



KIMPTON

# KAWANA BAY

GRENADA'S NEWEST 5-STAR RESORT

## MATURA

1-BEDROOM SUITES & STUDIOS

FREEHOLD REAL ESTATE FOR SALE



Kimpton® Hotels & Restaurants is part of IHG® (InterContinental Hotels Group)





## A RARE OPPORTUNITY

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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.

Matura is the second phase of the Kimpton Kawana Bay hotel development and is located directly on Grand Anse Beach with spectacular views over Mourné Rouge Bay.

It comprises seven luxury 1-bedroom suites and 44 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 2020.

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 seven luxury 1-bedroom suites and 44 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 studio is being sold to either one purchaser, as a single title property, or to three purchasers as tenants in common. Each suite is being sold to multiple purchasers as tenants in common. Where a property is sold to more than one purchaser, each purchaser holds an individual freehold share 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

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

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

When designing the finish of the resort we have been meticulous in selecting materials that blend in with the natural environment.

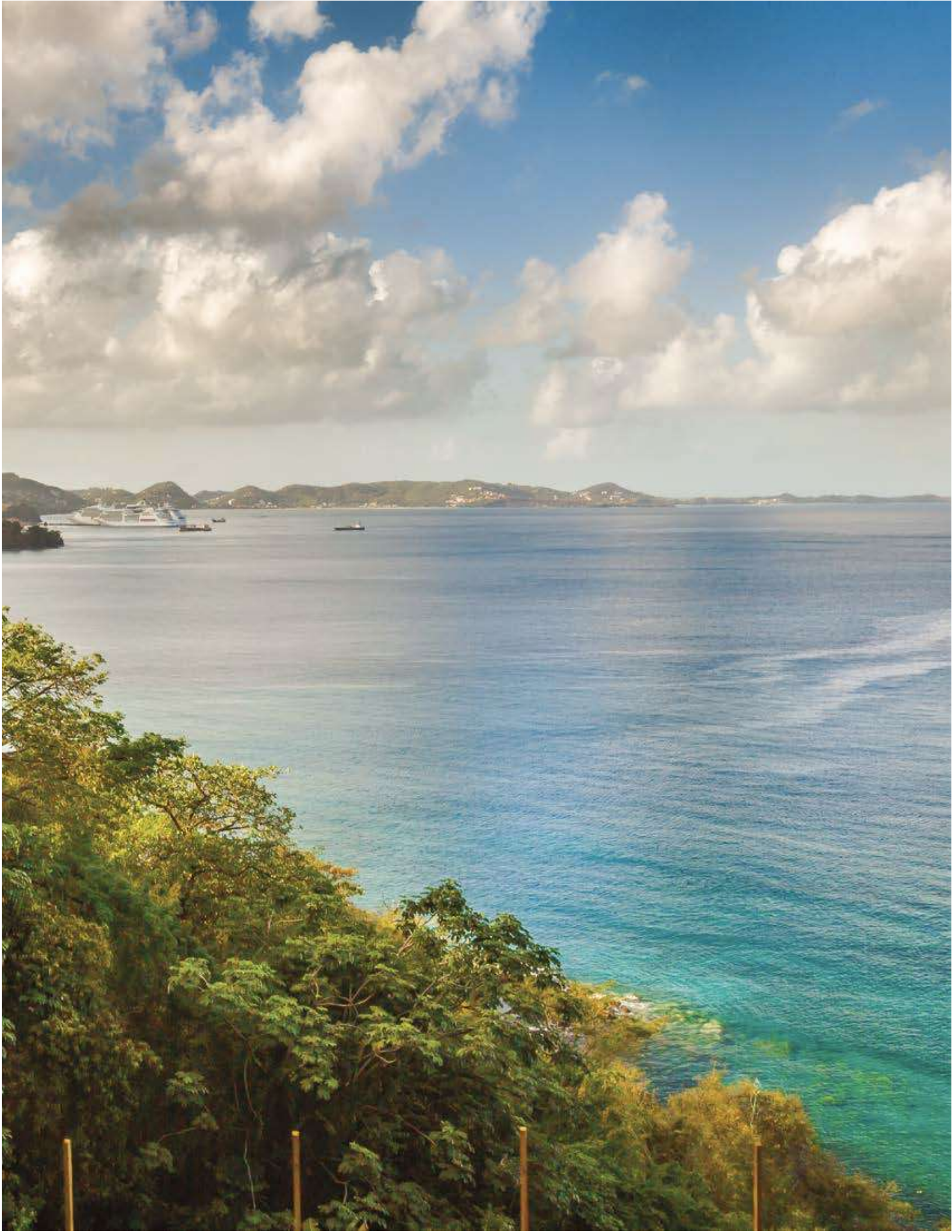
We have achieved this by using:

- 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

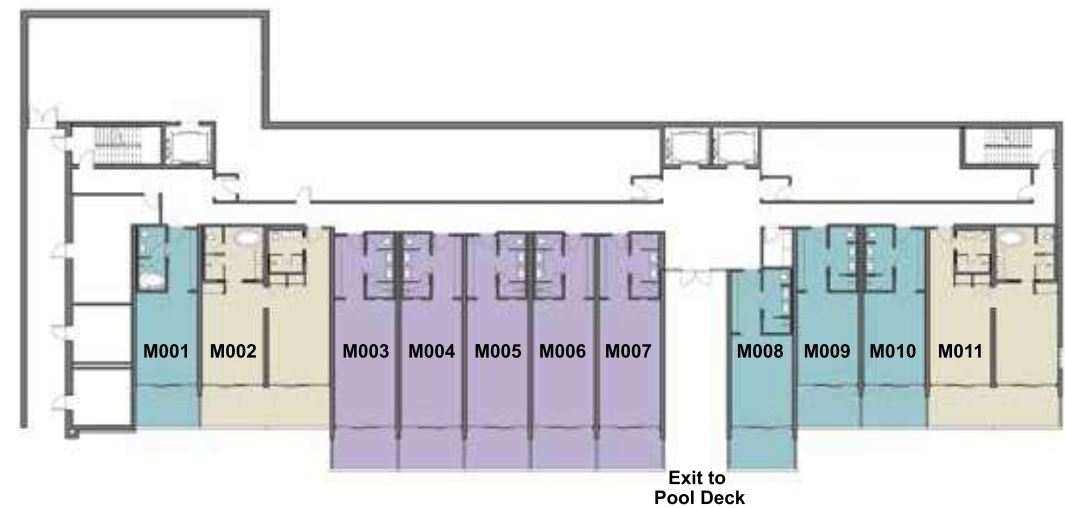
Matching interior and exterior surfaces provide a seamless link from inside to outside.

This has resulted in a building, which stands out from the lush green landscape, while complementing the dramatic topography.





GROUND FLOOR



Property sizes      Legend :   Suites   Double Queen Studios   King Studios

Unit	Ft²				M²			
	Gross Floor Area	Balcony	Planter	Total	Room Size	Balcony	Planter	Total
M001	473	129	-	602	44	12	-	56
M002	950	258	-	1208	88	24	-	112
M003	577	132	-	709	54	12		66
M004	577	129	-	706	54	12	-	66
M005	577	129	-	706	54	12		66
M006	577	129	-	706	54	12	-	66
M007	594	133	-	727	55	12	-	67
M008	485	135	-	620	45	13	-	58
M009	473	129	-	602	44	12	-	56
M010	473	129	-	602	44	12	-	56
M011	969	262	-	1231	90	24	-	114

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



1ST FLOOR



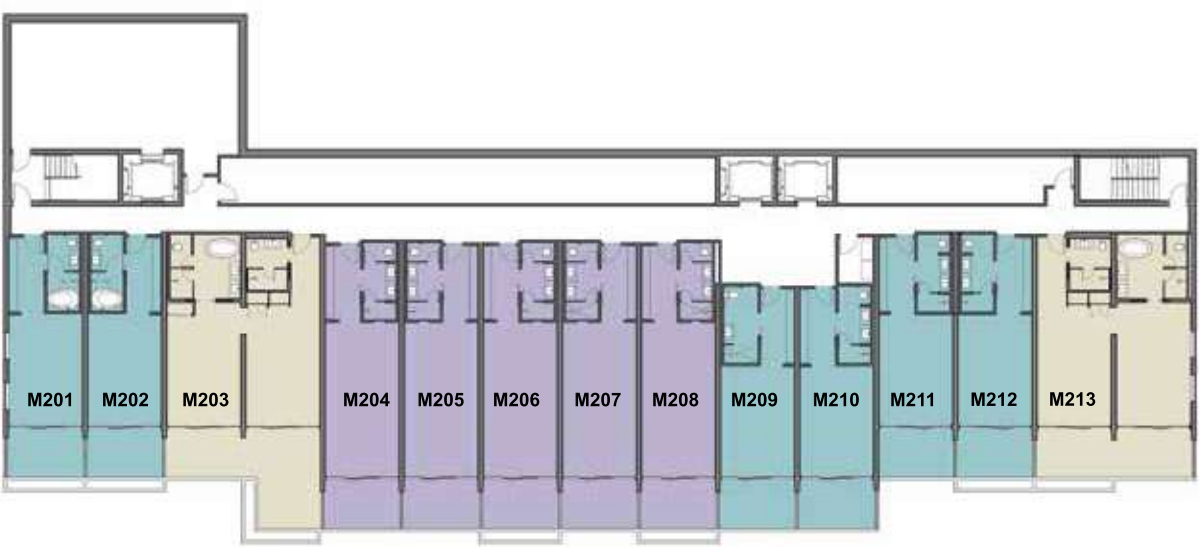
Property sizes

Legend :  Suites  Double Queen Studios  King Studios

Unit	Ft²				M²			
	Gross Floor Area	Balcony	Planter	Total	Room Size	Balcony	Planter	Total
M101	486	132	26	644	45	12	2	59
M102	473	129	26	628	44	12	2	58
M103	950	258	26	1234	88	24	2	114
M104	578	132	-	710	54	12	-	66
M105	575	128	27	730	53	12	2	67
M106	576	129	-	705	54	12	-	66
M107	576	129	-	705	54	12	-	66
M108	575	129	29	733	53	12	3	68
M109	472	129	28	629	44	12	3	59
M110	472	132	29	633	44	12	3	59
M111	473	129	-	602	44	12	-	56
M112	473	129	27	629	44	12	2	58
M113	969	262	27	1258	90	24	2	117

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

2ND FLOOR



Property sizes

Legend :  Suites  Double Queen Studios  King Studios

Unit	Ft²				M²			
	Gross Floor Area	Balcony	Planter	Total	Room Size	Balcony	Planter	Total
M201	486	132	29	647	45	12	3	60
M202	473	129	29	631	44	12	3	59
M203	950	352	57	1359	88	33	5	126
M204	578	132	-	710	54	12	-	66
M205	578	129	-	707	54	12	-	66
M206	578	129	29	736	54	12	3	69
M207	578	129	-	707	54	12	-	66
M208	580	129	29	738	54	12	3	69
M209	472	129	-	601	44	12	-	56
M210	472	129	-	601	44	12	-	56
M211	473	129	-	602	44	12	-	56
M212	473	129	29	631	44	12	3	59
M213	969	262	28	1259	90	24	2	117

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



3RD FLOOR

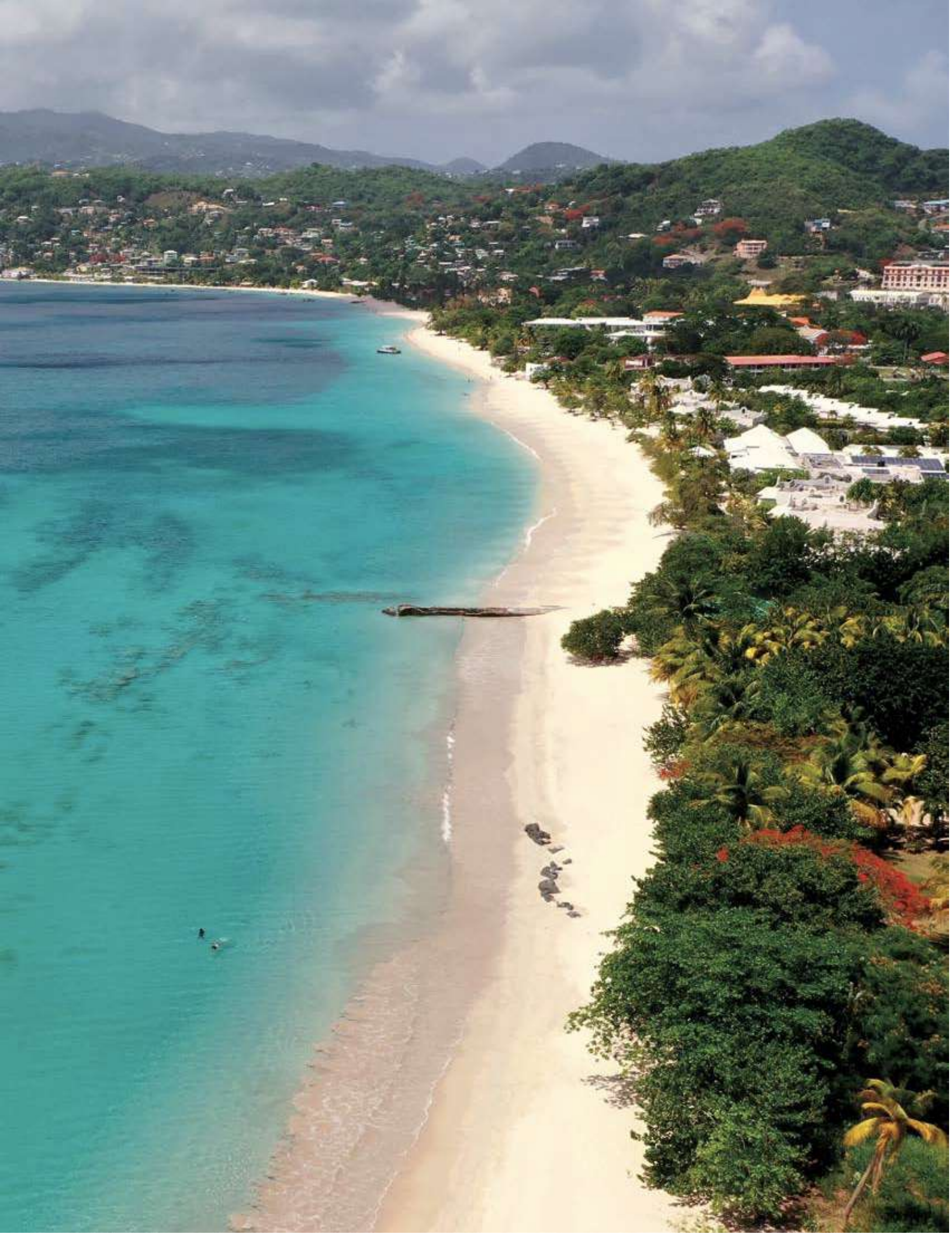


Property sizes

Legend :  Suites  Double Queen Studios  King Studios

Unit	Ft²				M²			
	Gross Floor Area	Balcony	Planter	Total	Room Size	Balcony	Planter	Total
M301	484	134	-	618	45	12	-	57
M302	472	130	27	629	44	12	2	58
M303	472	130	-	602	44	12	-	56
M304	472	130	-	602	44	12	-	56
M305	472	226	56	754	44	21	5	70
M306	578	131	-	709	54	12	-	66
M307	578	129	-	707	54	12	-	66
M308	577	129	27	733	54	12	2	68
M309	577	129	-	706	54	12	-	66
M310	472	129	-	601	44	12	-	56
M311	472	131	27	630	44	12	2	58
M312	472	129	26	627	44	12	2	58
M313	941	257	-	1198	87	24	-	111
M314	492	134	27	653	46	12	2	60

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.

### IDYLLIC LOCATION

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



## PEACE OF MIND

### *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

### *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.





**KIMPTON®**  
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® (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® 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® will allow Kimpton Kawana Bay to leverage powerful distribution channels through IHG's world-class platforms and agent networks.

twenty-four



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

*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  
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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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