

# Lighthouse Point

Dive into

Cayman's first eco-development with solar and wind power and find Lighthouse Point, nine new 2-bedroom oceanfront condominiums uniquely constructed with 'green' technologies. Set in a rugged iron-shore landscape, this eco friendly development is surrounded by flora and fauna indigenous to the islands on the North West Point of Grand Cayman. It is a stunning example of old Caribbean architecture with



unobstructed views of the Caribbean Sea from private balconies and shore diving from your front door. The stone exterior blends naturally into the landscape, complemented by antique anchors, cannons and nautical features, including a Lighthouse. This unique development offers fractional (6 weeks), full ownership or vacation rentals year round with dive packages from Divetech. Not only solar/wind will greet you, but on-demand hot water heating, comprehensive water reclamation and re-use program, solid wood interiors (from sustainable forests of course) and many more features, including a daytime Cafe "Treats" and a dive shop operated by Divetech, one of Cayman's premier dive operators.

## Fractional Ownership

The latest trend for active travelers is that property investors and holiday home owners are moving away from solely owning one single leisure property to owning fractional shares in one or more properties, for many reasons... With fractional ownership, unlike time share, you have a share in a property that you have free and clear title to. Fractional ownership entitles you to choose from use of your time in the Condo for vacation, renting it out for revenue or the ability to sell without restriction should you wish to dispose of your ownership. Appreciation of your asset can offer you vacation time in Grand Cayman, while retaining or growing your initial investment for the future.



## Decor

The 2-bedroom/2 bathroom condos with queen sleeper sofas are outfitted in upscale solid wood 'Tommy Bahamas' furnishings and solid wood interiors with porcelain floors and glass block features. Recessed LED rope lighting and energy star fans are located throughout the condos. Your private balcony overlooks the Caribbean Sea with teak furnishings. A fully designed and outfitted kitchen includes the latest stainless steel energy-star rated appliances with gas stoves, double fridge/freezers, dishwasher, microwave and washers and gas dryers. The entertainment center features 2 flat screen HD TV's, surround sound, cable & Blue Ray DVD player.



**Amenities** Reclaimed old anchors and cannons are complimented by an antique



streetlamp and solid brass exterior antique ship lighting. Your private 40 foot dock provides access for boating, excellent snorkeling and diving from your front door with Divetech on site to serve you with diving, retail store, Blue Ray DVD rentals, equipment, digital camera, underwater scooter and Rebreather rentals. Treats Cafe restaurant on site offers sunrise to sunset dining, fresh bakery and local produce for fresh juices, soups, sandwiches and hot meals offering room service 7am - 7pm to your condo. For entertaining, enjoy the outdoor BBQ area with natural landscaping on the water's edge.

**Annual Fees & Worry Free Maintenance** Annual fees for your Fractional



ownership are \$2527.78 (\$421.30/ week). Included in your fees is worry free ownership of your investment vacation home. Your home will have all monthly invoices paid and monthly maintenance and cleaning performed, ready for your arrival including >>

**FRACTIONAL OWNERSHIP  
NEW ON THE MARKET #5 ! Jan 2010**

		Condo #5 - 3rd Floor	US\$
<b>Condo #1 - Ground</b>	<b>US\$</b>	Jan 1 - Feb 12	\$140,000
Jan 1 - Feb 12	** Sold **	Feb 13 - Mar 26	\$130,000
Feb 13 - Mar 26	** Sold **	Mar 27 - May 7	\$130,000
Mar 27 - May 7	\$110,000	May 8 - June 18	\$120,000
May 8 - June 18	** Sold **	June 19 - July 30	\$120,000
June 19 - July 30	** Sold **	July 31 - Sept 10	\$120,000
July 31 - Sept 10	** Sold **	Oct 9 - Nov 19	\$110,000
Oct 9 - Nov 19	** Sold **	Nov 20 - Dec 31	\$140,000
Nov 20 - Dec 31	\$120,000	<b>Sept 11 - Oct 8</b>	<b>LHP Dev. Co.</b>
<b>Sept 11 - Oct 8</b>	<b>LHP Dev. Co.</b>		

6% Government Stamp Tax/Duty and Furnishings are included in your purchase price.

**“Living Lightly on the Planet” - Member US Green Building Council**

Lighthouse Point | 571 Northwest Point Road | West Bay | Grand Cayman |  
<http://www.lighthouse-point-cayman.com/Fractional.htm>  
 Sotheby's International Realty Cayman | 1 345 623-1234 | 1 345 525-2600 |  
<mailto:howard.mclaughlin@sothebysrealty.com>

**FEES INCLUDE:**

*Gas (Propane*

*Cable TV*

*Property Insurance*

*Liability Insurance*

*Content Insurance*

*Wifi Internet*

*Exterior Maintenance*

*Garbage Fees*

*Solar and Wind Turbine*

*Monthly accounting & bill payment*

*Annual Company Filings*

*Storm shut up*

*Gas BBQ area*

*Grey water/cistern maintenance*

*Outdoor storage lockers*

*Fire extinguisher maintenance*

*Furniture/fixture replacement*

*Maid turn over service (6 weeks)*

*General repairs*

*Outdoor window washing*

*Parking/Building washing*