

Announcing . . .
The Model Villa
at Vista del Mar



The villa sits on a nearly half-acre canal-front lot and is part of the most exclusive marina residential development in the Cayman Islands—Vista del Mar, a 52-acre private community set along the North Sound.



VISTA DEL MAR

WORLD CLASS MARINA ESTATES



The Model Villa Amenities

Accommodations

- One-half-acre professionally landscaped parcel
- 5,600 sq ft enclosed area
- Four bedrooms/4½ bathrooms
- Kitchen, living room, laundry room
- Breakfast area, family room
- Media room, study
- Screened-in porch
- Infinity-edge pool set in paved deck
- Hot tub
- Large storage areas including attic space
- Poolside gazebo with bathroom and boat locker
- Boat dock
- Two-car garage with roof storage

Special Features

- Flexible floor plan allows owners to adapt residence to suit their needs
- Irrigation system for lush landscaping
- Private garbage collection by Vista del Mar grounds staff
- Designed and engineered against earthquakes and hurricanes in concrete and masonry
- All exterior doors, windows, garage doors and the tile roof are hurricane-rated, to Miami-Dade standards or higher
- House and garage ground-floor elevation set 10 feet above canal
- No dry wall used at lower level
- Generator-ready connection

Fit-out and Finishes

- Ivory travertine tiles on all ground floors and bathroom floors
- Brazilian engineered hardwood flooring on stairs and second floor
- Solid core wood internal doors
- Kitchen fitted with KitchenAid appliances with gas cooktop
- Kitchen cabinets feature granite counter tops and wooden bases
- Laundry room fitted with GE washer and dryer
- Master bathroom fitted with Kohler bath whirlpool
- Interior ceiling fans
- Air conditioning system split into three zones with Trane condenser units
- Ground floor walls are of concrete masonry finished with sand cement skim and smooth plaster (minimal use of drywall)





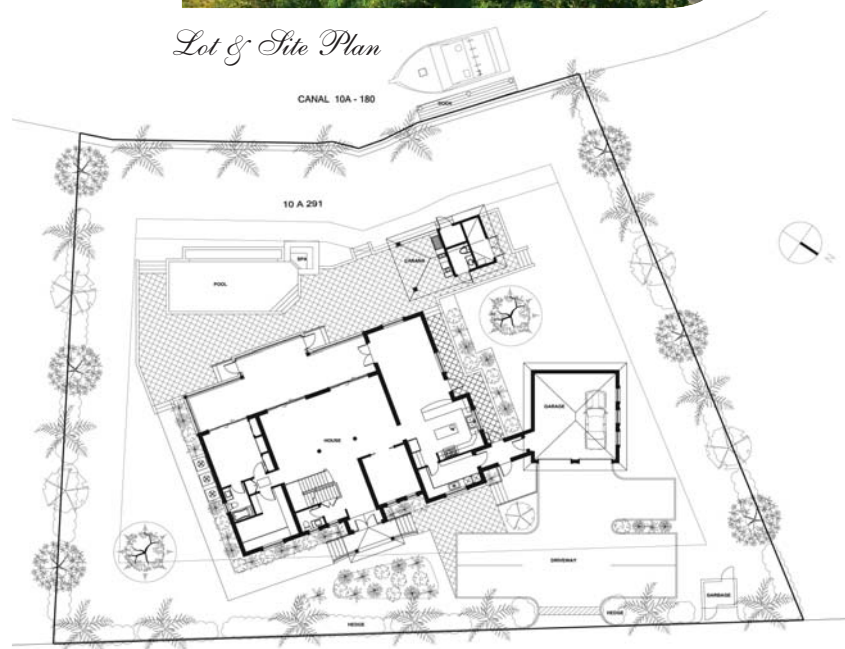
Directly across from this uniquely built residence is a one-acre, heavily wooded island zoned to remain a nature reserve.

A team of Cayman's top professionals were involved in the design and construction of the home. CGMJ Architects, one of the most experienced firms on the Island, designed the interior and exterior of the residence.

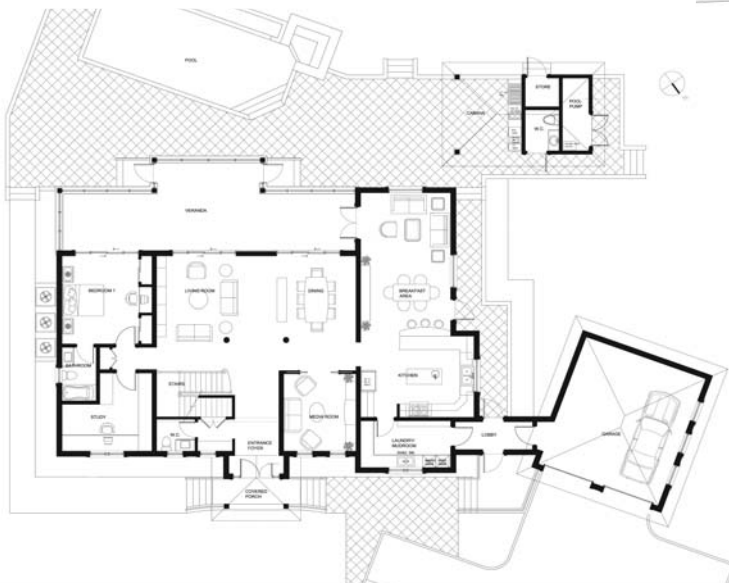
Apec Consulting Engineers were responsible for the foundations and structure, building envelope, including the roof, cladding, exterior skin, windows, and doors.

The entire structure was engineered to meet the hurricane- and earthquake-resistance requirements of the Cayman Islands Building Code. The building envelope satisfies Miami-Dade specifications to resist a Category 5 hurricane, precluding the need for shutters to protect windows.

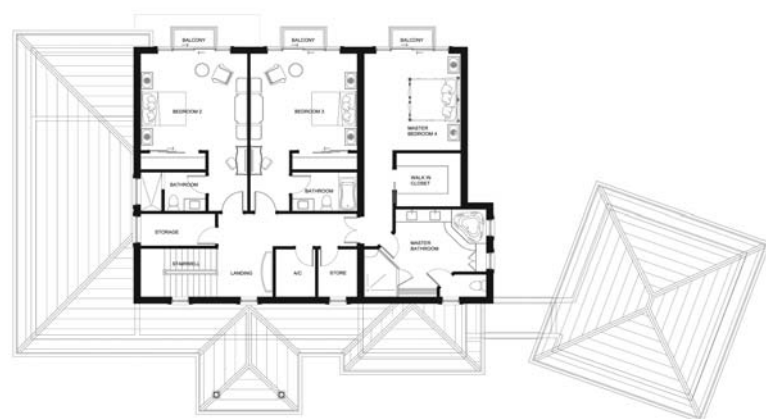
Lot & Site Plan

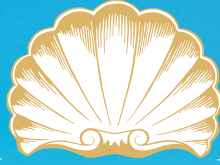


Ground Floor Plan



Upper Floor Plan





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The Model Villa

What makes Vista del Mar the most exclusive marina/residential development in Grand Cayman?

- UNPARALLELED LIVING ENVIRONMENT
- WATER-BASED DESIGN ELEMENTS
- ENVIRONMENTALLY FRIENDLY
- DEDICATED MANAGEMENT AND SECURITY
- TRANQUIL SETTING

*To arrange for a guided tour of the property, please call
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