Prickly Bay Waterside
Situated on the old Boatyard at Prickly Bay – a by-word among yachtsmen the world over for a perfect destination in the Caribbean and one of the ports of entry into Grenada – the Prickly Bay Waterside development sits at the water’s edge of the Lance-aux-Épines peninsular in the fashionable southern end of Grenada, less than ten minutes drive from the airport. Prickly Bay Waterside is an adventurous, exciting, groundbreaking development of luxury, hi-tech houses and apartments. Good design is timeless and Prickly Bay Waterside has all the hallmarks of a current and future classic.

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THE CONCEPT

It’s a long story but... back in mid-2003, two of the directors of Prickly Bay Waterside Limited were working on a project in Grenada, on the opposite side of the peninsular to Prickly Bay, re-developing and finishing an amazing property, called Mount Hartman Bay Estate. Every day, after a long hard morning on the site, they would arrive at the old Boatyard for a couple of the coldest beers on the island and some lunch.

One lunchtime, they learned from one of its owners that the Boatyard business was to be re-located, the property sold and that it was going to be developed. It’s such a stunning, exciting and inspiring location that one of those, “What would we have done if we had bought it?” lunches followed. Tables were rotated to improve the orientation to the view and paper napkins were covered in sketches. A couple of months passed and they learned that the deal had fallen through. Napkins were hastily retrieved from the file and Prickly Bay Waterside was born.

Inspired by Prickly Bay’s reputation among yachtsmen, the scheme draws heavily on modern nautical cues. Think Perini Navi, think WallyDesign and bring those influences into property design. But the influences are much wider than that – interesting and elegant design solutions are found in other hi-tech industries like automotive and aeronautical, where weight, cost and reliability are major factors. New materials and technologies, like carbon fibre, Kevlar and other composites work well in hostile, salty environments and have been adopted by industries more ready to embrace change than the building industry. Prickly Bay Waterside is one of the first developments in the world to feature some of those materials and technologies.

Look at the plans, look at the models, look at the finished properties – they’ve come a long way but they’re not far from that sketch on a napkin.
100 miles north of Venezuela and 150 miles south west of Barbados, Grenada is the southernmost of the Windward Islands. It was formed by volcanic activity, happily now extinct, although Kick'em Jenny, an underwater volcano north west of the island, is occasionally active.

Grenada has an extraordinary variety of landscapes for such a small area, with a central mountain range, tropical rainforests, waterfall filled gorges and stunning beaches. Offshore is equally beautiful; the diving ranks among the finest in the Caribbean.

The three main islands that make up Grenada; Carriacou, Petite Martinique and Grenada itself, were first sighted by Christopher Colombus in 1498. They changed hands between the British and the French several times between 1609 and 1783, when the Treaty of Versailles awarded Grenada to the British.

Electricity is 220 volts, with UK style, three square pin plugs. Driving is on the left and a visitor's driving licence is available on presentation of a current, full driving licence from most jurisdictions and a small payment (the local currency is Eastern Caribbean dollars. US$ and £ sterling are widely accepted but there is nothing to be gained by changing £ sterling into US$ before travelling).
THE DEVELOPMENT

Studio RHE is acknowledged as one of the more innovative practices in London. It has won numerous international awards, including the Architectural Record/Business Week “Good Design is Good Business Award” and The Independent Newspaper’s “50 Best Buildings in the UK.”

It specialises in designing ‘entertaining environments,’ an approach which has been applied to various projects from retail design to offices, residential developments to gyms/spas. The diverse design interests often result in novel answers to everyday building issues, sometimes using technologies from outside the building industry to create unique projects with strong visual identities.
Prickly Bay Waterside Limited was founded especially to carry out this development. The shareholders share one common objective - to design and build the finest and most exciting houses, apartments and duplex apartments in the Caribbean, complete with their own marina.

Starting with a stunning location on Prickly Bay, the properties are all designed to make the most of the constantly changing view as yachts come and go, and to provide a unique combination of inside/outside living. The development offers the very best of both worlds - the hassle-free amenities of a first class hotel with the privacy and comfort of your own home, your own private space. Landscaped gardens and a series of swimming pools are maintained for your enjoyment, along with restaurants, bars and other facilities. If you prefer to swim in privacy, some of the properties, including some of the apartments and the duplex apartments, have their own private plunge or spa pools.

Properties in the development range from one-bedroom apartments to five/six bedroom houses. They feature some of the best materials - composites, metals, stone, glass and ceramics from all over the world but in innovative combinations to create an effect that is light, airy and spacious.

An exclusive club hotel is planned as part of the total development with comprehensive hospitality and dining facilities as well as meeting rooms and a gym. The administrative centre for the site handles the requirements of owners and guests. It can also co-ordinate the letting programme for any owners, who want to put their property back in the rental pool for a period.

The existing marina has full facilities and berths for owners, guests and visitors and there are plans to extend it further. There is a Tiki bar by the marina which is a focus of activity and fun. The marina is located at exactly 12° north of the equator and Grenada is generally considered to be outside the normal hurricane zone, with a probability of one in fifty years (about the same probability as a hurricane in New York). However, the whole development has been designed to exceed Miami’s Dade County hurricane building standards.

Prickly Bay Waterside is designed for indoor/outdoor living with extensive use of folding glass doors and generous outside spaces in all the properties. Wi-fi internet access covers the site – indoors and out.
ICC Cricket

Cricket is a passion in the Caribbean and Grenada is at the forefront of venues to host matches. The Queens Park Stadium was extensively upgraded to accommodate the ICC Cricket World Cup in 2007 and regularly plays host to crowds of up to 20,000 for One Day Internationals.

Sailing Festivals

There are several important sailing regattas in Grenada every year under the auspices of the Grenada Yacht Club. The first of the year, the Grenada Sailing Festival happens at the end of January when international crews compete hard (and play equally hard in their downtime).

Easter sees the Round-the-Island race, where yachts of all shapes and sizes vie with each other to be quickest in class around the island. An interesting mix of sea conditions from the sheltered Caribbean Sea to the open Atlantic makes it an interesting challenge. Particularly interesting is going round the top and bottom of the island where the two bodies of water meet and don’t always get on!
Phase 1 is a section through the whole development with examples of the different designs of property. MarineHouse platforms, currently a haven for seaborne visitors, dip their toes in the Caribbean Sea, like super yachts at anchor, and stand ready as a base for the construction of totally bespoke, over-water properties.

Behind them is an Olympic length lap pool and behind that and overlooking the manicured lawns, the pool and the bay, are five/six bedroom LawnHouses, each with its own private elevator right up to the huge deck area on the roof, and a glazed, double-height living space with a glass mezzanine floor.

Towards the back of the site, the cliffs rise steeply up to the backbone of the Lance-aux-Épines isthmus and, set into the cliffs themselves, are a selection of one, two and three bedroom apartments and duplexes, both vertical and horizontal. All have large balconies and several have their own private, glass-fronted plunge pools.

The parts that you can’t see are as fundamental to your enjoyment as those that you do. Prickly Bay Waterside’s infrastructure is first class, with a central plant producing chilled water for the air conditioning in all the properties and large, central hot water storage tanks, heated by a solar array that, in turn, doubles as shade for the parking area. The sewage treatment plant itself produces nothing more than grey water to irrigate the gardens. None of this happens by itself, so there’s a small army of gardeners, cleaners and maintenance staff to make sure that it all works.

A choice of fit-outs and furnishings are available from Prickly Bay Waterside Limited or purchasers can bring in their own. All purchasers at Prickly Bay Waterside will benefit from special, reduced rates of property purchase tax.

Architecturally stunning, beautifully appointed and featuring an exciting mix of textures, fabrics and materials, Prickly Bay Waterside is a wonderful place to stay and play, and an attractive investment.
At the water’s edge are the MarineHouse platforms serving as welcoming moorings and ready to be transformed into exciting, totally bespoke over-water residences like the five bedroom, five bathroom houses proposed in the design renderings. Largely made out of composite and built out over the water on steel and concrete piles, they look for all the world like moored superyachts; there are wooden decks on both sides of the house and on the port side there are built-in, shock-absorbing fenders to insulate the inhabitants of the properties from any fretting of boats moored alongside.

The sample design shows a berth alongside suitable for a yacht up to 140 feet. With a projected total of 6,179 square feet of internal and external space, 3,239 of that internal, it feels wonderfully spacious. The main reception and dining room on the ground floor is a massive, double height space, with glass doors opening out to the spa and deck. Yacht decking is used throughout to continue the superyacht feel. A carbon fibre spiral staircase leads from the deck up to the master bedroom’s private balcony above. And four other bedrooms, all with en suite bathrooms, have private views over the bay.

A glass staircase leads back to the ground floor. At its base is a glass floor, which is underlit at night and provides intriguing views into the ocean. Also on the ground floor is a spectacular Miele kitchen, a utility room and cold store and a boat store.

Parking for the Marine Houses is provided in the central area. The roof terrace (1,152 square feet) provides a stunning entertainment area, served by a dumb waiter from the kitchen on the ground floor, and has its own barbecue and cloakroom facilities.
5 Bed House

Total Floor Area: 301 sq m, 3239 sq ft
Total External Area: 273 sq m, 2940 sq ft

Ground Floor
Reception: 11.0m x 6.2m, 36'1" x 19'9"
Kitchen: 4.9m x 4.0m, 16'2" x 13'1"
Boat Store: 3.8m x 2.6m, 12'6" x 8'8"
Utilities: 3.6m x 1.7m, 11'10" x 5'7"

General Construction
- Steel & reinforced concrete marine piling by ‘Volker Stevin’ Holland
- Separated steel yacht berthing piles Reinforced concrete floor structure
- Galvanised steel superstructure by ‘Reid Steel’, Christchurch, UK
- Prefabricated shaped composite cladding panels by ‘CML’, Southampton
- High performance insulation to walls, floors, roof
- Anodised and powder coated ‘Schuco’ window frames with 18.28mm laminated ‘Hurricane Glass’
- Integrated aluminium solar control blinds Yacht decking strip
- Timber edge and side trims
- Composite balustrades
- Stainless steel handrails

Services
- Concealed remote controlled air conditioning
- Roof top solar water heating panels with remote cylinders
- Spare conduits throughout for future proofing Pre-wired for electrics, TV and telecoms Electronic dimming control
- Insulated cold store
- Built-in services and sockets to yacht berth Boat store for spares and equipment
- Door access control
- Keyed access control
- External hose connections

Reception Room
- Floor: yacht decking strip with neoprene detail
- Walls: painted plaster with insert material
- Doors: full height timber with stainless steel strip inlay
- Ceiling: painted plaster
- Lighting: wall and recessed ceiling
- Windows: ‘Schuco’ anodised and powder coated frames with 18.28mm laminated ‘Hurricane Glass’
- Internal stair: glass treads with mirror polished stainless steel straight stringer and riser and inset glass panel floor over sea below

Kitchen
- Floor: solid white limestone tiles
- Walls: glass splashbacks, tiled walls
- Ceiling: painted plaster
- Doors: full height timber with stainless steel strip inlay
- Units: hi-gloss lacquer by ‘Miele’, stainless steel extract fan, induction hob, integrated fridge freezer, granite/glass worktop, designer taps, waste disposal unit
- Lift: dumb waiter unit direct to roof terrace level
- Lighting: low level task lighting, recessed ceiling lights
- Windows: ‘Schuco’ anodised and powder coated frames with 18.28mm laminated ‘Hurricane Glass’

Grenada Factfile
Area: 120 square miles
Independent nation in the British Commonwealth with a Governor General, who represents the Queen. Government is by a 13 member Senate and a 15 member House of Representatives with a Speaker
Ethnic groups:
- 89% black and mixed race
- 8% Mixed/European
- 2% East Indian
- 1% Other
Language: English
Religions:
- 45% Catholic
- 44% Protestant
- 7% Other
- 4% None
Economy: tourism and agriculture
Exports: bananas, cocoa, nutmeg, mace, fruit and vegetables
National dish: Oil down
MARINE HOUSES M01 & M02

First Floor

<table>
<thead>
<tr>
<th>Room</th>
<th>Dimensions</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Master Bedroom 1</td>
<td>6.5m x 6.2m</td>
<td>21'4” x 19'9”</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>7.5m x 4.1m</td>
<td>24'7” x 13'5”</td>
</tr>
<tr>
<td>Bedroom 3</td>
<td>8.9m x 4.1m</td>
<td>29'2” x 13'5”</td>
</tr>
<tr>
<td>Bedroom 4</td>
<td>4.9m x 4.5m</td>
<td>16'2” x 14'9”</td>
</tr>
<tr>
<td>Bedroom 5</td>
<td>5.1m x 3.3m</td>
<td>16'9” x 10'10”</td>
</tr>
</tbody>
</table>

Bathrooms

- Floor: solid white limestone tiles
- Walls: mosaic tiled, flush mirrors
- Ceiling: slatted timber for ventilation
- Doors: full height timber with stainless steel strip inlay
- Lighting: integrated light fittings
- Sanitary fittings: luxury white bathroom suites with designer taps
- Showers: twin shower heads
- Windows: ‘Schuco’ anodised and powder coated frames with 18.28mm laminated ‘Hurricane Glass’

Bedrooms

- Floor: yacht decking strip with neoprene detail
- Walls: painted plaster
- Ceiling: painted plaster
- Doors: full height timber with stainless steel strip inlay
- Units: integrated illuminated wardrobes
- Lighting: low level recessed ceiling lights
- Integrated blinds system
- Master bedrooms sliding panels to bathroom
- Windows: ‘Schuco’ anodised and powder coated frames with 18.28mm laminated ‘Hurricane Glass’
Second Floor

External Terraces/Decks

- Floor: yacht decking strip with neoprene detail
- Seating: built-in from timber and composite
- Pool: spa pool finished with mosaic tiles and fibre optic lights
- Metalwork: stainless steel swimming ladder
  Composite balustrades
- Stainless steel handrails
- Barbecue: integrated with counter
- External stair: composite hi-tech helical stringer and riser

The Spice Island

It’s said that sailors approaching Grenada often get their first ‘sighting’ of the island through their sense of smell rather than their vision. Home to ginger, nutmeg, cloves, cinnamon, mace, tumeric, vanilla and cocoa to name but a few examples, Grenada also grows exotic vegetables like callaloo, dasheen, tania and okra. Coconuts and limes are in abundance, yet lemons are rare. Even the local basil has a unique taste.

There are more spices per square mile than any other place on the planet. Grenada produces one third of the world’s nutmeg and is the second largest producer.
Running parallel to the sea, a 4m wide boardwalk circles the site. Traffic on the boardwalk is restricted to pedestrians, making it the perfect place for a promenade alongside a 50m x 6m, Olympic-sized lap pool.

On the landside of the swimming pool are manicured lawns. Overlooking the lawns themselves and looking over the pool to the bay beyond are the LawnHouses, each with five/six bedrooms, seven bathrooms, double height living spaces and glass doors that open out onto generous balconies.

The total floor area of a lawn houses is more than 5,600 square feet; internal space is just under 4,000 square feet and they feel immensely spacious. On the ground floor, there’s a built-in double garage and a beautifully appointed Miele kitchen, with a utility room and a cold room (incredibly useful for keeping produce fresh and beers chilled). The double height reception area opens to the terrace and lawns and swimming pool beyond. Finished throughout with white limestone flooring, a glass mezzanine floor fronts the first floor dining room and overlooks the main reception room below. It can reached by the private internal lift (standard in all the LawnHouses) or the stairs or by an optional carbon fibre, spiral staircase. Two large double bedrooms and bathrooms complete the first floor layout.

The second floor has the master bedroom suite with its own private balcony. The master bedroom suite comes with a dressing room and en suite bathroom, complete with private sea views while you’re relaxing in the bath. The second floor also features the guest master suite, a stunning double width bedroom, en suite bathroom and dressing area with its own balcony overlooking the condo pool.
5 Bed House

Total Floor Area 364 sq m 3918 sq ft
Total External Area 160 sq m 1726 sq ft

Ground Floor
Reception 8.1m x 6.4m 26'7" x 21'
Kitchen 3.0m x 5.0m 9'10" x 16'5"
Garage 4.9m x 4.5m 16'2" x 14'9"
Utilities/Cold Store 5.2m x 2.4m 17'1" x 7'10"

First Floor
Dining area 6.6m x 7.2m 21'8" x 23'7"
Bedroom 3 10.5m x 4.2m 34'5" x 13'9"
Bedroom 4 6.5m x 4.1m 21'4" x 13'5"

General Construction
- Reinforced concrete piling by ‘Volker Stevin’ Holland
- Reinforced concrete floor structure
- Galvanised steel superstructure by ‘Reid Steel’, Christchurch, UK
- Self-finished render
- Prefabricated shaped composite cladding panels and masts by ‘CML’, Southampton
- High performance insulation to walls, floors, roof
- Anodised and powder coated ‘Schuco’ window frames with 18.28mm laminated ‘Hurricane Glass’
- Integrated stainless steel and aluminium solar control blinds
- Optional yacht decking or lifetime, lush grass to roof terrace
- Composite balustrades Stainless steel handrails

Reception Room
- Floor: solid white limestone tiles
- Walls: painted plaster
- Doors: full height timber with stainless steel strip inlay
- Ceiling: painted plaster
- Lighting: wall and recessed ceiling
- Windows: ‘Schuco’ anodised and powder coated frames with 18.28mm laminated ‘Hurricane Glass’
- Internal stair: limestone faced winding stair
- Option A: glass mezzanine floor over reception
- Option B: carbon fibre spiral staircase to mezzanine floor

Kitchen
- Floor: solid white limestone tiles
- Walls: glass tiled splashbacks
- Ceiling: painted plaster
- Doors: full height timber with stainless steel strip inlay
- Units: by ‘Miele’, stainless steel extract fan, induction hob, double integrated fridge freezers, designer taps
- Lighting: low level task lighting, recessed ceiling lights
- Windows: ‘Schuco’ anodised and powder coated frames with 18.28mm laminated ‘Hurricane Glass’

Waterfalls
It’s amazing that, in a country that’s only 21 miles long by 12 wide, they discovered new waterfalls as recently as within the last decade of so.

There are a host of falls to see. The picturesque, and romantically named, Honeymoon Falls was found not long ago at the base of Mount Qua Qua; Victoria Falls is unspoilt and accessible only on foot, and others include Seven Sisters, aptly comprising seven falls, and Concord Falls, three falls in one and ideally suited for swimming.
LAWN HOUSES L01 & L03

Second Floor

Third Floor
Second Floor

| Floor | Master Bedroom 1 | 14.9m x 7.3m | 48'9" x 23'11"
|       | Master Guest Suite | 6.5m x 7.3m | 21'4" x 23'11"

Bathrooms

- Floor: solid white limestone tiles
- Walls: white limestone and glass ceramic mosaic tiles, flush mirrors
- Ceiling: painted plaster with shadow gaps for ventilation
- Doors: full height timber with stainless steel strip inlay
- Lighting: integrated light fittings
- Sanitary fittings: luxury white bathroom suites with designer taps
- Showers: by Hansgrohe
- Windows: ‘Schuco’ anodised and powder coated frames with 18.28mm laminated ‘Hurricane Glass’

Bedrooms

- Floor: solid white limestone tiles
- Walls: painted plaster
- Ceiling: painted plaster
- Doors: full height timber with stainless steel strip inlay
- Built-in wardrobes
- Lighting: low level recessed ceiling lights
- Windows: ‘Schuco’ anodised and powder coated frames with 18.28mm laminated ‘Hurricane Glass’

External Terraces/Decks

- Optional yacht decking or lifetime, lush grass to terraces
- Composite balustrades
- Stainless steel handrails
- Pool option: heated spa with integrated lights

Diving

Diving is amongst the best in the Caribbean for beginners to experts, with a huge variety of fish, the largest wreck in the Caribbean and a submarine volcano. Within 20 minutes from the dive shops, there are more than 28 dive sites, including reefs, walls and wrecks, some going back to the eighteenth century.

The reefs are composed of finger coral, sea fans, brain coral, pillar coral and brown coral trees which are home to rock beauties, angel fish, tang, grunts, damsel fish, blennys, parrot fish, wrasse, trigger fish, jaw fish, spotted drums, morays, snake eels and sea horses.

In deeper water you may see eagle rays, turtles, grouper and the occasional shark.

Walls feature blue vase sponges, black gorgonians, and black and brown coral and you’re likely to meet yellow chromis, creole wrasse, horse-eye and blackjack while, on the wrecks, you’re likely to see all of the above plus barracuda, especially on the Bianca C, a 600ft. cruise ship, which caught fire in St. George’s in 1961 and sank in 167 ft. of water, as it was being towed out to sea. Not the easiest of dives, due to its depth and the strong tidal currents at certain times, it is nevertheless very rewarding.
Flight Connections

There are direct scheduled flights to Grenada from the UK each week on BA and Virgin (some with touchdowns on the way out or way back). Alternatively, there are several flights from the UK to Barbados every day with connecting flights to Grenada on local airlines.

There are regular direct flights from the USA (Miami, New York and Atlanta) and Canada (Toronto, Vancouver and Montreal) and Grenada is one of the regular touchdowns on inter island flights.

A variety of charter flights also fly into Grenada from all over the world.
5 Bed House

Total Floor Area 364 sq m 3918 sq ft
Total External Area 160 sq m 1726 sq ft

Ground Floor

Reception 8.1m x 6.4m 26'7" x 21'
Kitchen 3.0m x 5.0m 9'10" x 16'5"
Garage 4.9m x 4.5m 16'2" x 14'9"
Utilities/Cold Store 5.2m x 2.4m 17'1" x 7'10"

First Floor

Dining area 6.6m x 7.2m 21'8" x 23'7"
Bedroom 3 10.5m x 4.2m 34'5" x 13'9"
Bedroom 4 6.5m x 4.1m 21'4" x 13'5"

Second Floor

Master Bedroom 1 14.9m x 7.3m 48'9" x 23'11"
Master Guest Suite 6.5m x 7.3m 21'4" x 23'11"

For full details of specification and construction materials, please see L01 and L03 (page 16-19).
As you move away from the sea, the land starts to rise steeply. Set into the cliff itself, and enjoying amazing views over the whole property are the Apartments and Duplex Apartments.

Beautiful solid white limestone floors are fitted throughout. All have glass doors at the front with large balconies (some positively huge) to expand the already generous living space still further. Some have roof terraces, some have plunge pools, some have both. There is a great deal of variety – one, two or three bedrooms, horizontal as well as vertical duplexes but all with stunning views and all beautifully appointed.

The apartments and duplex apartments have one bathroom for every bedroom. The majority have an additional bathroom/cloakroom to cater for those extra guests. Beautifully appointed with Miele kitchens and luxury bathrooms, these are fabulous examples of gracious, spacious living.
2 Bed Apartment

Total Floor Area
134 sq m 1447 sq ft

Total External Area
34 sq m 362 sq ft

Second Lower Ground Floor

Reception and Kitchen
6.6m x 11.6m 21’8” x 38’1”

Master Bedroom 1
5.2m x 7.5m 17’1” x 24’7”

Bedroom 2
5.2m x 7.0m 17’1” x 23’
General Construction

- Reinforced concrete foundations
- Reinforced concrete floor structures
- Galvanised steel frame by ‘Reid Steel’, Christchurch, UK
- Self-finished render
- High performance insulation to walls, floors, roof
- Anodised and powder coated ‘Schuco’ window frames with 18.28mm laminated ‘Hurricane Glass’
- Composite balustrades

Services

- Concealed remote controlled chilled water air conditioning throughout
- Central solar heated hot water
- Pre-wired for electrics, TV and telecoms

Reception Room

- Floor: solid white limestone tiles
- Walls: painted plaster
- Doors: full height timber with stainless steel strip inlay
- Ceiling: painted plaster
- Lighting: recessed ceiling
- Windows: ‘Schuco’ anodised and powder coated frames with 18.28mm laminated ‘Hurricane Glass’

Kitchen

- Floor: solid white limestone tiles
- Walls: part tiled walls
- Ceiling: painted plaster
- Doors: full height timber with stainless steel strip inlay
- Units: by ‘Miele’, stainless steel extract fan, induction hob, integrated fridge freezer, designer taps
- Lighting: low level task lighting, recessed ceiling lights
- Windows: ‘Schuco’ anodised and powder coated frames with 18.28mm laminated ‘Hurricane Glass’

Bathrooms

- Floor: solid white limestone tiles
- Walls: white limestone and glass ceramic mosaic tiles, flush mirrors
- Ceiling: painted plaster
- Doors: full height timber with stainless steel strip inlay
- Lighting: integrated light fittings
- Sanitary fittings: luxury white bathroom suites with designer taps
- Windows: ‘Schuco’ anodised and powder coated frames with 18.28mm laminated ‘Hurricane Glass’

Bedrooms

- Floor: solid white limestone tiles
- Walls: painted plaster
- Ceiling: painted plaster
- Doors: full height timber with stainless steel strip inlay
- Lighting: low level recessed ceiling lights
- Windows: ‘Schuco’ anodised and powder coated frames with 18.28mm laminated ‘Hurricane Glass’

External Terraces/Decks

- Balconies: solid white limestone tiles
- Composite balustrades
- Stainless steel handrails

Grenada Chocolate Factory

This delicious dark chocolate is crafted in a wonderful, Heath Robinson factory in the heart of cocoa country, using solar power, wood burning ovens and car jacks to press out the cocoa butter.

The island’s pristine rain forest grows cocoa beans with a rich complex chocolate flavour. The fresh beans are carefully fermented, dried and roasted to perfection in small batches. Heavy granite rollers in machines, salvaged from defunct chocolatiers in Europe, grind and mix them with pure cane sugar.

A special process called “conching” conditions the chocolate for three days to create an intensely rich flavour and velvety texture. Grenada chocolate is rare and special for being one of the few chocolate products that is made in the area where the beans are grown. It is sold worldwide in specialist chocolate retailers.
WATERSIDE APARTMENT W02

2 Bed Apartment

Total Floor Area | 97 sq m | 1048 sq ft
Total External Area | 41 sq m | 440 sq ft

Lower Ground Floor

Reception and Kitchen | 6.7m x 8.6m | 22’ x 28’3”
Master Bedroom 1 inc bath | 4.5m x 7.7m | 14’9” x 25’3”
Bedroom 2 inc bath | 4.5m x 5.6m | 14’9” x 18’4”
General Construction
- Reinforced concrete foundations
- Reinforced concrete floor structures
- Galvanised steel frame by ‘Reid Steel’, Christchurch, UK
- Self-finished render
- High performance insulation to walls, floors, roof
- Anodised and powder coated ‘Schuco’ window frames with 18.28mm laminated ‘Hurricane Glass’
- Composite balustrades Stainless steel handrails

Services
- Concealed remote controlled chilled water air conditioning throughout
- Central solar heated hot water
- Pre-wired for electrics, TV and telecoms

Reception Room
- Floor: solid white limestone tiles
- Walls: painted plaster
- Doors: full height timber with stainless steel strip inlay
- Ceiling: painted plaster
- Lighting: recessed ceiling
- Windows: ‘Schuco’ anodised and powder coated frames with 18.28mm laminated ‘Hurricane Glass’

Kitchen
- Floor: solid white limestone tiles
- Walls: part tiled walls
- Ceiling: painted plaster
- Doors: full height timber with stainless steel strip inlay
- Units: by ‘Miele’, stainless steel extract fan, induction hob, integrated fridge freezer, designer taps
- Lighting: low level task lighting, recessed ceiling lights
- Windows: ‘Schuco’ anodised and powder coated frames with 18.28mm laminated ‘Hurricane Glass’

Bathrooms
- Floor: solid white limestone tiles
- Walls: white limestone and glass ceramic mosaic tiles, flush mirrors
- Ceiling: painted plaster
- Doors: full height timber with stainless steel strip inlay
- Lighting: integrated light fittings
- Sanitary fittings: luxury white bathroom suites with designer taps
- Windows: ‘Schuco’ anodised and powder coated frames with 18.28mm laminated ‘Hurricane Glass’

Bedrooms
- Floor: solid white limestone tiles
- Walls: painted plaster
- Ceiling: painted plaster
- Doors: full height timber with stainless steel strip inlay
- Built-in wardrobes
- Lighting: low level recessed ceiling lights
- Windows: ‘Schuco’ anodised and powder coated frames with 18.28mm laminated ‘Hurricane Glass’

External Terraces/Decks
- Balconies: solid white limestone tiles
- Composite balustrades
- Stainless steel handrails

Composite Mouldings Limited
Founded and run by Naval Architect, Warwick Buckley, Composite Mouldings Limited specialises in the production of high-quality mould tools and mouldings for marine, industrial and architectural clients.
CML can translate a design directly from the CAD (Computer Aided Design) model to the mould. This ensures that complex shapes remain true to the design and have a high quality of fit and finish.
CML is making a number of components for Prickly Bay Waterside, including the LawnHouse masts, as well as the carbon fibre, spiral stairs and the beautiful, signature- shape balustrades.
1 Bed Apartment

**Total Floor Area**  64 sq m  685 sq ft
**Total External Area**  38 sq m  413 sq ft

**Ground Floor**
- Reception and Kitchen  7.6m x 5.9m  24’11” x 19’4”
- Master Bedroom 1 inc bath  6.2m x 5.3m  19’9” x 17’5”
General Construction
- Reinforced concrete foundations
- Reinforced concrete floor structures
- Galvanised steel frame by ‘Reid Steel’, Christchurch, UK
- Self-finshed render
- High performance insulation to walls, floors, roof
- Anodised and powder coated ‘Schuco’ window frames with 18.28mm laminated ‘Hurricane Glass’
- Composite balustrades
- Stainless steel handrails

Services
- Concealed remote controlled chilled water air conditioning throughout
- Central solar heated hot water
- Pre-wired for electrics, TV and telecoms

Reception Room
- Floor: solid white limestone tiles
- Walls: painted plaster
- Doors: full height timber with stainless steel strip inlay
- Ceiling: painted plaster
- Lighting: recessed ceiling
- Windows: ‘Schuco’ anodised and powder coated frames with 18.28mm laminated ‘Hurricane Glass’

Kitchen
- Floor: solid white limestone tiles
- Walls: part tiled walls
- Ceiling: painted plaster
- Doors: full height timber with stainless steel strip inlay
- Units: by ‘Miele’, stainless steel extract fan, induction hob, integrated fridge freezer, designer taps
- Lighting: low level task lighting, recessed ceiling lights
- Windows: ‘Schuco’ anodised and powder coated frames with 18.28mm laminated ‘Hurricane Glass’

Bathrooms
- Floor: solid white limestone tiles
- Walls: white limestone and glass ceramic mosaic tiles, flush mirrors
- Ceiling: painted plaster
- Doors: full height timber with stainless steel strip inlay
- Lighting: integrated light fittings
- Sanitary fittings: luxury white bathroom suites with designer taps
- Windows: ‘Schuco’ anodised and powder coated frames with 18.28mm laminated ‘Hurricane Glass’

Bedroom
- Floor: solid white limestone tiles
- Walls: painted plaster
- Ceiling: painted plaster
- Doors: full height timber with stainless steel strip inlay
- Built-in wardrobes
- Lighting: low level recessed ceiling lights
- Windows: ‘Schuco’ anodised and powder coated frames with 18.28mm laminated ‘Hurricane Glass’

External Terraces/Decks
- Balconies: solid white limestone tiles
- Composite balustrades
- Stainless steel handrails

St. George’s Market Square
Bustling and full of scents, sounds and colours, the market is the place to go to get the local colour. Here, the farmers bring their produce to sell alongside the man, who makes sandals by hand, and the Rasta hat stall, where there are hats to fit everyone, from tiny babies to the largest dreadlocks. Booming out from the massive speakers are the latest Caribbean sounds while hundreds of 11 seater buses thread their way through the crowds.
2 Bed Apartment (S01)

<table>
<thead>
<tr>
<th>Total Floor Area</th>
<th>78 sq m</th>
<th>840 sq ft</th>
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<tr>
<td>Total External Area</td>
<td>19 sq m</td>
<td>205 sq ft</td>
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</tbody>
</table>

**First Floor**

- Reception and Kitchen: 6.2m x 7.4m (20’5” x 24’3”)
- Master Bedroom: 5.4m x 4.1m (17’9” x 13’5”)
- Bedroom 2: 3.9m x 3.5m (12’10” x 11’6”)

1 Bed Apartment (S02)

<table>
<thead>
<tr>
<th>Total Floor Area</th>
<th>66 sq m</th>
<th>710 sq ft</th>
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</thead>
<tbody>
<tr>
<td>Total External Area</td>
<td>22 sq m</td>
<td>237 sq ft</td>
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</tbody>
</table>

**First Floor**

- Reception and Kitchen: 8.3m x 6.0m (27’3” x 19’8”)
- Master Bedroom 1: 7.0m x 4.7m (23’ x 15’5”)

---

*Spinaker Apartments S01 & S02*
General Construction
- Reinforced concrete foundations
- Reinforced concrete floor structures
- Galvanised steel frame by ‘Reid Steel’, Christchurch, UK
- Self-finished render
- High performance insulation to walls, floors, roof
- Anodised and powder coated ‘Schuco’ window frames with 18.28mm laminated ‘Hurricane Glass’
- Composite balustrades

Services
- Concealed remote controlled chilled water air conditioning throughout
- Central solar heated hot water
- Pre-wired for electrics, TV and telecoms

Reception Room
- Floor: solid white limestone tiles
- Walls: painted plaster
- Doors: full height timber with stainless steel strip inlay
- Ceiling: painted plaster
- Lighting: recessed ceiling
- Windows: ‘Schuco’ anodised and powder coated frames with 18.28mm laminated ‘Hurricane Glass’

Kitchen
- Floor: solid white limestone tiles
- Walls: part tiled walls
- Doors: full height timber with stainless steel strip inlay
- Ceiling: painted plaster
- Lighting: low level task lighting, recessed ceiling lights
- Units: by ‘Miele’, stainless steel extract fan, induction hob, integrated fridge freezer, designer taps

Bathrooms
- Floor: solid white limestone tiles
- Walls: painted plaster
- Ceiling: painted plaster
- Doors: full height timber with stainless steel strip inlay
- Lighting: low level recessed ceiling lights
- Windows: ‘Schuco’ anodised and powder coated frames with 18.28mm laminated ‘Hurricane Glass’

Bedrooms
- Floor: solid white limestone tiles
- Walls: painted plaster
- Ceiling: painted plaster
- Doors: full height timber with stainless steel strip inlay
- Lighting: low level recessed ceiling lights
- Windows: ‘Schuco’ anodised and powder coated frames with 18.28mm laminated ‘Hurricane Glass’

External Terraces/Decks
- Balconies: solid white limestone tiles
- Composite balustrades
- Stainless steel handrails

Miele’s focus – Quality, Function, Design

Miele manufactures everything to the highest quality using the finest materials. There are rigorous quality tests throughout the process. For example, drawers and hinges are tested for 100,000 operations.

The function of a kitchen depends on good ergonomics. Miele kitchens are designed in a logical working order – guaranteed to suit the way you use them.

Miele kitchens are designed in a modern linear style. What makes them truly special is the stringent attention to detail. All the drawers feature soft close and the units are fitted with an all-round, hygienic seal between door and unit.

Miele appliances are renowned for their quality and durability. They combine energy efficiency with top performance. Many of them include a PC update facility, allowing them to be re-programmed for developments, such as changes in detergents or water usage.
SPINNAKER APARTMENT S03

Key

Roof Level

Third Floor

Second Floor
3 Bed Vertical Duplex Apartment

<table>
<thead>
<tr>
<th></th>
<th>Total Floor Area</th>
<th>Total External Area</th>
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<tbody>
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<td>149 sq m</td>
<td>1604 sq ft</td>
<td></td>
</tr>
<tr>
<td>177 sq m</td>
<td>1905 sq ft</td>
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</table>

**Second Floor**

- **Master Bedroom 1**: 5.1m x 5.9m - 16'7" x 19'4"
- **Bedroom 2**: 3.9m x 5.4m - 12'10" x 17'9"
- **Bedroom 3**: 3.9m x 3.5m - 12'10" x 11'6"

**Third Floor**

- **Reception**: 7.8m x 7.4m - 25'4" x 24'3"
- **Kitchen and Dining**: 3.8m x 5.9m - 12'6" x 19'4"

**General Construction**

- Reinforced concrete foundations
- Reinforced concrete floor structures
- Galvanised steel frame by ‘Reid Steel’, Christchurch, UK
- Self-finished render
- High performance insulation to walls, floors, roof
- Anodised and powder coated ‘Schuco’ window frames with 18.28mm laminated ‘Hurricane Glass’
- Composite balustrades
- Stainless steel handrails

**Services**

- Concealed remote controlled chilled water air conditioning throughout
- Central solar heated hot water
- Pre-wired for electrics, TV and telecoms

**Reception Room**

- **Floor**: solid white limestone tiles
- **Walls**: painted plaster
- **Doors**: full height timber with stainless steel strip inlay
- **Ceiling**: painted plaster
- **Lighting**: recessed ceiling
- **Windows**: ‘Schuco’ anodised and powder coated frames with 18.28mm laminated ‘Hurricane Glass’

**Kitchen**

- **Floor**: solid white limestone tiles
- **Walls**: part tiled walls
- **Ceiling**: painted plaster
- **Doors**: full height timber with stainless steel strip inlay
- **Units**: by ‘Miele’, stainless steel extract fan, induction hob, integrated fridge freezer, designer taps
- **Lighting**: low level task lighting, recessed ceiling lights
- **Windows**: ‘Schuco’ anodised and powder coated frames with 18.28mm laminated ‘Hurricane Glass’

**Bathrooms**

- **Floor**: solid white limestone tiles
- **Walls**: white limestone and glass ceramic mosaic tiles, flush mirrors
- **Ceiling**: painted plaster
- **Doors**: full height timber with stainless steel strip inlay
- **Lighting**: integrated light fittings
- **Sanitary fittings**: luxury white bathroom suites with designer taps
- **Windows**: ‘Schuco’ anodised and powder coated frames with 18.28mm laminated ‘Hurricane Glass’

**Bedrooms**

- **Floor**: solid white limestone tiles
- **Walls**: painted plaster
- **Ceiling**: painted plaster
- **Doors**: full height timber with stainless steel strip inlay
- **Lighting**: low level recessed ceiling lights
- **Windows**: ‘Schuco’ anodised and powder coated frames with 18.28mm laminated ‘Hurricane Glass’

**External Terraces/Decks**

- **Balconies**: solid white limestone tiles Composite balustrades
- **Stainless steel handrails
- Roof deck**: lifetime, lush grass

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**Dolphin and Whale Watching**

There are about fifteen species of whale in the waters around Grenada, including sperm, humpback, long and short fin padded whales. The existence of the ruins of a former Norwegian whaling station on an island only a few hundred yards off the coast is testimony to the abundance of these animals around Grenada. During the season, from December to April, the organised whale watching trips have a 97% success rate of sighting whales or dolphins, who seem to delight playing in and with the wake of the boat.
SPINNAKER APARTMENT S04

2 Bed Vertical Duplex Apartment

<table>
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<tr>
<th></th>
<th>Total Floor Area</th>
<th>Total External Area</th>
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<tbody>
<tr>
<td></td>
<td>130 sq m</td>
<td>1399 sq ft</td>
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<tr>
<td></td>
<td>53 sq m</td>
<td>570 sq ft</td>
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</table>

**Second Floor**

- **Master Bedroom 1**: 5.1m x 5.9m 16’9” x 19’4”
- **Bedroom 2**: 3.9m x 4.7m 12’10” x 15’5”

**Third Floor**

- **Reception**: 7.8m x 5.9m 25’7” x 19’4”
- **Kitchen and Dining**: 3.8m x 5.9m 12’6” x 19’4”
General Construction
- Reinforced concrete foundations
- Reinforced concrete floor structures
- Galvanised steel frame by ‘Reid Steel’, Christchurch, UK
- Self-finished render
- High performance insulation to walls, floors, roof
- Anodised and powder coated ‘Schuco’ window frames with 18.28mm laminated ‘Hurricane Glass’
- Composite balustrades
- Stainless steel handrails

Services
- Concealed remote controlled chilled water air conditioning throughout
- Central solar heated hot water
- Pre-wired for electrics, TV and telecoms

Reception Room
- Floor: solid white limestone tiles
- Walls: painted plaster
- Doors: full height timber with stainless steel strip inlay
- Ceiling: painted plaster
- Lighting: recessed ceiling
- Windows: ‘Schuco’ anodised and powder coated frames with 18.28mm laminated ‘Hurricane Glass’

Kitchen
- Floor: solid white limestone tiles
- Walls: part tiled walls
- Ceiling: painted plaster
- Doors: full height timber with stainless steel strip inlay
- Units: by ‘Miele’, stainless steel extract fan, induction hob, integrated fridge freezer, designer taps
- Lighting: low level task lighting, recessed ceiling lights
- Windows: ‘Schuco’ anodised and powder coated frames with 18.28mm laminated ‘Hurricane Glass’

Bathrooms
- Floor: solid white limestone tiles
- Walls: white limestone and glass ceramic mosaic tiles, flush mirrors
- Ceiling: painted plaster
- Doors: full height timber with stainless steel strip inlay
- Lighting: integrated light fittings
- Sanitary fittings: luxury white bathroom suites with designer taps
- Windows: ‘Schuco’ anodised and powder coated frames with 18.28mm laminated ‘Hurricane Glass’

Bedrooms
- Floor: solid white limestone tiles
- Walls: painted plaster
- Ceiling: painted plaster
- Doors: full height timber with stainless steel strip inlay
- Lighting: low level recessed ceiling lights
- Windows: ‘Schuco’ anodised and powder coated frames with 18.28mm laminated ‘Hurricane Glass’

External Terraces/Decks
- Balconies: solid white limestone tiles
- Composite balustrades
- Stainless steel handrails

Rum Distilleries
Rum was one of the important products of the Caribbean along with the sugar from which it is distilled. Many of the old distilleries, including traces of the one at Westerhall, can still be viewed in various states of repair or even of disrepair. The River Antoine Rum Distillery is the oldest water-propelled distillery still functioning in the Caribbean and has hardly changed since the 1800s. Tours are available as are samples of the product!
SPINNAKER APARTMENTS S05 & S06

2 Bed Apartment (S05)

Total Floor Area 84 sq m 904 sq ft
Total External Area 29 sq m 312 sq ft

First Floor

Reception and Kitchen 8.7m x 5.9m 28'6" x 19'4"
Master Bedroom 5.4m x 3.5m 17'9" x 11'6"
Bedroom 2 3.9m x 3.5m 12'10" x 11'6"

1 Bed Apartment (S06)

Total Floor Area 66 sq m 709 sq ft
Total External Area 27 sq m 295 sq ft

First Floor

Reception and Kitchen 9.2m x 5.9m 30'2" x 19'4"
Master Bedroom 1 7.0m x 4.7m 23' x 15'5"
**General Construction**
- Reinforced concrete foundations
- Reinforced concrete floor structures
- Galvanised steel frame by ‘Reid Steel’, Christchurch, UK
- Self-finished render
- High performance insulation to walls, floors, roof
- Anodised and powder coated ‘Schuco’ window frames with 18.28mm laminated ‘Hurricane Glass’
- Composite balustrades
- Stainless steel handrails

**Services**
- Concealed remote controlled chilled water air conditioning throughout
- Central solar heated hot water
- Pre-wired for electrics, TV and telecoms

**Reception Room**
- Floor: solid white limestone tiles
- Walls: painted plaster
- Doors: full height timber with stainless steel strip inlay
- Ceiling: painted plaster
- Lighting: recessed ceiling
- Windows: ‘Schuco’ anodised and powder coated frames with 18.28mm laminated ‘Hurricane Glass’

**Kitchen**
- Floor: solid white limestone tiles
- Walls: part tiled walls
- Ceiling: painted plaster
- Doors: full height timber with stainless steel strip inlay
- Units: by ‘Miele’, stainless steel extract fan, induction hob, integrated fridge freezer, designer taps
- Lighting: low level task lighting, recessed ceiling lights
- Windows: ‘Schuco’ anodised and powder coated frames with 18.28mm laminated ‘Hurricane Glass’

**Bathrooms**
- Floor: solid white limestone tiles
- Walls: white limestone and glass ceramic mosaic tiles, flush mirrors
- Ceiling: painted plaster
- Doors: full height timber with stainless steel strip inlay
- Lighting: integrated light fittings
- Sanitary fittings: luxury white bathroom suites with designer taps
- Windows: ‘Schuco’ anodised and powder coated frames with 18.28mm laminated ‘Hurricane Glass’

**Bedrooms**
- Floor: solid white limestone tiles
- Walls: painted plaster
- Ceiling: painted plaster
- Doors: full height timber with stainless steel strip inlay
- Built-in wardrobes
- Lighting: low level recessed ceiling lights
- Windows: ‘Schuco’ anodised and powder coated frames with 18.28mm laminated ‘Hurricane Glass’

**External Terraces/Decks**
- Balconies: solid white limestone tiles
- Composite balustrades
- Stainless steel handrails

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**Grand Etang and the Rainforest**

One sixth of the landmass of Grenada is preserved as parks and natural wildlife sanctuaries. The Grand Etang National Park is a luscious tropical forest and includes the Grand Etang lake, which covers about 30 acres. The lake, approximately 1,740 feet above sea level, is located in the crater of an extinct volcano and is the source of much of the island’s water supply.
2 Bed Vertical Duplex Apartment

Total Floor Area 135 sq m 1453 sq ft
Total External Area 92 sq m 990 sq ft

Second Floor

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<thead>
<tr>
<th>Room</th>
<th>Size</th>
<th>Dimensions</th>
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</thead>
<tbody>
<tr>
<td>Master Bedroom 1</td>
<td>5.1m x 5.9m</td>
<td>16'9&quot; x 19'4&quot;</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>3.9m x 4.7m</td>
<td>12'10&quot; x 15'5&quot;</td>
</tr>
</tbody>
</table>

Third Floor

<table>
<thead>
<tr>
<th>Room</th>
<th>Size</th>
<th>Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reception</td>
<td>7.8m x 5.9m</td>
<td>25'7&quot; x 19'4&quot;</td>
</tr>
<tr>
<td>Kitchen and Dining</td>
<td>3.8m x 5.9m</td>
<td>12'6&quot; x 19'4&quot;</td>
</tr>
</tbody>
</table>
General Construction
- Reinforced concrete foundations
- Reinforced concrete floor structures
- Galvanised steel frame by ‘Reid Steel’, Christchurch, UK
- Self-finished render
- High performance insulation to walls, floors, roof
- Anodised and powder coated ‘Schuco’ window frames with 18.28mm laminated ‘Hurricane Glass’
- Composite balustrades
- Stainless steel handrails

Services
- Concealed remote controlled chilled water air conditioning throughout
- Central solar heated hot water
- Pre-wired for electrics, TV and telecoms

Reception Room
- Floor: solid white limestone tiles
- Walls: painted plaster
- Doors: full height timber with stainless steel strip inlay
- Ceiling: painted plaster
- Lighting: recessed ceiling
- Windows: ‘Schuco’ anodised and powder coated frames with 18.28mm laminated ‘Hurricane Glass’

Kitchen
- Floor: solid white limestone tiles
- Walls: part tiled walls
- Ceiling: painted plaster
- Doors: full height timber with stainless steel strip inlay
- Units: by ‘Miele’, stainless steel extract fan, induction hob, integrated fridge freezer, designer taps
- Lighting: low level task lighting, recessed ceiling lights
- Windows: ‘Schuco’ anodised and powder coated frames with 18.28mm laminated ‘Hurricane Glass’

Bathrooms
- Floor: solid white limestone tiles
- Walls: white limestone and glass ceramic mosaic tiles, flush mirrors
- Ceiling: painted plaster
- Doors: full height timber with stainless steel strip inlay
- Lighting: integrated light fittings
- Sanitary fittings: luxury white bathroom suites with designer tops
- Windows: ‘Schuco’ anodised and powder coated frames with 18.28mm laminated ‘Hurricane Glass’

Bedrooms
- Floor: solid white limestone tiles
- Walls: painted plaster
- Ceiling: painted plaster
- Doors: full height timber with stainless steel strip inlay
- Lighting: low level recessed ceiling lights
- Windows: ‘Schuco’ anodised and powder coated frames with 18.28mm laminated ‘Hurricane Glass’

External Terraces/Decks
- Balconies: solid white limestone tiles Roof deck: lifetime, lush grass Composite balustrades
- Stainless steel handrails
- Pool: plunge pool finished with mosaic tiles and transparent front panel

Forts and Georgian Architecture
There are a number of forts on Grenada dating back to the 17th and early 18th centuries, and the battles for ownership of the island between the French and the English. Many of them are still in service, for example Fort George, built in 1706, is now the headquarters of the Royal Grenada Police Force but it is still open to tourists.

There are plenty of fine examples of Georgian and Victorian architecture to be seen, especially in St. George’s, often displaying French and British colonial influences.
3 Bed Vertical Duplex Apartment

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<th>Total Floor Area 144 sq m 1550 sq ft</th>
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<td></td>
<td>Total External Area 134 sq m 1442 sq ft</td>
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Second Floor

<table>
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<th>Dimensions</th>
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</thead>
<tbody>
<tr>
<td>Master Bedroom 1</td>
<td>5.1m x 5.9m</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>3.9m x 4.2m</td>
</tr>
<tr>
<td>Bedroom 3</td>
<td>3.8m x 3.5m</td>
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</tbody>
</table>

Third Floor

<table>
<thead>
<tr>
<th>Room</th>
<th>Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reception</td>
<td>7.8m x 5.9m</td>
</tr>
<tr>
<td>Kitchen and Dining</td>
<td>3.8m x 5.9m</td>
</tr>
</tbody>
</table>

General Construction

- Reinforced concrete foundations
- Reinforced concrete floor structures
- Galvanised steel frame by ‘Reid Steel’, Christchurch, UK
- Self-finished render
- High performance insulation to walls, floors, roof
- Anodised and powder coated ‘Schuco’ window frames with 18.28mm laminated ‘Hurricane Glass’
- Composite balustrades
- Stainless steel handrails

Services

- Concealed remote controlled chilled water air conditioning throughout
- Central solar heated hot water
- Pre-wired for electrics, TV and telecoms

Reception Room

- Floor: solid white limestone tiles
- Walls: painted plaster
- Doors: full height timber with stainless steel strip inlay
- Ceiling: painted plaster
- Lighting: low level recessed ceiling lights
- Windows: ‘Schuco’ anodised and powder coated frames with 18.28mm laminated ‘Hurricane Glass’

Kitchen

- Floor: solid white limestone tiles
- Walls: part tiled walls
- Ceiling: painted plaster
- Doors: full height timber with stainless steel strip inlay
- Units: by ‘Miele’, stainless steel extract fan, induction hob, integrated fridge freezer, designer taps
- Lighting: low level task lighting, recessed ceiling lights
- Windows: ‘Schuco’ anodised and powder coated frames with 18.28mm laminated ‘Hurricane Glass’

Bedrooms

- Floor: solid white limestone tiles
- Walls: white limestone and glass ceramic mosaic tiles, flush mirrors
- Ceiling: painted plaster
- Doors: full height timber with stainless steel strip inlay
- Lighting: integrated light fittings
- Sanitary fittings: luxury white bathroom suites with designer taps
- Windows: ‘Schuco’ anodised and powder coated frames with 18.28mm laminated ‘Hurricane Glass’

Bathrooms

- Floor: solid white limestone tiles
- Walls: white limestone and glass ceramic mosaic tiles, flush mirrors
- Ceiling: painted plaster
- Doors: full height timber with stainless steel strip inlay
- Lighting: integrated light fittings
- Sanitary fittings: luxury white bathroom suites with designer taps
- Windows: ‘Schuco’ anodised and powder coated frames with 18.28mm laminated ‘Hurricane Glass’

External Terraces/Decks

- Balconies: solid white limestone tiles
- Roof deck: lifetime, lush grass
- Composite balustrades
- Stainless steel handrails
- Pool: plunge pool finished with mosaic tiles and transparent front panel

Grenada Coat-of-Arms

The coat-of-arms was granted to the state of Grenada, Carriacou and Petite Martinique on its independence, February 7th, 1974. It shows the flagship of Christopher Columbus, who sighted the island in 1498 and named it after the Spanish city.

The lion symbolises strength and determination to face the challenges of nationhood. The crescent, with a white lily, is a catholic symbol. Seven flowers depict the seven parishes and are set amongst bougainvillea, Grenada’s national flower. The supporters are local animals.

The shield rests between mountains, representing the picturesque topography. The Grand Etang, a lake in an extinct volcanic crater, is shown amid vegetation, reflecting the agricultural economy. The motto, “Ever conscious of God, we aspire, build and advance as one people,” encapsulates the ideals and principles of the nation.
SPINNAKER APARTMENT S09

2 Bed Horizontal Duplex Apartment

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<th>Total Floor Area</th>
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<tr>
<td></td>
<td>136 sq m</td>
<td>1464 sq ft</td>
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</tbody>
</table>

First Floor

- Reception and Kitchen: 9.0m x 13.6m (29’6” x 44’7”)
- Master Bedroom 1: 7.0m x 7.1m (23’ x 23’4”)
- Bedroom 2: 7.0m x 4.8m (23’ x 15’9”)
General Construction

- Reinforced concrete foundations
- Reinforced concrete floor structures
- Galvanised steel frame by ‘Reid Steel’, Christchurch, UK
- Self-finished render
- High performance insulation to walls, floors, roof
- Anodised and powder coated ‘Schuco’ window frames with 18.28mm laminated ‘Hurricane Glass’
- Composite balustrades
- Stainless steel handrails

Bathrooms

- Floor: solid white limestone tiles
- Walls: white limestone and glass ceramic mosaic tiles, flush mirrors
- Ceiling: painted plaster
- Doors: full height timber with stainless steel strip inlay
- Lighting: integrated light fittings
- Sanitary fittings: luxury white bathroom suites with designer taps
- Windows: ‘Schuco’ anodised and powder coated frames with 18.28mm laminated ‘Hurricane Glass’

Bedrooms

- Floor: solid white limestone tiles
- Walls: painted plaster
- Ceiling: painted plaster
- Doors: full height timber with stainless steel strip inlay
- Lighting: low level recessed ceiling lights
- Windows: ‘Schuco’ anodised and powder coated frames with 18.28mm laminated ‘Hurricane Glass’

Reid Steel Buildings

Reid Steel is making the frames for all the buildings in the Prickly Bay Waterside development. It has been in existence since 1919 making tropical housing as well as bridges, farm and industrial buildings. It specialises in wind resistant buildings and has worked extensively in the Caribbean.

There is a lot of similarity between the effects of hurricanes and of earthquakes (in the first, the feet stay still and the building is rocked; in the other, the feet do the rocking). Steel buildings are the best at resisting both, so it’s no surprise that Reid Steel also makes buildings for the seismic areas of the world.

For this development, Reid Steel was able to bring its knowledge of hurricane and seismic design to the main structure and the integration of the composite deck. On the Marine Houses, Reid added its skills in GRP, concrete, piling and jetty-making to those of the GRP cladding manufacturer.

External Terraces/Decks

- Balconies: solid white limestone tiles
- Composite balustrades
- Stainless steel handrails
- Pool: plunge pool finished with mosaic tiles

Services

- Concealed remote controlled chilled water air conditioning throughout
- Central solar heated hot water
- Pre-wired for electrics, TV and telecoms

Reception Room

- Floor: solid white limestone tiles
- Walls: painted plaster
- Doors: full height timber with stainless steel strip inlay
- Ceiling: painted plaster
- Lighting: recessed ceiling
- Windows: ‘Schuco’ anodised and powder coated frames with 18.28mm laminated ‘Hurricane Glass’

Kitchen

- Floor: solid white limestone tiles
- Walls: part tiled walls
- Ceiling: painted plaster
- Doors: full height timber with stainless steel strip inlay
- Units: by ‘Miele’, stainless steel extract fan, induction hob, integrated fridge freezer, designer taps
- Lighting: low level task lighting, recessed ceiling lights
- Windows: ‘Schuco’ anodised and powder coated frames with 18.28mm laminated ‘Hurricane Glass’
SPINNAKER APARTMENT S10

2 Bed Vertical Duplex Apartment

- Total Floor Area: 135 sq m (1453 sq ft)
- Total External Area: 79 sq m (850 sq ft)

Second Floor

- Master Bedroom 1: 5.1m x 5.9m (16’9” x 19’4”)
- Bedroom 2: 3.9m x 4.7m (12’10” x 15’5”)

Third Floor

- Reception: 7.8m x 5.9m (25’7” x 19’4”)
- Kitchen and Dining: 3.8m x 5.9m (12’6” x 19’4”)

Key

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Prickly Bay Maitreya
General Construction

- Reinforced concrete foundations
- Reinforced concrete floor structures
- Galvanised steel frame by ‘Reid Steel’, Christchurch, UK
- Self-finished render
- High performance insulation to walls, floors, roof
- Anodised and powder coated ‘Schuco’ window frames with 18.28mm laminated ‘Hurricane Glass’
- Composite balustrades
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Bathrooms

- Floor: solid white limestone tiles
- Walls: white limestone and glass ceramic mosaic tiles, flush mirrors
- Ceiling: painted plaster
- Doors: full height timber with stainless steel strip inlay
- Lighting: integrated light fittings
- Sanitary fittings: luxury white bathroom suites with designer taps
- Windows: ‘Schuco’ anodised and powder coated frames with 18.28mm laminated ‘Hurricane Glass’

Bedrooms

- Floor: solid white limestone tiles
- Walls: painted plaster
- Ceiling: painted plaster
- Doors: full height timber with stainless steel strip inlay
- Lighting: low level recessed ceiling lights
- Windows: ‘Schuco’ anodised and powder coated frames with 18.28mm laminated ‘Hurricane Glass’

External Terraces/Decks

- Balconies: solid white limestone tiles
- Roof deck: lifetime, lush grass
- Composite balustrades
- Stainless steel handrails
- Pool: plunge pool finished with mosaic tiles and transparent front panel

Schuco Windows with Hurricane Glass

Built by Feldhaus GmbH, using the world famous, high technology Schuco system, all the glazing at Prickly Bay Waterside has been designed to take advantage of the beautiful views and the beautiful weather.

Smoothly operating, sliding doors help blur the difference between inside and outside, while the windows have been designed to maximise the effect of the prevailing breezes.

At the same time, safety and security hasn’t been overlooked. All the glass is laminated with two 8mm tempered glass panels sandwiching a 2.8mm plastic core, giving an overall thickness of 18.8mm. The glazing has been tested in Europe and certified as hurricane resistant, and exceeds the American, Dade County standards.
SPINNAKER APARTMENT S11

Key

Roof Level

Third Floor

Second Floor
3 Bed Vertical Duplex Apartment

<table>
<thead>
<tr>
<th></th>
<th>Total Floor Area 149 sq m 1604 sq ft</th>
<th>Total External Area 104 sq m 1119 sq ft</th>
</tr>
</thead>
</table>

Second Floor

<table>
<thead>
<tr>
<th>Room</th>
<th>Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Master Bedroom</td>
<td>5.1m x 5.9m 16’9” x 19’4”</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>3.9m x 5.4m 12’10” x 17’9”</td>
</tr>
<tr>
<td>Bedroom 3</td>
<td>3.8m x 3.5m 12’6” x 11’6”</td>
</tr>
</tbody>
</table>

Third Floor

<table>
<thead>
<tr>
<th>Room</th>
<th>Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reception</td>
<td>7.8m x 7.4m 25’7” x 24’3”</td>
</tr>
<tr>
<td>Kitchen and Dining</td>
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Outstanding Bravery

Private Johnson Beharry of the 1st Battalion, The Princess of Wales’s Royal Regiment, is one of five living recipients of the Victoria Cross in the world. Originally from St. Mark’s Parish in Grenada, he won this award for two separate incidents in Iraq in 2004, when he saved 30 members of his unit under fire.
A bar and restaurant form part of the Prickly Bay Waterside development. In time, they will be re-developed along with the marina and a new hotel.

The administration centre provides co-ordination and management for the operation of the whole development for the benefit of owners and residents alike. It is the first point of contact for any queries or assistance.

Purchasers at Prickly Bay Waterside will be invited to offer their properties for rental. Depending on how often and how long the property is available, it can produce a welcome annual income to defray the running costs of the property and produce a useful profit for the owner.

The houses and apartments will be rented as complete properties, so guests can enjoy all the privacy of renting a home with all the facilities of staying in a first class hotel. They can choose to eat in or out or, if they want to entertain, Prickly Bay Waterside can arrange a chef and a butler to come and discuss their requirements and then to prepare a meal in the property’s own kitchen, which will be served by the butler and waiting staff. The staff will clear up afterwards, so all our guests have to do is to enjoy themselves.

The same facilities will of course be available to owners, who will also be able to telephone the administration centre to ask for their property to be prepared for their arrival. Linen can be changed, the property cleaned and food and drink can be in the fridge ready for your arrival.
Yachts bob and sway at anchor in the light breeze that ruffles the water and then all goes still. The sun takes a bite out of the horizon as it burns its way into the sea. The ice in your rum punch clinks as you take a sip and toast the end of another perfect day at Prickly Bay Waterside.

Misrepresentation

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