

*A Caribbean Village
All Your Own*



Bay View

A CARIBBEAN VACATION COMMUNITY

BayView

Welcome to BayView

Designed to make the most of the carefree Caribbean lifestyle, BayView offers a tranquil village all your own, with an unprecedented combination of natural beauty and luxurious Caribbean living. Its single-family residences command sweeping westerly views across the ocean and the immediate lush surroundings.

Here you'll enjoy the quality of life offered by one of the most beautiful islands in the Caribbean.



Artist's impression

Close to it All

Although BayView is uncrowded, and unhurried it remains close to all things you look for in the Caribbean lifestyle. In addition to the on-site amenities, this master planned community has easy access to the beach and the charms of downtown are just minutes away.



The Best of the Good Life

BayView offers architecturally designed three bedroom, two bathroom homes of exceptional beauty and privacy. Fine luxurious touches abound in the tastefully finished interiors, representing uncompromising attention to quality and detail. And for the final touch of pleasurable comfort, enjoy the cool ocean breeze from your own porch.

The amenities at BayView, including a clubhouse, health and fitness center, tennis courts and central swimming pool, are not only practical, but also offered against the scenic backdrop of the Caribbean's natural wonders.



All Inclusive Luxury Features

Yes, it is all included! All Bayview homes include the features outlined below.

From the bedrooms to the kitchen... we have thought of it all!

Distinctive Exteriors

- Warm, richly appointed architectural style
- Low maintenance exteriors
- Choice of exterior home color from our specially selected range
- Covered entry and covered porch, per plan
- 25-year fire resistant architectural shingles with 15-year algae resistance
- Recessed windows and doors, per plan
- White aluminum windows w/screens on all operating windows and sliding glass doors
- Weatherproof exterior outlets, per plan
- Elegant front door coach lighting, per plan
- Distinctive, low maintenance trim ("gingerbread")
- Low maintenance soffits and fascia, per plan
- Hose pipe tap
- Uniquely designed address plaques

Exceptional Interiors

- Lightly textured walls
- Light knock down ceiling
- Stylish light fixtures, per plan
- Single switch ceiling fan pre-wires in family & bedrooms
- Classic wood grain embossed base panel
- Raised panel, moisture resistant doors w/bright chrome-plated hardware
- Easy maintenance, ventilated shelving
- 150 amp electrical service
- Ground fault interrupter (GFI) circuits in all wet areas



Bay View

Features

Both Features

- Ceramic tile flooring in all baths
- European design vanity tops
- Mirrors and medicine cabinets in all baths
- Glamour lights over vanities
- Stylish fixtures

Kitchen Features

- Ceramic tile flooring
- Kitchen cabinetry, per plan
- Kitchen faucet with separate sprayer
- Custom fitted, round-edge countertops, with no-drip front and back splash
- White on white appliances: built in microwave, gas range with oven, hi-cube refrigerator, preparation for ice-maker hook-up

Energy Saving Features

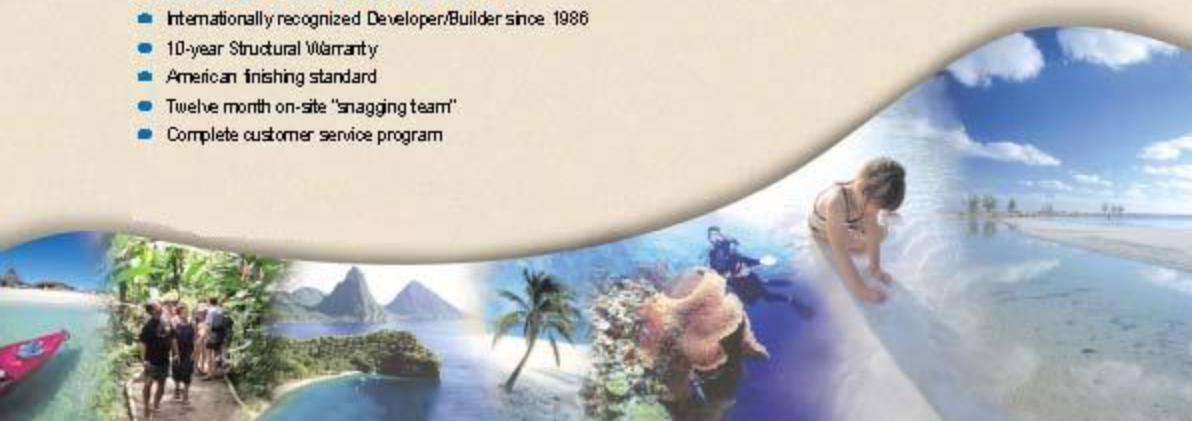
- High energy efficient air-conditioning units, per plan
- Energy efficient 40-gallon water heater

Structural Features

- Reinforced concrete slab
- Load bearing exterior walls
- Pre-built, termite proof, roof framing & truss system
- 9' vaulted ceilings, per plan
- Flexible roof venting, per plan

Peace of Mind Comforts

- Internationally recognized Developer/Builder since 1986
- 10-year Structural Warranty
- American finishing standard
- Twelve month on-site "snagging team"
- Complete customer service program



Bay View

Location



With our location in Beausejour, you'll be just a stone's throw from Rodney Bay, the World Championship Cricket Grounds and an untold number of dining and evening spots. Of course, it will be just as easy to head south into Castries. Within our gastronomy is maximized through design.





Site Plan

Bay View

A
Amenities

B

C

TO BE RELEASED

D

Atlantic Ocean

Caribbean Sea



Illustrations are the artist's depiction only, may not be as shown.
This map is based on current development plans that are subject to change.

Bay View

Mahoe



Artist Impression

Distinctive Exterior:

- Recessed exterior windows to reduce the intensity of direct sunlight
- Energy efficient lighting and mechanical systems
- Choice of exterior colors
- Columnar stone accents
- Elegant covered entry and veranda
- Lush, landscaped grounds



Bay View

Mahoe



Exceptional Interiors:

- Nine-foot vaulted ceiling
- Attractive plaster ceiling finish
- Beautiful ceramic tile floors
- Raised panel hollow-core doors
- Private master-suite with spacious fitted wardrobe
- Designer light fixture package including ceiling fans in both living and bedrooms
- Full mirrored vanities with European design work top
- Designer kitchen with:
 - European design work top
 - Custom cabinets
 - White on white appliances: built-in microwave, Hi-cube refrigerator, range with self-cleaning oven. Preparation for ice-maker hook-up.
- Decorative hardware
- Quality ventilated, vinyl clad shoeing
- Durable coat finish on all interior walls
- Pre-wired for telephone lines, cable TV and satellite dish
- High energy efficient air conditioner units



Tamarind Bay View



Artist Impression

Distinctive Exteriors:

- Recessed exterior windows to reduce the intensity of direct sunlight
- Energy efficient lighting and mechanical systems
- Choice of exterior colors
- Columnar stone accents
- Elegant covered entry and veranda
- Lush, landscaped grounds



Tamarind Bay View



Exceptional Interiors:

- Nine-foot vaulted ceiling
- Attractive plaster ceiling finish
- Beautiful ceramic tile floors
- Raised panel hollow-core doors
- Private master-suite with spacious fitted wardrobe
- Designer light fixture package including ceiling fans in both living and bedrooms
- Full mirrored vanities with European design work top
- Designer kitchen with:
 - European design work top
 - Custom cabinets
 - White on white appliances: built-in microwave, Hi-cube refrigerator, range with self-cleaning oven. Preparation for ice-maker hook-up.
- Decorative hardware
- Quality ventilated, vinyl clad shelving
- Durable coat finish on all interior walls
- Pre-wired for telephone lines, cable TV and satellite dish
- High energy efficient air conditioner units





Profile

Stability, Reputation and Experience

The developer is [Island Construction Corp. \(ICC\)](#), headquartered in Miami, FL. ICC is an international developer of hotel, condominium and multi-family projects over the past twenty years, and is currently developing several comparable projects, all in the Caribbean.

ICC has a proven track record for delivering large and challenging projects on time and within budget. Staging and delivering built environments of varying scopes and complexity around the world, wielding ingenuity as skillfully as the structural components of construction. The ICC approach to detailed and methodical planning translates into "no surprises" for our clients.

The principals of ICC have successfully developed and managed over \$280 million in hotel, condominium and multi-family projects. ICC's people are dedicated, have high expectations based on the company's past success, and bring a sense of urgency to every project. Our employee training and development programs are among the best in the industry.

Our clients depend on us to quantify their vision and make it real, often from the first moments of conception and design. Not only can we see and forecast what's possible, we make it happen under the most extraordinary conditions imaginable.

Sit down with us and outline your dreams.
We'll bring them to life.



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Other Projects



Coral World Underwater Observatory, Marine Park and Hotel

Silver Cay, Bahamas

Unique tourist attraction that includes an exclusive 22-suite hotel; marine museum; underwater observatory (between natural reefs and sea-water channel); aquariums; stingray, shark, turtle and tortle pools; snorkel trail and sea bridges.



Jolly Harbor Resort

Jolly Harbor, Bahamas

225 two-story, water front town-homes in the Jolly Harbor Marina Resort. Each townhouse, at 1,200 sq. ft., has two bedrooms, three bathrooms, individual mooring slip and car garage.



Maroon, Bahamas

Maroon, Bahamas

The first residential development of its kind in the Bahamas. 200 single-family homes (two- and three-bedrooms, one bath room), each on a 2,000 sq. ft. lot, for first-time home-buyers.



Las Vegas, CA

Las Vegas, CA

Rental complex of 181 townhouse units, including on-site amenities: individual garages and entrances, swimming pool, tennis and squash courts, spa and fitness center.

