

GARDE POINT

GARDE POINT DEVELOPMENT

PROPERTY LOOKBOOK

ANTIGUA, WEST INDIES

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GARDE POINT DEVELOPMENT

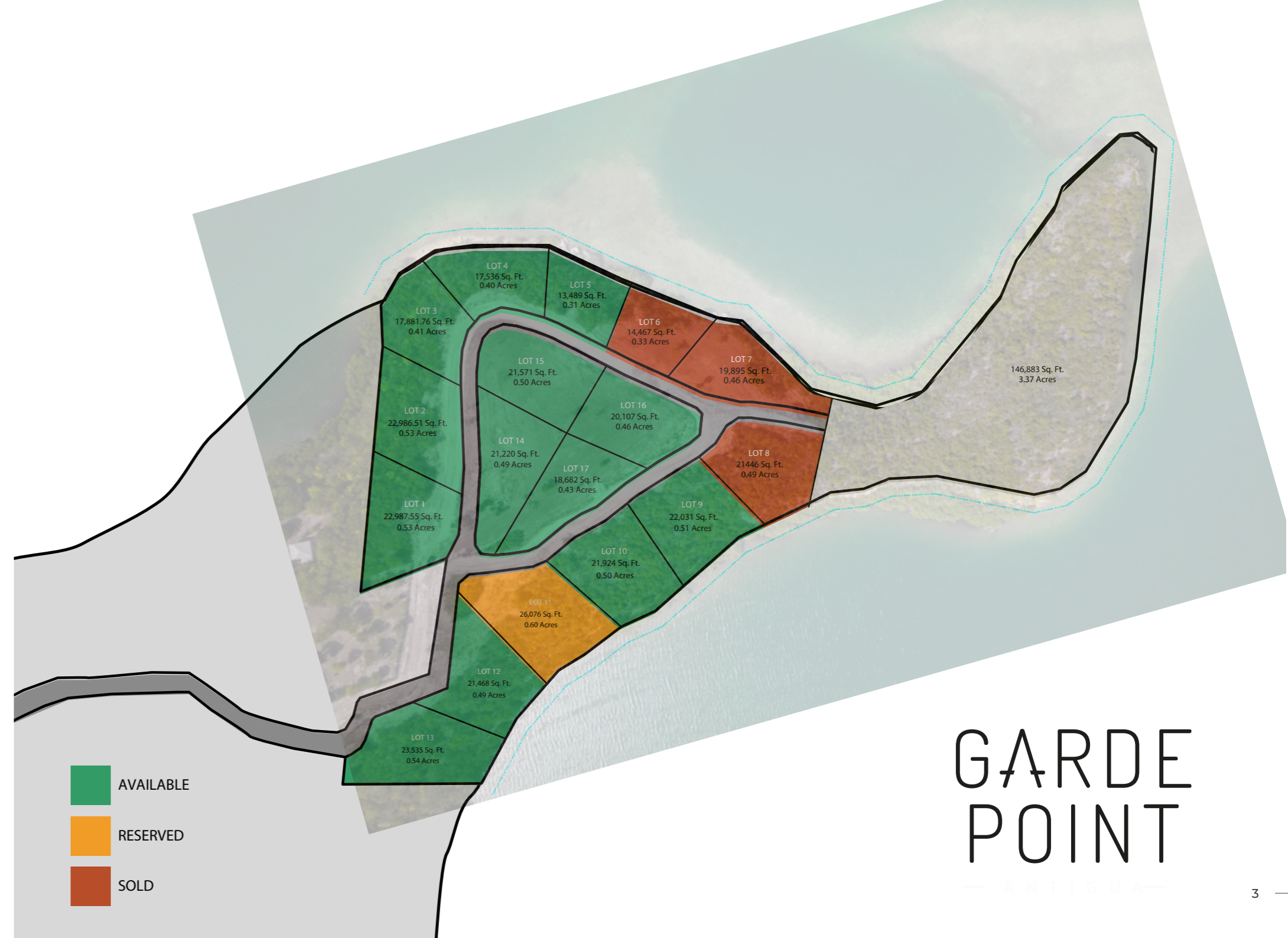
Peaceful, Pristine, Private

Tucked in a secluded environmentally protected cove on the north-east coast of Antigua, we find Garde Point, a bespoke residential community in the small historic village of Seatons.

Garde Point offers 13 waterfront and 4 hilltop building plots on 9 acres of pristine land, the first of its kind in this area. Great care and attention was paid when conducting the subdivision to ensure each lot offers its own unique perspective considering sunrise, sunset as well as aspect view and coastal breezes. Within this low-density development each space has its own distinct charm.

This development offers the rare opportunity to live harmoniously with nature in a secluded peninsular which embodies the very definition of Caribbean living. The surrounding off-shore islands and barrier reefs provide protection from the Atlantic currents and other natural elements, creating a calm environment and the perfect conditions for an eco-lovers paradise to thrive. A peaceful life awaits...waking up at dawn to gentle sounds of nature around you. The sheltered cover of Gard Point offers residents the ability to enjoy a day of sailing, swimming, kayaking, and paddle boarding off your very own private dock.

Antigua and Barbuda Property Location



GARDE POINT

— ANTIGUA —



WATERFRONT DEVELOPMENT PLOTS

Unique aspects include:

- 13 waterfront lots
- 4 hilltop oceanview lots
- Secluded & protected bay
- 20 minute drive from the world-famous English Harbor, a UNESCO world heritage site
- Calm ocean waters
- Coastal off-shore islands
- Consistent Atlantic breeze



LOT PRICES & SIZING

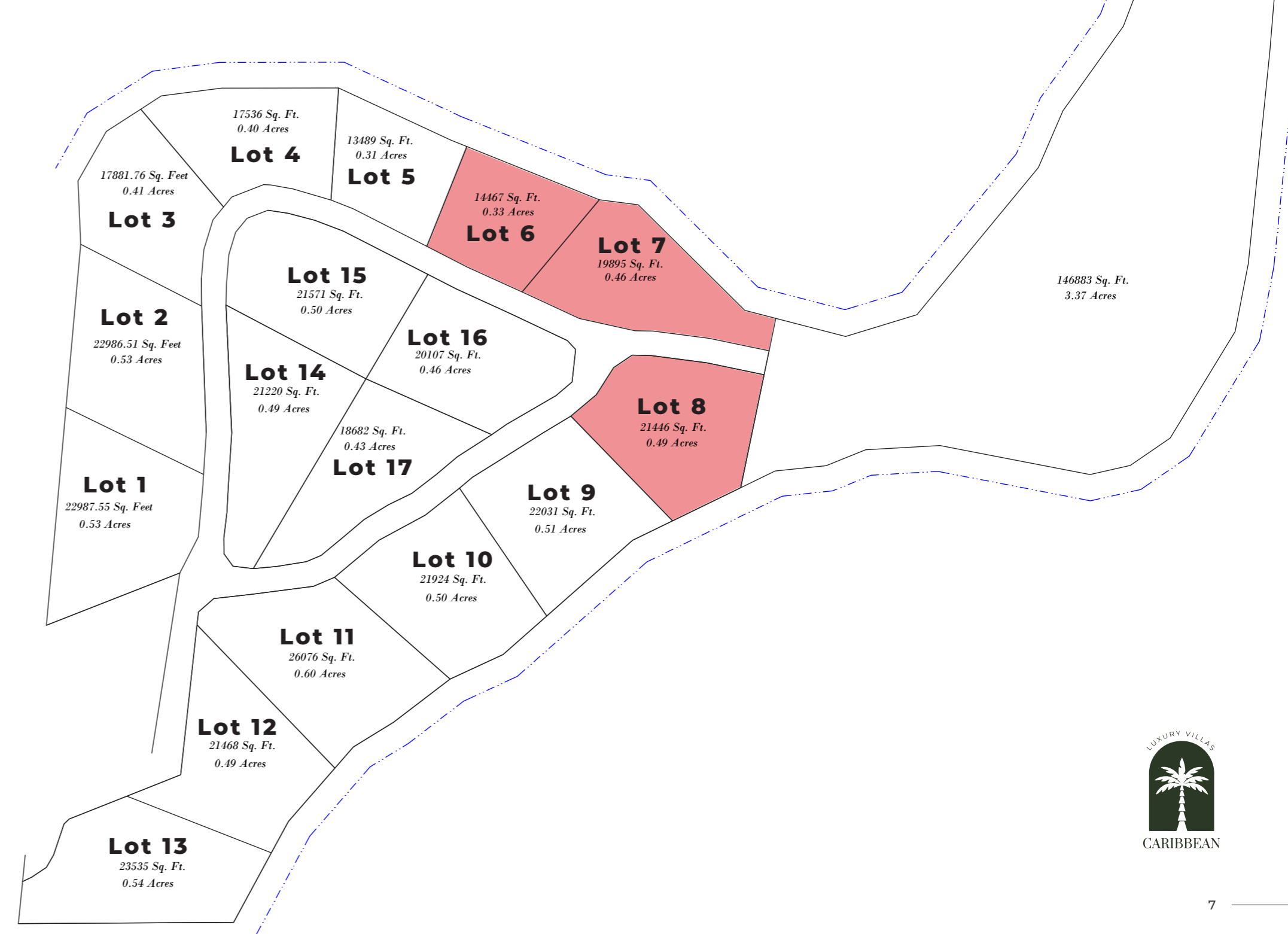
Exclusive Waterfront Properties

Offering scarce waterfront access at affordable prices, Garde Point contains seventeen (17) unique plots with access to conceptual design concepts and dedicated contractor services.

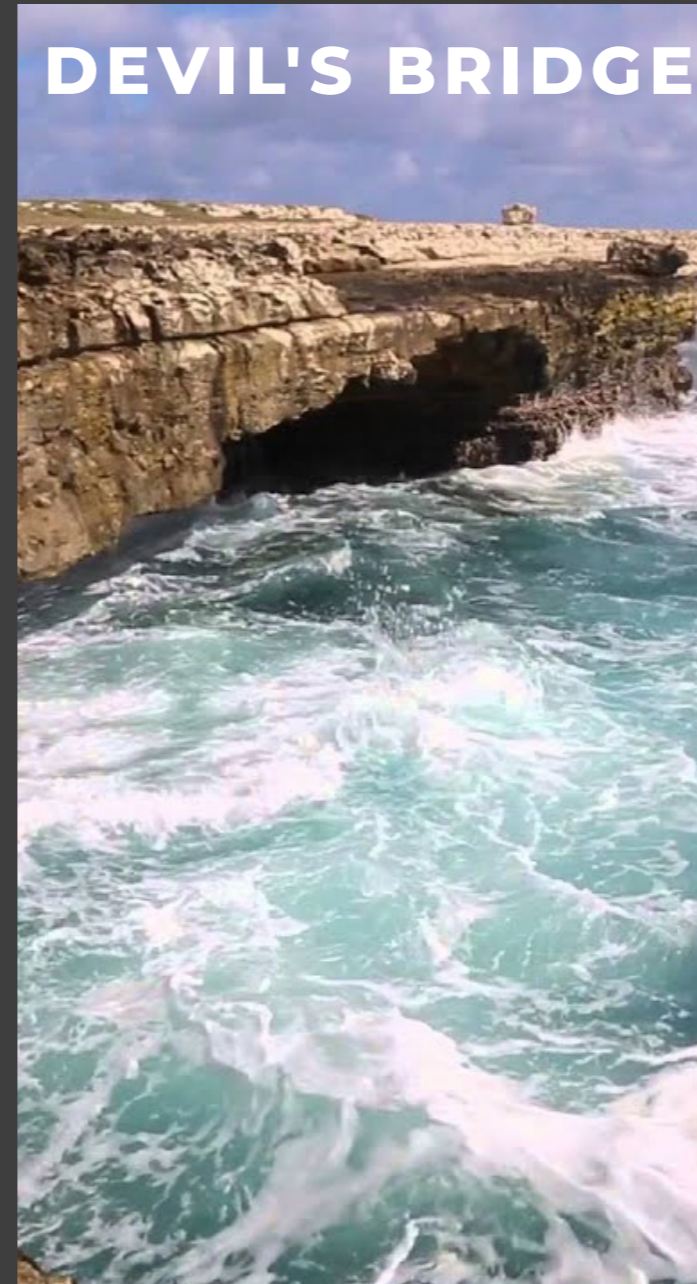
Starting at \$20 USD per square foot, plots range from approximately \$270,000 to \$500,000. Plots range in size from 0.4 acres up to 0.6 acres.

Fourteen (14) Waterfront (lots 1 to 13) and four (4) Hillside (lots 14 to 17) plots are available with the opportunity to secure breathtaking views of the Atlantic Ocean in some of the last waterfront property available on the eastern side of Antigua.

Lot #	Sq. Ft	Acres	\$ / Sq. Ft.	Total Lot Price
1	22,987	0.53	20	\$459,700
2	22,986	0.53	20	\$459,700
3	17,881	0.41	20	\$357,600
4	17,536	0.4	20	\$350,700
5	13,489	0.31	20	\$269,800
6	14,467	0.33	20	Sold
7	19,895	0.46	20	
8	21,446	0.49	20	
9	22,031	0.51	20	
10	21,924	0.5	20	\$438,500
11	26,076	0.6	20	\$521,500
12	21,468	0.49	20	\$429,400
13	23,535	0.54	20	\$470,700
14	21,220	0.49	20	\$424,400
15	21,571	0.5	20	\$431,400
16	20,107	0.46	20	\$402,100
17	18,682	0.43	20	\$373,600

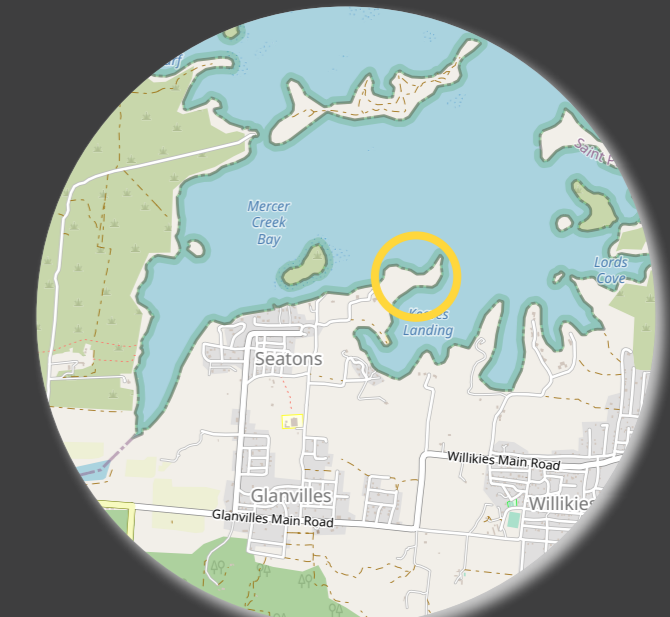


BREATHTAKING DESTINATIONS & ACTIVITIES



An Ideal Caribbean Neighborhood

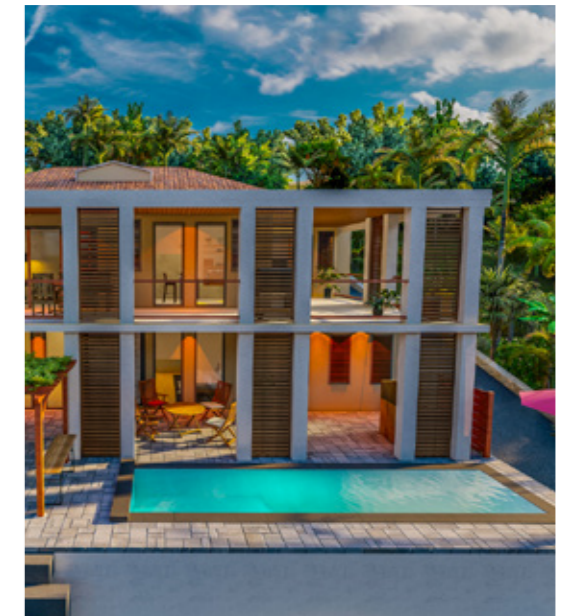
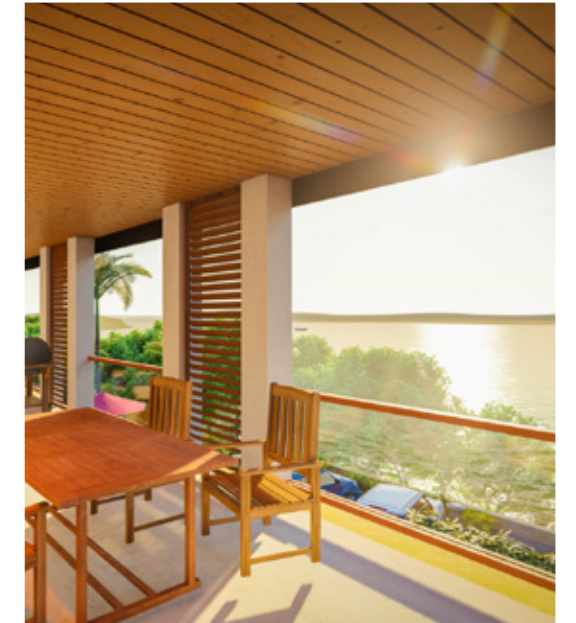
- 2 min drive to Stingray City (<http://www.stingraycityantigua.com>)
- 5 min Drive from Long Bay Beach
- 8 min drive from Devil's Bridge National Park
- Close proximity to newly constructed clinic
- Large outdoor space complemented by boat dock option
- Ocean views
- Atlantic breeze
- Watersport-friendly conditions
- Reliable utility services



DESIGN VISION & CONSTRUCTION

Conceptual Design Renderings

Offering Garde Point development allows prospective land purchasers to build their ideal Caribbean home. To maintain an appealing aesthetic, the development has established Design Covenants favouring an open-plan Caribbean style with a modern design finish. This conceptual design vision complements the natural landscape while providing a safe and comfortable lifestyle. Architectural renderings have been created to best illustrate design potential. A well-crafted design will allow every room to benefit from clear ocean views.



CONCEPT ELEVATIONS

EAST



WEST



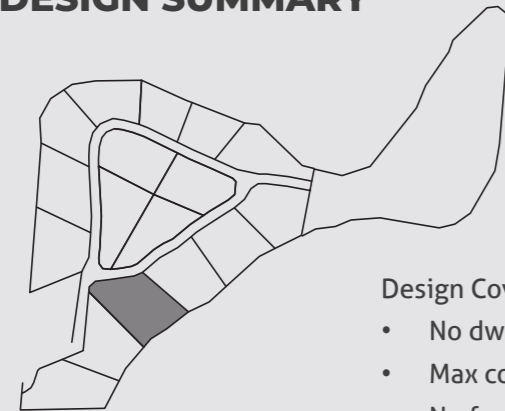
NORTH (FRONT)



SOUTH (REAR)



DESIGN SUMMARY

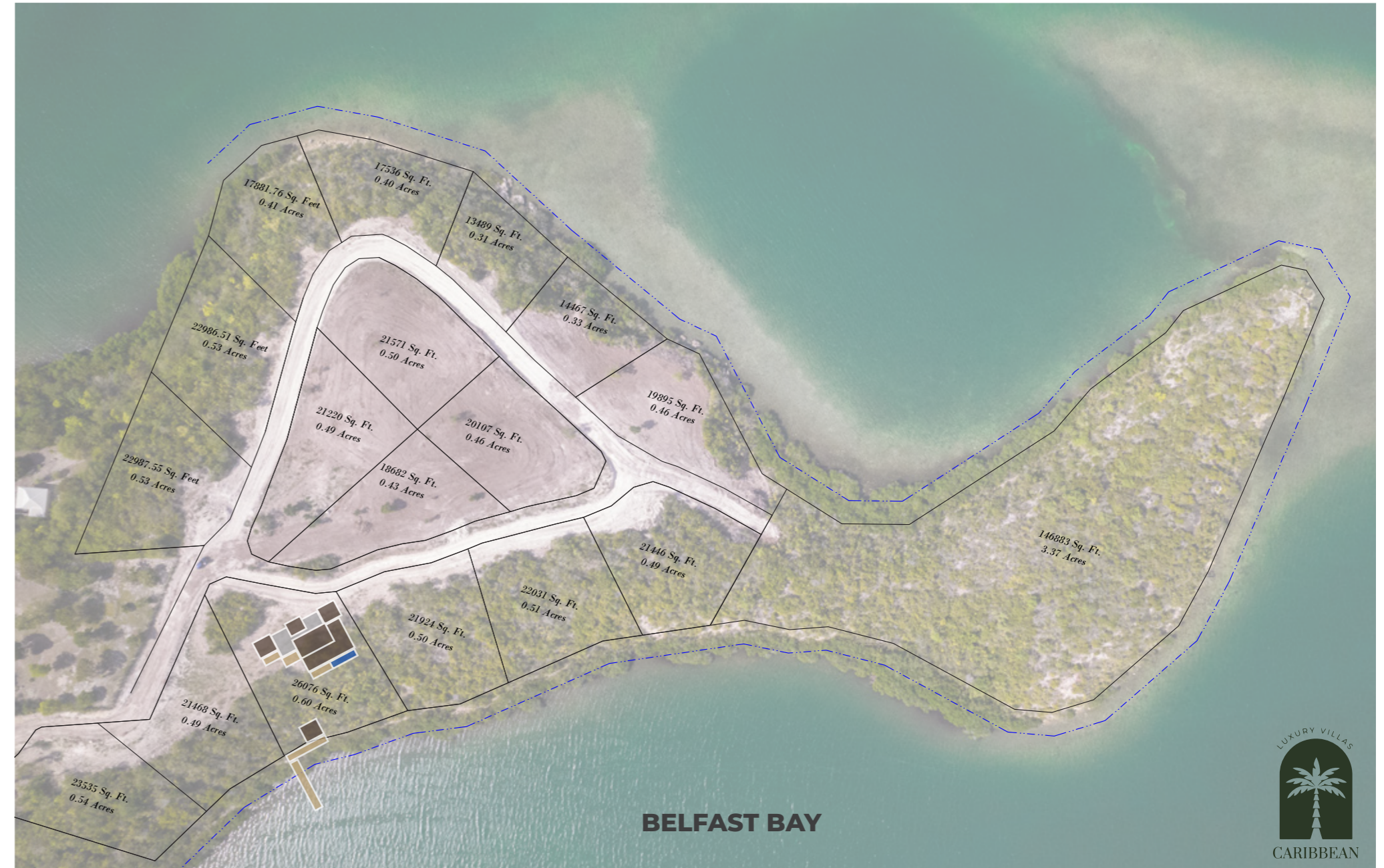


Design Covenants include:

- No dwelling should be less than 1,500 sqft
- Max construction on 33% of land lot
- No further sub-divisions of lands
- Construction of residential properties only

DEVELOPMENT SUMMARY

Plot 11 - Lot cost	\$521,500
Estimated building envelope & villa size	1,500 - 8,500 sq. ft. [33% of plot size]
Estimated development cost	\$150 - \$600 per sq. ft.
Est. build cost - 4,000 sqft @ \$400 USD/SQFT	\$1,600,000
Estimated total cost	\$2,121,000 USD



BELFAST BAY



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