACHFRONT VILLA



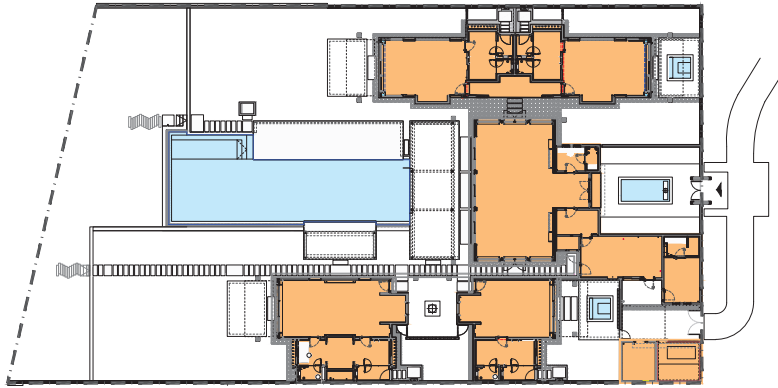
IMPRESSIONS



IMPRESSIONS



BEACHFRONT VILLA POOL DECK AND BEACH



GROSS EXTERNAL AREA / GEA ■

Will include:

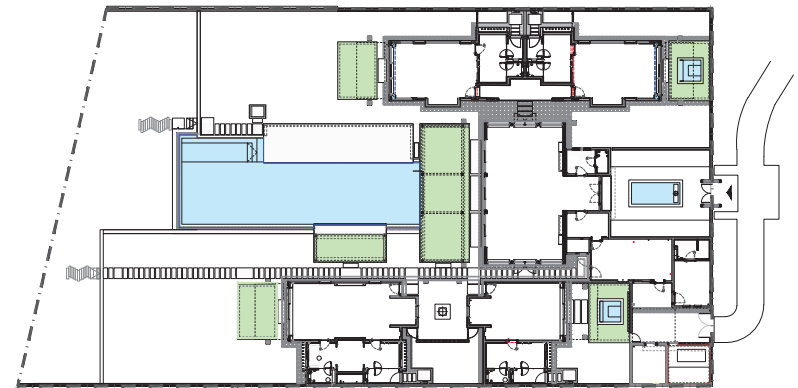
- Perimeter wall thickness
- Areas occupied by internal walls (whether structural or not) and partitions
- Columns, piers, chimney, breasts, stairwells, shafts
- Lift rooms, plant rooms, tank rooms, fuel stores, whether or not above roof level

Will exclude:

- Outdoor decks (covered or uncovered)

TOTAL GROSS EXTERNAL AREA/GEA:

560 sqm



TERRACE AREA ■

Will include:

- Outdoor decks (covered or uncovered)
- Balconies and terraces (covered or uncovered)

Will exclude:

- Pathways & stepping stone
- Arrival courtyard or outdoor showers

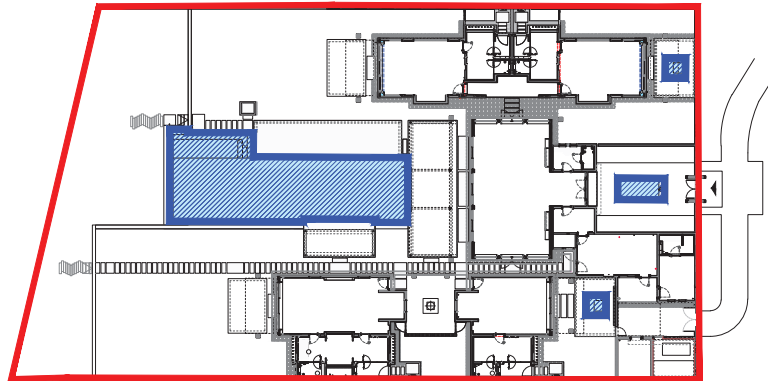
TOTAL TERRACES AREA:

205,8 sqm

POOLS & PLUNGE 

Will include:

- Main swimming pool
- Outdoor plunge pool
- Water ponds
- Water features



MAIN SWIMING POOL: 152 sqm

PLUNGE POOL 1: 3,6 sqm

PLUNGE POOL 2: 3,6 sqm

WATER POND: 9 sqm

PRIVATE PLOT 

Will include:

- Private plot
- Front & side walls

TOTAL PLOT AREA:

2106 sqm (22 668 sq. ft)

Please note: these outline specifications are to be read in conjunction with Ground floor plan

1. STRUCTURE & ROOFS

- Design based on IBC 2009; Earthquake Hazard 0.42 G At one Second Period For 1 In 2500 Year Event; Hurricane Hazard 53 M/S (120 M.P.H.) based on a 3 Second Gust, 1 In 500 Year Event
- Reinforced Concrete Foundations
- Reinforced Concrete Structure, Lightweight Thermal Blockwork, Concrete Slabs and Roofs; Large Slab Overhang
- External Walls Finish: Light Grey Render and Bullet wood
- Flat Concrete Roofs with Thermal Insulation and White Decorative Pebbles on Waterproof Membrane

2. DOORS & WINDOWS

- Entrance Door: Solid Hardwood Frame and Hardwood Leaf Door
- Internal Doors: Solid Hardwood Frame and Veneered Leafs; Internal Doors are either Standard, Pivot, Pocket or Sliding, Depending on Location
- Windows: Double Glazed Impact Resistant Casement, Sliding , Powder Coated Aluminum Frame Window, Full Height depending on location
- Electrical Internal Fabric Roller Blind, Recessed in Cove, Bedrooms only

3. LIVING / DINING, BEDROOMS FINISHES

- Limestone Flooring with Large Pattern and Limestone Threshold; Limestone Skirting; Natural Timber Parquet Floor Infill
- Render & Paint Walls; Decorative Wall Panel Cladding
- Gypsum Board Flat Ceiling, Paint Finish, with Coves

4. KITCHEN

- Light Beige, Natural Stone Flooring
- Render & Washable Paint Walls; Marble or Granite Back Splash
- Moisture Resistant Plasterboard, Flat Ceiling, Paint Finish
- Natural Stone or Composite Counter Top with Under Mounted Sink, Hansgrohe, Kohler or Equivalent Fixtures
- High Quality, Imported Kitchen Cabinets: Poggenpohl
- Electrical Hob & Oven: Miele or Equivalent
- Dishwasher: Miele or Equivalent
- Built-In Fridge & Freezer: Gaggenau or Equivalent
- Extractor Hood: Miele or Equivalent
- Microwave: Miele or Equivalent

5. BATHROOMS

- Limestone Flooring with Large Pattern and Limestone Threshold
- Render & Paint Walls, Natural Stone Tiles, Wall Mounted Mirrors
- Decorative Screens
- Moisture Resistant Plaster Board Flat Ceiling, Paint Finish
- Bespoke Bathtub, Shower and Vanity Counter: Apaiser, Aquamass or Equivalent
- Rain Shower, Bath Tap, Vanity Mixer and Hand Held Shower Head: Hansgrohe, Kohler Or Equivalent
- White Vitreous China WC: Duravit Or Equivalent
- Private External Showers within Landscaped Garden at Ground Floor Level Bathrooms

6. MILLWORKS AND FIXED FURNITURE

- Wardrobes: Hardwood Frames with Veneered Wooden Doors; Hafele or Equivalent Ironmongery
- Fixed Furniture: Hardwood Frames, Veneered Wooden Finish, Marble Tops, Hafele or Equivalent Ironmongery

7. LIGHT FITTINGS

- Recessed Lighting Fixtures in Coves, Ceilings, Wardrobes to be LED on Programmed Dimming System

8. ELECTRICAL ACCESSORIES

- Recessed Lighting Fixtures in Coves, Ceilings, Wardrobes to be LED on Programmed Dimming System

9. TELECOMMUNICATIONS/AV & IT

- Electronic Door Lock: Salto or Equivalent
- Direct Fiber Optic Connection
- State of the Art Networking: CISCO or Equivalent
- Full Wi-Fi Coverage: CISCO or Equivalent
- Dual Redundancy High Speed Internet
- IPTV and Video On Demand System
- IP Phone System
- Sound System: Sonos, Bose or Equivalent
- Smart Connected TV: 50" Samsung or Equivalent
- State of the Art Room Controls: Ipad Based, including Lighting Control, Shading, and AC

10. AIR-CONDITIONING

- All Internal Habitable Areas: High Efficiency VRV Systems R410 Refrigerant: Mitsubishi, Daikin, LG or Equivalent, with Individual Zone Controls

11. SERVICE ROOM

- Mosa Tiles Flooring
- Render & Paint Walls
- Gypsum Board Flat Ceiling, Paint Finish
- Bathroom: White Vitreous China Sets with Stainless Steel Mixer Units, Shower Tray, Wash Hand Basin and Free Standing Toilet Unit
- Washer & Dryer: Miele or Equivalent

12. PLANT ROOM & SERVICE YARD

- Render and Paint Walls
- Cement Screed Flooring
- Steel Door
- Sealed Cement Screed at Service Yard with Shaded Area

13. TERRACES/ EXTERNAL AREAS

- Arrival Courtyard with Landscape and Water Feature
- Main Swimming Pool: Infinity Edge Grey Granite Swimming Pool with Pumps and Filter Systems and External Shower

- Heated Plunge Pool(s) within Timber Deck
- Landscaped Areas with Grass Lawn, Shrubs and Trees; Irrigation And Lighting Systems
- Private Terraces, Pool Deck, Outdoor Dining Area, Outdoor Living, to be Hardwood Natural Finish
- Powder Coated Steel Pergolas
- Timber Decks and Natural Stone Pathways to the Beach General Provisions:
- Power Supply - 3 Phase 50 Hertz 240 V : 100% Emergency Electrical Backup in case of Main Utility Outage
- Centralized, Addressable Fire Alarm System
- Mains Water Supply with Emergency Backup Provision
- Sewage System Connected on Existing Municipal Network
- Central Hot Water System
- CCTV Security Monitoring
- Boundary Wall, Rendered or Stone Finish, with Coated Wire Mesh or Timber Landscaped Privacy Barrier continuing
- Powder Coated Steel Entry Gates

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