

# Lighthouse Point Dive Resort

## “Living Lightly on the Planet”

### Grand Cayman, Cayman Islands



**ESTIMATED OCCUPANCY: FEB 2009**  
**Central Planning Permission – Approved**



Cayman at it's very finest provides ocean front condominium living on the North West Point of Grand Cayman in a stunning example of old Caribbean architecture. This unique development offers strata ownership with clear title in your choice of 9 condos with unobstructed views from private balconies of the Caribbean Sea. Lighthouse Point Dive Resort features unique Lighthouse landmarks, building to green technology standards, a cat 5 hurricane structure, Bistro and a shore diving shop operated by Divetech, one of Cayman's premier dive operators.

**One-year builders warranty on all workmanship, materials & appliances.**  
**Fractional ownership is also available in Condo #3.**

Historical Shipwreck Site # GC 33. A known archaeological site including features such as an anchor and other artifacts dated between 1815 and the 1850's.

## Lighthouse Point Dive Resort – Exterior & Structural Features

The exterior product will be Caribbean architecture with large outdoor balconies blended into a stone finish for a truly unique look. A Lighthouse will be the landmark feature accompanied by Spanish anchors and a cannon. The distinct natural beauty of the iron shore and native vegetation will be left in its natural state.

- Structural building system, reinforced concrete, hurricane rated to Category 5
- Built on solid iron shore (coral/rock ridge) with solid footers and natural tide pools
- 20 to 30 foot elevation above sea level with expansive vistas 15 - 20 miles out
- Standing seam metal roof – Patina Green
- Custom stone sign with lighthouse lamp post and Cannon & 2 Spanish anchors (circa 1800's)
- 40' Dock for load/unload capabilities, ladder and ocean access
- Tennessee Stone exterior finish for an antique, authentic look
- Premium hurricane shutters throughout
- Security system
- Private covered balcony in each condo with hose bibs connected to rainwater cistern
- Covered & uncovered parking
- No maintenance vinyl balustrades & railings with custom lo wattage & solar lighting
- Custom marine fixtures for exterior lighting including undercover parking areas

## Green and Environmental features

- Lo wattage lighting outdoors and indoors
- Interior /Exterior “Energy Star” rated lighting and appliances
- 15,000w (15KW) Photovoltaic Solar Electric Array (clean & reliable)
- Gas on demand hot water heating
- Triple Insulation to lower air conditioning costs
- Wind zone rated Pella double pane windows & doors with internal blinds – 99% UV ratings
- Overhead “Energy Star” Fans in all rooms (except bathroom)
- State of the art sewage treatment facility
- Water conservation Kohler toilets & showers – using recycled ‘gray’ water for toilets
- Recycle bins for batteries, cans, paper and glass
- Natural landscaping requiring no watering & rainwater cistern for outdoor water use
- Gas stove, selected lights and dryers (propane)
- Natural lighting from glass blocks, skylights and solar tubes
- High efficiency & clean air with an “Energy Star” rated 16 Seer air conditioning system

## Interior Features

- Dining room, kitchen, living room, 2 bedrooms, 2 bathrooms and exterior balconies
- 10 foot high ceilings in condos 1, 2, 4, 6 & 8; 13 foot cathedral ceilings in condos 3, 5, 7 & 9
- Broadband lighting/transmission
- Solid wood interior walls and ceilings in custom stained tongue and groove
- Spacious, open design with exquisite view of the sunsets
- Glass Block feature in each condo
- Custom solid wood interior doors
- Solid Hardwood flooring intermixed with ceramic tiles throughout
- Wifi in all condos
- Wired for solar energy, surround sound stereo, phone, internet & cable TV
- Over/Under Laundry center enclosed in cabinetry in kitchen (Gas dryer)
- High efficiency A/C closet utilizing 16 SEER for greatest comfort and efficiency

## Entrance Foyer/Hall

- Custom entrance custom solid woods designer doors with chimes
- Quality solid brass entrance hardware
- Keyless Home access locks (PIN code entry)
- Security system (keypad at entrance & in master bedroom)
- Chandelier ceiling light fixture inside; custom marine brass external light fixtures

## Kitchen

- Stainless Steel “Energy Star” appliances - Freezer/Fridge with icemaker and water filter, washer/dryer and built in dish washer & microwave
- Custom solid wood cabinets and doors
- Custom concrete countertops with coordinated tile backsplash
- Stainless steel Kohler double kitchen sink & faucet with sprayer
- Indirect lighting under cabinets
- Built in garbage disposal
- Side by side refrigerator/freezer, icemaker and water filter with Built in 30” gas stove

## Living Room/Dining Room

- Beam Ceiling over 1x6 T&G wood walls & ceiling; Solid hardwood floors or ceramic tiles
- Recessed dining room lighting with solid wood feature
- Antique scone wall lighting
- Wired for sound and cable TV
- Glass block room divider feature

## Master Bedroom/Bathroom & Guest Bedroom

- Wired for sound, cable TV and Security system
- Walk in closet with built in closet organizer and built in wall safe in Master Bedroom
- Private entrance to balcony off Master bedroom
- Designer Kohler bathroom fixtures with bathtub & shower & custom vanity with Glass Mounted light
- Glass block shower feature in condos 1, 2 & 3

## Divetech Dive Shop

- Cayman’s newest shore dive/snorkel site that is pristine, abundant with marine life and easy access to the mini and the main wall, just minutes off shore with Divetech staff to serve you
- 40 foot dock for owners use
- Lo wattage exterior and dock lighting
- Wide sidewalk & custom ladder for ocean access
- Restrooms, Rinse tank, Outdoor showers
- Air & Nitrox Tanks and dive equipment rental
- Setup benches, Picnic tables and covered shade areas



**Bistro** Breakfast through sunset on patios or take out dining offering fresh, home made style delicacies including designer sandwiches, daily soups, gourmet personal pizzas & many more custom delicacies.

Condo	Sq. foot	Level	US\$	\$/SQ FT
1	1475	Ground	550,000	373
2	1472	2nd	550,000	374
3	1490	3rd/Fractional*	Priced/6weeks	
4	1423	2nd	SOLD	
5	1423	3rd	645,700	454
6	1476	2nd	605,000	410
7	1476	3rd	SOLD	
8	2141	2nd	998,000	466
9	2141	3rd	SOLD	
10	606	Ground/Bistro	SOLD	
11	606	Ground/Divetech	SOLD	

\* Fractional unit sold by month; fully furnished; stamp tax included, managed; ++

ALL WINDOWS ADJUSTED TO CORNER OR BATH TUBS SHALL BE SHOWN AT THE SECTION END OF LOCAL BUILDING CODE. MINIMUM CLEARANCE AS PER SECTION 1003.4 OF LOCAL



Lighthouse Point is the ultimate natural environment for a Residential/Resort ocean home, bringing new services to the West Bay area for residents in a signature development. The condos offer excellent rental opportunities.

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