



KIMPTON

# KAWANA BAY

GRENADA'S NEWEST 5-STAR RESORT

## KIAWAH

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 tranquility 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.

Kiawah is the final phase of the Kimpton Kawana Bay hotel development and is located in an elevated position with open views over Grand Anse Bay and Mourné Rouge Bay.

It comprises 24 luxury 1-bedroom suites and 48 studios, **which are for sale through Grenada's highly acclaimed Citizenship by Investment (CBI) programme.** Demand is 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, a 2 mile stretch of sand ranked by Condé Nast Traveller as one of the best in the world in 2019.

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

### *Proudly introducing*

We are proud to introduce 24 luxury 1-bedroom suites and 48 spacious studios for sale. The properties come fully furnished and equipped and are maintained by the management company.

All combine 5-Star hospitality with spectacular sea views to make an unforgettable experience.

Each suite is being sold to six purchasers and each studio to three purchasers as tenants in common. This form of multi-ownership means that each purchaser of a suite or studio holds an individual freehold one-sixth or one-third share respectively in the property.

The multi title properties are owned by way of a title deed with the right to sell, mortgage and will their ownership interest in the property without the need for consent of the other purchasers; making it an ideal structure for multi-ownership of an investment property which make secondary purchasers eligible for citizenship after 5 years of ownership.

## 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 tranquility. 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 out of pocket annual service fee.

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





## HARMONISING THE HOTEL WITH THE LAND

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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



Legend: ■ Suites ■ Double Queen Studios ■ King Studios

### Property sizes

Unit	Room Size	Ft <sup>2</sup>		M <sup>2</sup>		
		Balcony	Total	Room Size	Balcony	Total
K-001	428	106	534	40	10	50
K-002	420	104	524	39	10	49
K-003	848	209	1057	79	19	98
K-004	476	103	579	44	10	54
KC-005	475	105	580	44	10	54
KS-005	836	206	1042	78	19	97
K-005	418	104	522	39	10	49
K-006	418	103	521	39	10	49
K-007	475	105	580	44	10	54
K-008	900	208	1108	84	19	103
K-009	423	104	527	39	10	49
K-010	848	210	1058	79	20	99

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

## 1ST FLOOR



Legend: ■ Suites ■ Double Queen Studios ■ King Studios

### Property sizes

Unit	Ft <sup>2</sup>			M <sup>2</sup>		
	Room Size	Balcony	Total	Room Size	Balcony	Total
K-101	428	77	505	40	7	47
K-102	422	77	499	39	7	46
K-103	847	155	1002	79	14	93
K-104	476	77	553	44	7	51
KC-105	475	77	552	44	7	51
KS-105	846	155	1001	79	14	93
K-105	428	77	505	40	7	47
K-106	418	77	495	39	7	46
K-107	475	77	552	44	7	51
K-108	900	155	1055	84	14	98
K-109	423	77	500	39	7	46
K-110	850	155	1005	79	14	93

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

## 2ND FLOOR



Legend: ■ Suites ■ Double Queen Studios ■ King Studios

### Property sizes

Unit	Ft <sup>2</sup>			M <sup>2</sup>		
	Room Size	Balcony	Total	Room Size	Balcony	Total
K-201	428	77	505	40	7	47
K-202	422	77	499	39	7	46
K-203	847	155	1002	79	14	93
K-204	476	77	553	44	7	51
KC-205	475	77	552	44	7	51
KS-205	846	155	1001	79	14	93
K-205	428	77	505	40	7	47
K-206	418	77	495	39	7	46
K-207	475	77	552	44	7	51
K-208	900	155	1055	84	14	98
K-209	423	77	500	39	7	46
K-210	850	155	1005	79	14	93

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

## 3RD FLOOR



Legend: ■ Suites ■ Double Queen Studios ■ King Studios

### Property sizes

Unit	Ft <sup>2</sup>			M <sup>2</sup>		
	Room Size	Balcony	Total	Room Size	Balcony	Total
K-301	428	106	534	40	10	50
K-302	420	104	524	39	10	49
K-303	847	209	1056	79	19	98
K-304	476	103	579	44	10	54
KC-305	475	105	580	44	10	54
KS-305	846	209	1055	79	19	98
K-305	428	106	534	40	10	50
K-306	418	103	521	39	10	49
K-307	475	105	580	44	10	54
K-308	900	208	1108	84	19	103
K-309	423	104	527	39	10	49
K-310	848	210	1058	79	20	99

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

## 4TH FLOOR



Legend: ■ Suites ■ Double Queen Studios ■ King Studios

### Property sizes

Unit	Ft <sup>2</sup>			M <sup>2</sup>		
	Room Size	Balcony	Total	Room Size	Balcony	Total
K-401	428	77	505	40	7	47
K-402	420	77	497	39	7	46
K-403	847	155	1002	79	14	93
K-404	476	77	553	44	7	51
KC-405	475	77	552	44	7	51
KS-405	846	155	1001	79	14	93
K-405	428	77	505	40	7	47
K-406	418	77	495	39	7	46
K-407	475	77	552	44	7	51
K-408	900	155	1055	84	14	98
K-409	423	77	500	39	7	46
K-410	848	155	1003	79	14	93

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

## 5TH FLOOR

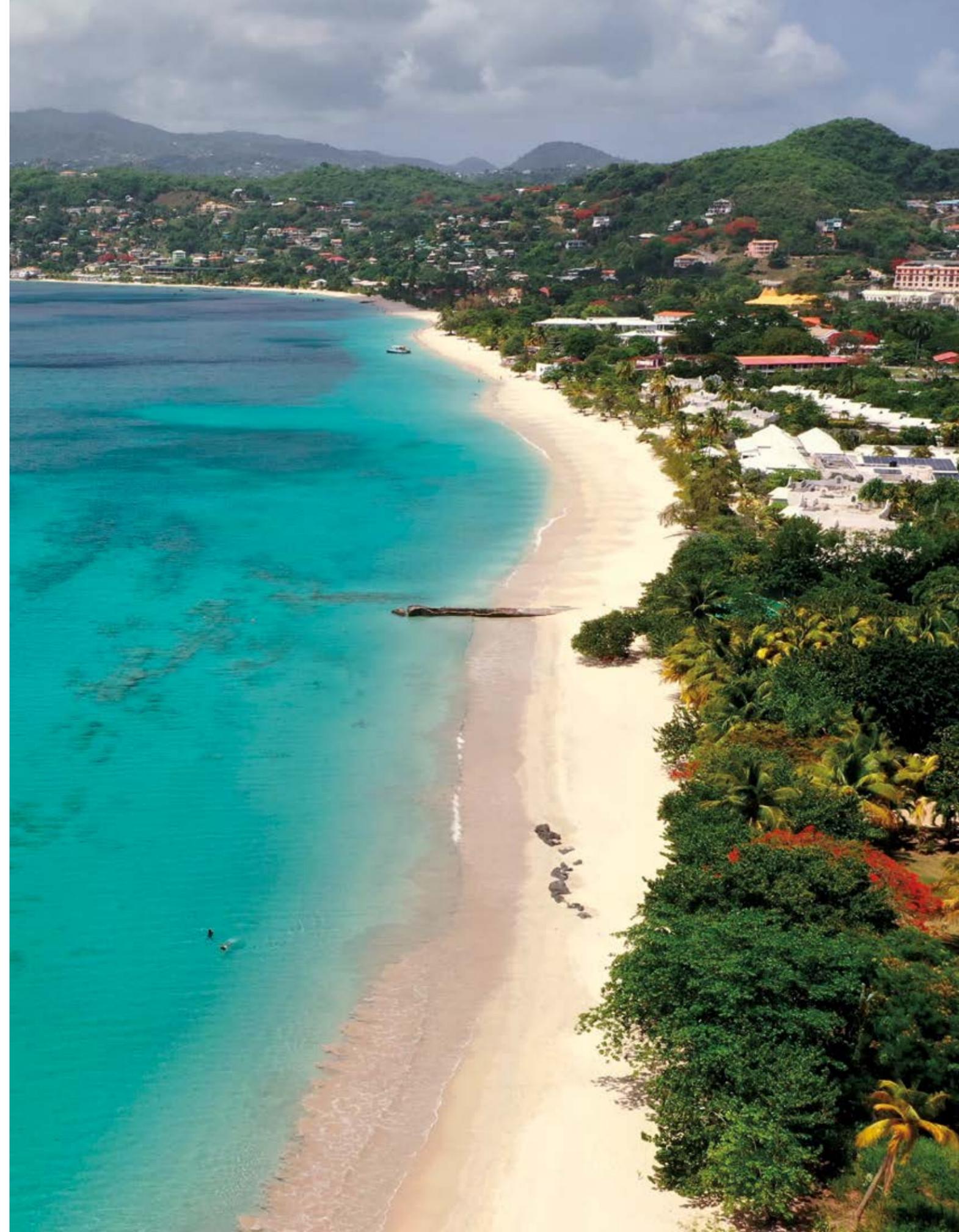


Legend: ■ Suites ■ Double Queen Studios ■ King Studios

### Property sizes

Unit	Ft <sup>2</sup>			M <sup>2</sup>		
	Room Size	Balcony	Total	Room Size	Balcony	Total
K-501	428	77	505	40	7	47
K-502	420	77	497	39	7	46
K-503	847	155	1002	79	14	93
K-504	476	77	553	44	7	51
KC-505	475	77	552	44	7	51
KS-505	846	155	1001	79	14	93
K-505	428	77	505	40	7	47
K-506	418	77	495	39	7	46
K-507	475	77	552	44	7	51
K-508	900	155	1055	84	14	98
K-509	423	77	500	39	7	46
K-510	848	155	1003	79	14	93

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 children's programme.

### *Just the two of us...*

Kimpton Kawana Bay will also be 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 there will be 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 five treatment rooms and a gym.

The hotel will also come 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, with a 5-year real estate investment term after which the real estate investment may be sold to a secondary purchaser who will also be eligible to apply for Grenadian citizenship. The program has a robust vetting process in order to ensure its continued integrity.

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

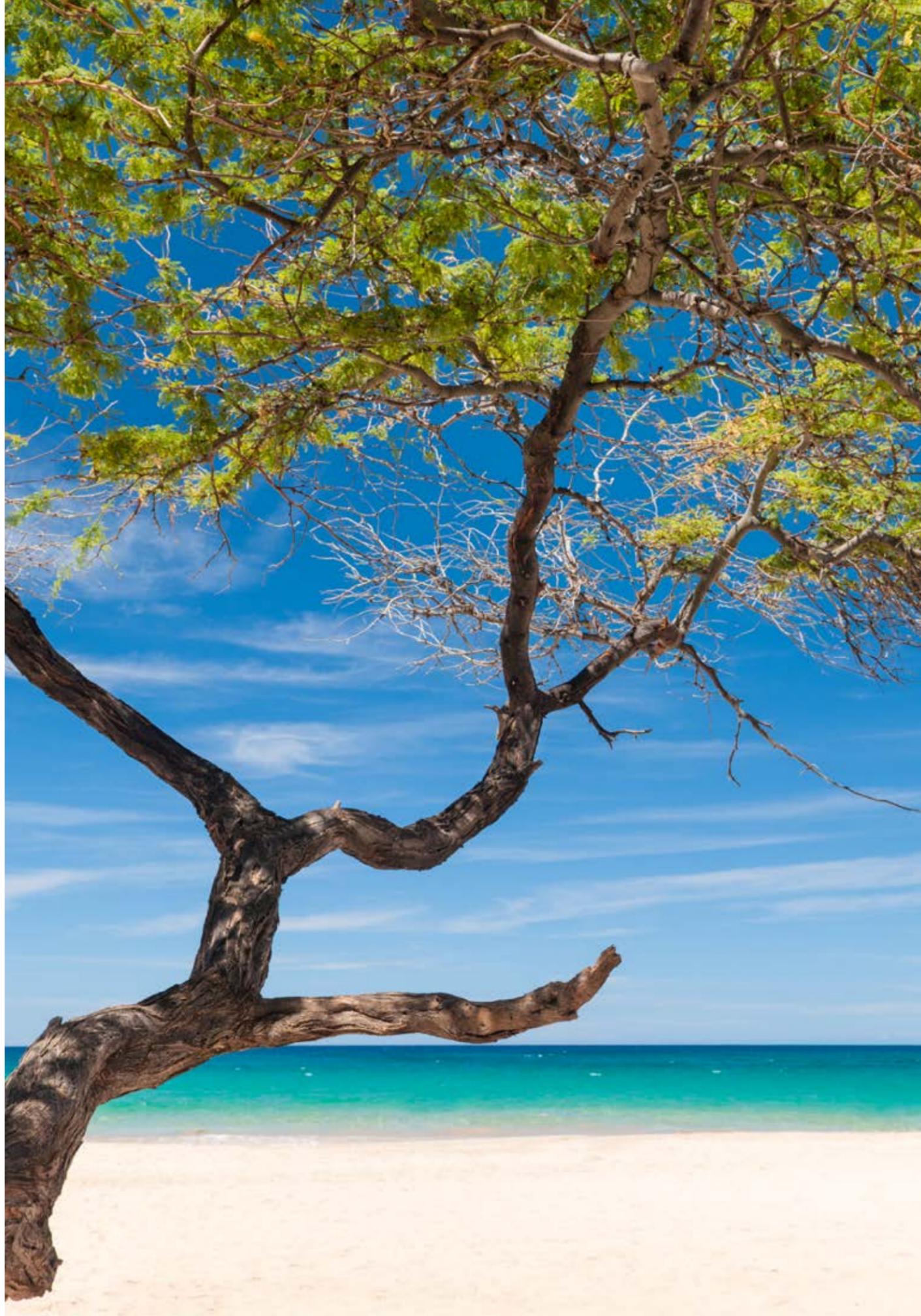
If you are experiencing political or economic instability in your own country, having a second citizenship provides peace of mind and security. It enables you to provide the best for your family in terms of security and education, and to safeguard your personal assets.

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 which includes real estate at Kimpton Kawana Bay priced from US\$220,000.

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. The economy continues to average real growth of approximately 5.0% since 2013. Its tourism sector is also flourishing with a 13% increase in visitors year over year.

### **BENIGN TAX REGIME**

No worldwide 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 the most inclusive definition of "family" of any CBI programme. The spouse, as well as dependent unmarried children under the age of 30, unmarried siblings age 18 and over without children, and dependent parents and grandparents can be included in the application.

### **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 University (SGU), one of the world's largest American accredited medical schools, drawing over 8000 students and faculty from 140 countries.

### **QUALITY OF LIFE**

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

### **IDYLIC LOCATION**

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

## PEACE OF MIND

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### *Security*

#### **VISA FREE TRAVEL**

Grenadian Citizenship grants you visa-free travel to over 140 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 Caribbean country that has an active Citizenship by Investment programme and a 5-year 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, Charlotte, Toronto, London, Frankfurt and a number of Caribbean countries.

#### **SPEED AND CONVENIENCE**

It takes approximately 60-90 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.

**IHG**<sup>®</sup>  
InterContinental  
Hotels Group

**KIMPTON**<sup>®</sup>  
HOTELS & RESTAURANTS

## KIMPTON HOTELS & RESTAURANTS

*67 boutique hotels and 78 restaurant in 42 cities*

The resort will be operated by Kimpton Hotels & Restaurants, part of IHG<sup>®</sup> (InterContinental Hotels Group). Kimpton is the leader in individually designed and positioned boutique hotels and restaurants who are renowned for making travellers feel cared for through a sincerely personal style of guest service. Like Kimpton Kawana Bay, every property is individually designed to reflect the architecture and location, creating a truly unique and vibrant guest experience full of energy and atmosphere.

### DELIVERED BY KIMPTON, POWERED BY IHG

IHG<sup>®</sup> is one of the world's leading hotel companies with more than 5,700 hotels globally in almost 100 countries. The reach and scale of IHG<sup>®</sup> will allow Kimpton Kawana Bay to leverage powerful distribution channels through IHG's world-class platforms and agent networks.



SHOREBREAK RESORT, HUNTINGTON BEACH



HOTEL EVENTI, NEW YORK



SEAFIRE RESORT + SPA, GRAND CAYMAN



CLOCKTOWER HOTEL, MANCHESTER



HOTEL VAN ZANDT, AUSTIN



HOTEL WILSHIRE, LOS ANGELES



GRAY HOTEL, CHICAGO



BLYTHSWOOD SQUARE HOTEL, GLASGOW



FITZROY, LONDON



VIVIDORA HOTEL, BARCELONA



EVERLY HOTEL, LOS ANGELES



EPIC HOTEL, MIAMI

# KIMPTON KAWANA BAY

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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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*The resort will boast a range of  
restaurants and bars to suit every taste*

### **MEDITERRANEAN SEAFOOD RESTAURANT**

The awe-inspiring view from the Seafood Restaurant will make any mealtime an amazing experience. Guests will be welcomed through a large bar overlooking the dining room, patio, pool and beach. 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.

### **COFFEE BAR**

Aromatic coffee, delicious fresh-baked pastries and fresh fruit will make our coffee bar irresistible in the morning.

### **CARIBBEAN BAR & GRILL**

Our Bar & Grill will offer everything you want from a Grenadian beach bar and more. Think Caribbean Sea meets Californian surf shack.

### **ROOFTOP BAR**

With stunning views overlooking Grand Anse Beach and the Caribbean Sea, the Rooftop Bar will be the perfect place to take in the sunset. Here you will be able to enjoy refreshing cocktails and muse about what tomorrow will bring.





## 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

### *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, Charlotte, 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.



## KIMPTON KAWANA BAY

KIMPTON KAWANA BAY RESORT & TRUE BLUE DEVELOPMENT LIMITED  
P.O. Box 1644 Grand Anse Beach St. George's Grenada, WI  
kawanabay.com

For further information on buying property at Kimpton Kawana Bay please call  
1 473 409 2500 or email us at [info@kawanabay.com](mailto:info@kawanabay.com)

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