



Beach Enclave Grace Bay
Grace Bay Beachfront Villa Enclave



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Beach Enclave Grace Bay

Beach Enclave Grace Bay, the newest enclave of private beach villas from the team behind Beach Enclave North Shore and Beach Enclave Long Bay. Located on the most magnificent stretch of the world acclaimed Grace Bay Beach, within the Leeward gates, Beach Enclave Grace Bay has the lowest density in all Grace Bay Beach, with only ten beachfront and ocean-view villas within ten acres of lushly landscaped gardens. Each of the only four beachfront homes enjoy 100ft of the Best Beach in the World and 0.7 acres. An additional 100ft of beach is for the private and exclusive use and of the six elevated oceanview homes, with a dedicated beach deck and unobstructed views through the one and half acre Dune Gardens.

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Beach Enclave Grace Bay - Design A

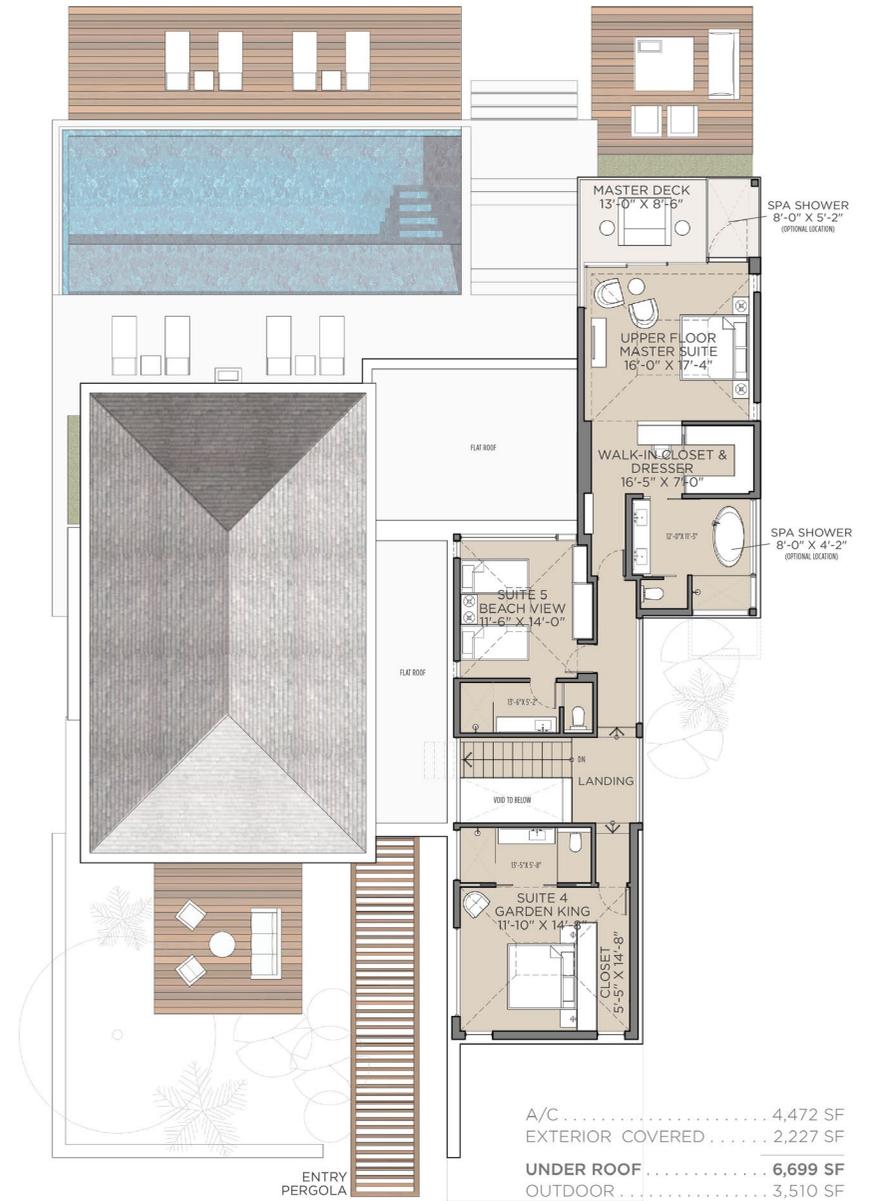
The exquisite Type A five-bedroom plan is anchored by a 60+ foot wide 2,900 sq. ft. Great Room featuring high vaulted ceilings, and an ultra-spacious kitchen. The elevated indoor dining area overlooks the living area and ocean beyond. The first floor harbors an oceanfront master suite, one of two masters in this design, with a private deck. Upstairs, a full wing is dedicated to the second ocean-front master bedroom, plus an additional ocean-front suite that could be converted into a den off the master bedroom.

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A/C	4,472 SF
EXTERIOR COVERED	2,227 SF
UNDER ROOF	6,699 SF
OUTDOOR	3,510 SF
TOTAL	10,209 SF

Beach Enclave Grace Bay - Design A

All upstairs suites enjoy high volume ceilings. The expansive, multi-level exterior areas are designed to offer multiple entertainment and lounging areas, and feature a signature infinity-edge pool, pergola and sun decks, dune lounge, summer kitchen and fire pit directly on Grace Bay beach, complete with year round sunsets. The fifth bedroom, a garden suite king, opens into the gardens.

Design A is available on all beachfront lots (1,2,9,10) and ocean-view lots 3 & 8.



Beach Enclave Grace Bay - Design B

Beach Enclave's signature home concept, Design B is a contemporary classic and excites by offering ocean-front views from all five bedrooms. Elegant and airy, its private entrance through a tropical garden and double height entry foyer, set the stage for gracious entertaining. An ultra-wide Great Room opens entirely to the beach and outdoor areas on one side, and the walled feature garden on the other. The open-layout island kitchen flows to the dining area and to a covered dining terrace, complete with barbeque and outdoor bar.

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LEVEL 1



A/C	4,728 SF
EXTERIOR COVERED	2,717 SF
UNDER ROOF	7,445 SF
OUTDOOR	2,982 SF
TOTAL	10,427 SF

LEVEL 2



Beach Enclave Grace Bay - Design B

The upstairs floor is accessed by a feature staircase framed by a double story, floor to ceiling glass window. The master suites have outdoor showers and deep terraces. The expansive, multi-level exterior areas are designed to offer multiple entertainment and lounging areas, and feature a signature infinity-edge pool, dune lounge, summer kitchen and fire pit directly on Grace Bay beach.

Design B is available on beachfront lots 2 & 9, and ocean-view lots 3 & 8.



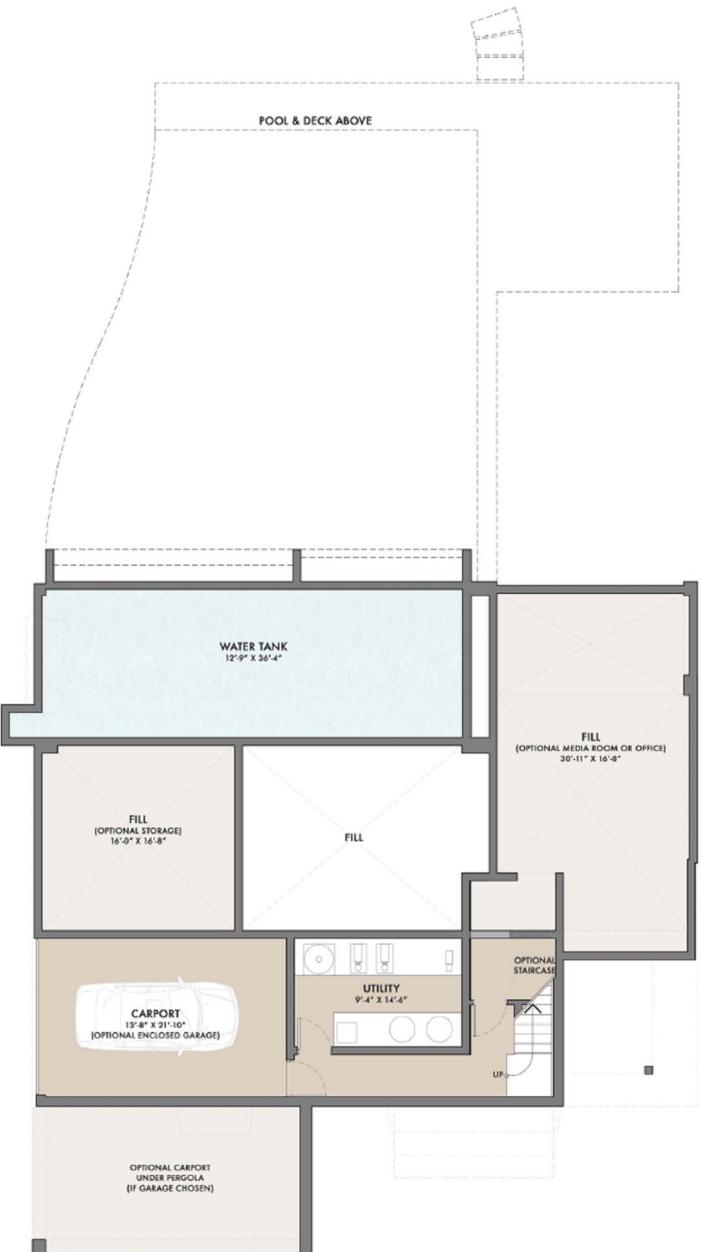
Beach Enclave Grace Bay - Design C

This new 4 bedroom Design C boasts 5,113 of covered square footage featuring a signature Great Room with vaulted ceilings, two full levels of glass facing Grace Bay, two ocean view master suites, one on the main level. The expansive, multi-level exterior areas are designed to offer multiple entertainment and lounging areas, and feature a signature infinity-edge pool, pergola and sun decks, dune lounge, covered car port and optional summer kitchen and fire pit. The ocean view lot homes are elevated 9ft above grade to further capture breathtaking views, opening also an opportunity to custom design an additional basement level inclusive of media room/office.

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Beach Enclave Grace Bay - Design C

This new 4 bedroom Design C boasts a total of 6,320 SF (4,408 SF under roof) featuring a signature Great Room with vaulted ceilings, two full levels of glass facing Grace Bay, two ocean view master suites, one on the main level. The open gourmet kitchen is ideally located in the rear center of the main level, providing a perfect focal point for the spacious open living that Beach enclave has become renowned for. Design C is available on Lot 5, 6, 7 or 8.



CONCEPT AND MASTERPLAN

Beach Enclave Grace Bay owners will benefit from discrete 24/7 management, professional property maintenance, optional rental management program, gated entrance and security, reception, gym and tennis.

Optional features include addition of media room, conversion of a bedroom into a den, addition of bedrooms to the main house and/or a garden cottage, enhanced outdoor spaces such as beach deck, hot tub, outdoor showers, garage, and solar energy options.

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More information on www.beachenclave.com/own



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