

AN EXQUISITE *residence* FOR YOU.  
& YOUR *yacht.*

AN EXCLUSIVE BOAT SLIP OFFER FOR RESIDENCE OWNERS

Now Residence owners at Yacht Haven Grande St. Thomas can enjoy more than just a beautiful home for themselves. For a limited time, select owners will have a special opportunity to enjoy a private slip, which will serve as a magnificent home for your boat at the Caribbean's premier luxury marina.

Your dedicated private slip will accommodate a vessel of up to 70' in length. This ensures that you will always have an ideal place to dock your boat at a marina that caters to yachts and their owners on an unprecedented level.

We look forward to spoiling you and your boat with impeccable amenities and service.



YACHT HAVEN GRANDE  
ST THOMAS, USVI





## YACHT HAVEN GRANDE

ST THOMAS, USVI

### Terms and Conditions

We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin.

This brochure is provided for informational purposes only, and may not be relied upon as a basis for a decision to acquire a condominium unit or enter into a slip license agreement. The complete terms and conditions of the slip license (including without limitation, licensing fees that are initially in the amount of \$300 per month) are contained in a slip license agreement and the Yacht Haven Grande St. Thomas Marina Rules and Regulations, as amended from time to time, and the terms and conditions of the condominium and the purchase of a condominium unit are contained in a Purchase and Sale Agreement, the Condominium Declaration, the By-Laws and any other documents provided in connection therewith, which should all be carefully reviewed prior to acquiring a condominium unit or signing a slip license agreement.

This brochure is not intended to be an offering to residents in any jurisdiction where prior registration or other qualification is required, and further information will not be provided to such residents prior to our registration or compliance with such requirements. An offer to purchase real property can only be initiated by a consumer at the sales center for the particular development where Yacht Haven USVI, LLC is selling property. VOID WHERE PROHIBITED BY LAW.





# YACHT HAVEN GRANDE

ST. THOMAS, USVI

## OVERVIEW OF RESIDENCES

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## THE RESIDENCES AT YACHT HAVEN GRANDE

Yacht Haven Grande, St. Thomas is very pleased to present the first offering of its kind in waterfront lifestyle: twelve luxurious and exclusive residences overlooking a world class mega yacht marina and majestic harbor. The Residences at Yacht Haven Grande offer an extraordinary opportunity to live in the most unique playground anywhere in the Caribbean. This playground of island beauty and urban style offers fabulous shopping, gourmet and casual restaurants, elegant office spaces, world class amenities and exclusive privileges for just twelve residents – to shop, eat, work or spend the day on your yacht, within footsteps of their residence.

The Residences are located near the Yacht Haven Grande Marina, which is the centerpiece of Yacht Haven Grande. Units offer incomparable views of the largest natural harbor in the Caribbean, with spectacular views of Water Island, Hassel Island and the incredible megayachts at the state-of-the-art marina. Residents have access to a fitness center, and a magnificently landscaped recreation area, equipped with swimming pool and tennis courts. Please refer to the enclosed floor plans, site plan and renderings for additional detail.

### INTERIOR DESIGN

- Spacious 3 Bedroom, 3-1/2 Bathroom Waterfront Residences. Each residence is over 2,000 square feet in size including balcony space, located on the second and third floors with six residences per floor.
- Spectacular balcony space (375 square feet) with three separate balconies per residence, including common balcony for entertaining guests and two private balconies outside for two of the bedrooms. The common balcony is pre-wired for audio and the master bedroom balcony includes an intimate custom-made plunge pool.
- Contemporary kitchen design, including custom cabinetry and island featuring coral wainscot and granite countertops. Kitchen is "gourmet ready," featuring Viking™ range and oven, fully integrated refrigerator, microwave and wine cooler.
- Waterworks™ and Toto™ bathroom fixtures, soaking tub and walk-in showers. Master bath is pre-wired for cable television.
- Expansive impact rated sliding doors leading onto the balcony, offering residents incredible views of the harbor and the opportunity to enjoy a soothing ocean breeze in the living room and two bedrooms.
- Combination of dark walnut, wide plank wood flooring and glass mosaic and glass tile flooring.

### AMENITIES

- Residents will receive preferential slip dockage at the marina facility, allowing residents the opportunity to walk to their yachts.
- Each residence includes dedicated and private fully-enclosed storage space, located steps away.
- One dedicated parking space for each residence, and common parking spaces for visitors.
- Each residence is pre-wired for internet, audio, cable television and security (with actual equipment to be provided by the resident).
- Proposed concierge services include residence caretaking and apartment provisioning prior to your arrival.
- Room service available from three on-site waterfront restaurants.
- Housekeeping services available upon request.

### PRIVACY

- Private residence entry area and elevator located on the ground floor with on-demand concierge service, mail delivery and guest waiting area.

### RECREATION

- On-site 2,500 square-foot fitness center, tennis court, volleyball, swimming pool and planned luxury spa.

### QUALITY

- Each residence has full back-up electricity provided by a centralized emergency generator.

### ADDITIONAL

- Complete furniture, fixture and equipment packages are available for purchase by residents upon request.
- Deeded fee simple ownership governed by condominium documents.



YACHT HAVEN GRANDE  
ST. THOMAS, USVI

**FASHION & ACCESSORIES**

- AQUA BEACHWEAR
- BCBG MAX AZRIA
- BEBE
- CACHÉ
- COACH
- GUCCI (NOVEMBER '08)
- HAVANA NINES
- HOW 'BOUT YOUR PET?
- ICING
- LOUIS VUITTON
- SALVATORE FERRAGAMO
- SHAE DESIGNS
- SOLSTICE SUNGLASS BOUTIQUE
- SUNGLASS HUT
- TOMMY HILFIGER
- WHITE HOUSE/BLACK MARKET

- N4
- B1
- C2
- C8
- C5
- D
- K1
- H1-1
- H1-1
- N13
- L
- K3
- C9
- C1
- H2-2
- K2
- N2

**JEWELRY**

- BULGARI
- DIAMONDS INTERNATIONAL
- JEWELS
- LITTLE SWITZERLAND
- ROBERTO COIN
- ROYAL CARIBBEAN
- TRIDENT JEWELS & TIME
- ULTRA DIAMONDS

- B5
- B3
- B2
- C6
- C3
- B4
- N12
- N10

**HEALTH AND BEAUTY**

- PRANA SPA

- S11

**HOME DECOR**

- NATURAL HOME

- N3

**ARTS**

- MANGO TANGO SEASIDE ART GALLERY

- J2

**RESTAURANTS & BARS**

- BAD ASS COFFEE
- BEN & JERRY'S
- FAT TURTLE
- GRANDE CRU
- VI BREWING
- WIKKED

- J3
- J5
- M
- P
- H1-2
- Q

**WATERSPORTS**

- ISLAND WATER WORLD
- UNDERWATER SAFARIS

- S2
- S3

**SERVICES**

- MARINA/CREW LAUNDRY
- RED HOOK FAMILY PRACTICE
- SEA GLASS PROPERTIES
- THE PRESERVE AT BOTANY BAY
- SOUTHERN TRADE CARIBBEAN YACHT SALES
- U.S. CUSTOMS & BORDER PROTECTION
- YACHT PROVISIONING
- YACHT RECEPTION

- S1
- S9
- C4
- N11
- R8
- R2
- S4
- R3

**BANKING**

- FIRSTBANK

- N7

**TRAVEL**

- BUDGET CAR RENTAL

- R4

**MAP KEY**

- ← Entrance
- Restrooms
- U.S. Customs & Border Control
- Yacht Reception
- Yacht Provisions
- Taxi Drop-off
- Personnel Only

**KIOSKS**

- PEG LEG'S WATERING HOLE 1
- YACHT HAVEN GRANDE MERCHANDISE KIOSK 2
- CARIBBEAN MARKET PLACE 3
- CARIBONGO 4
- SEAHORSE SCOOTER RENTALS 5
- LATITUDE 23.5 7
- TAXI DISPATCH 10

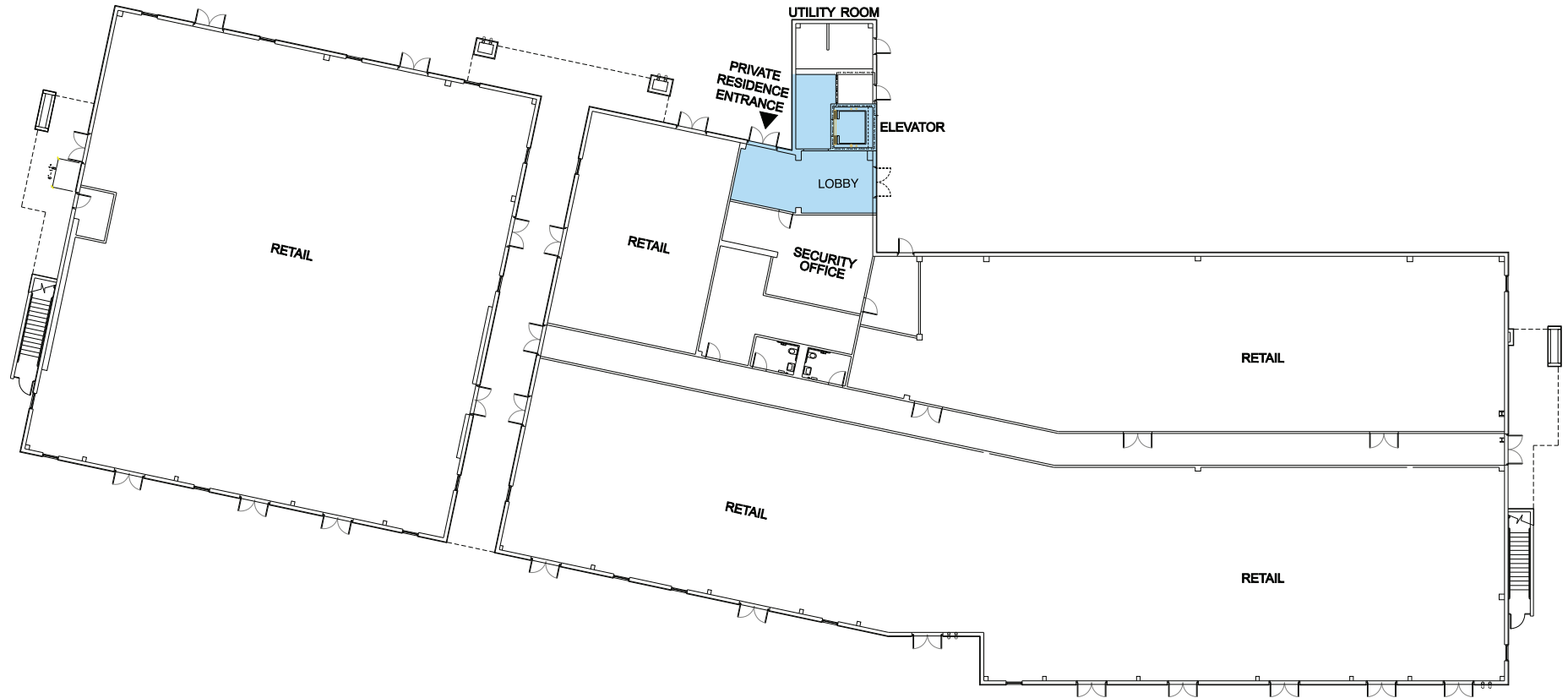


Not to scale.



# THE RESIDENCES AT YACHT HAVEN GRANDE

## LEVEL 1 PLAN



Developer's conceptual renderings, features and amenities are proposed and subject to change.  
All dimensions and square footage are approximate and subject to variation upon construction. Not to scale.



# THE RESIDENCES AT YACHT HAVEN GRANDE

## LEVEL 2 PLAN



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# THE RESIDENCES AT YACHT HAVEN GRANDE

## LEVEL 3 PLAN



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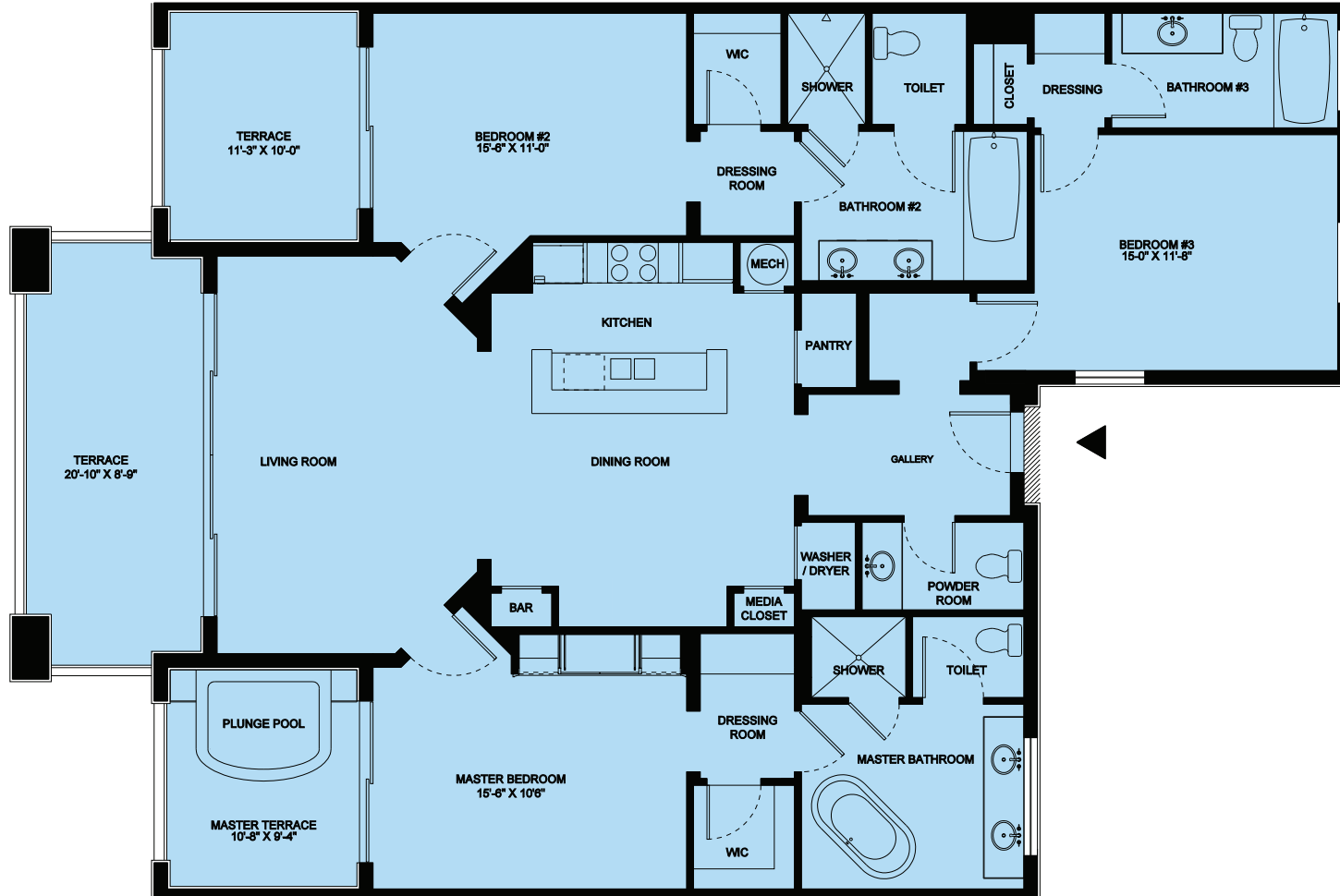


# THE RESIDENCES AT YACHT HAVEN GRANDE

## RESIDENCES

201, 203, 205

301, 303, 305



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# THE RESIDENCES AT YACHT HAVEN GRANDE

## RESIDENCES

204, 206

304, 306



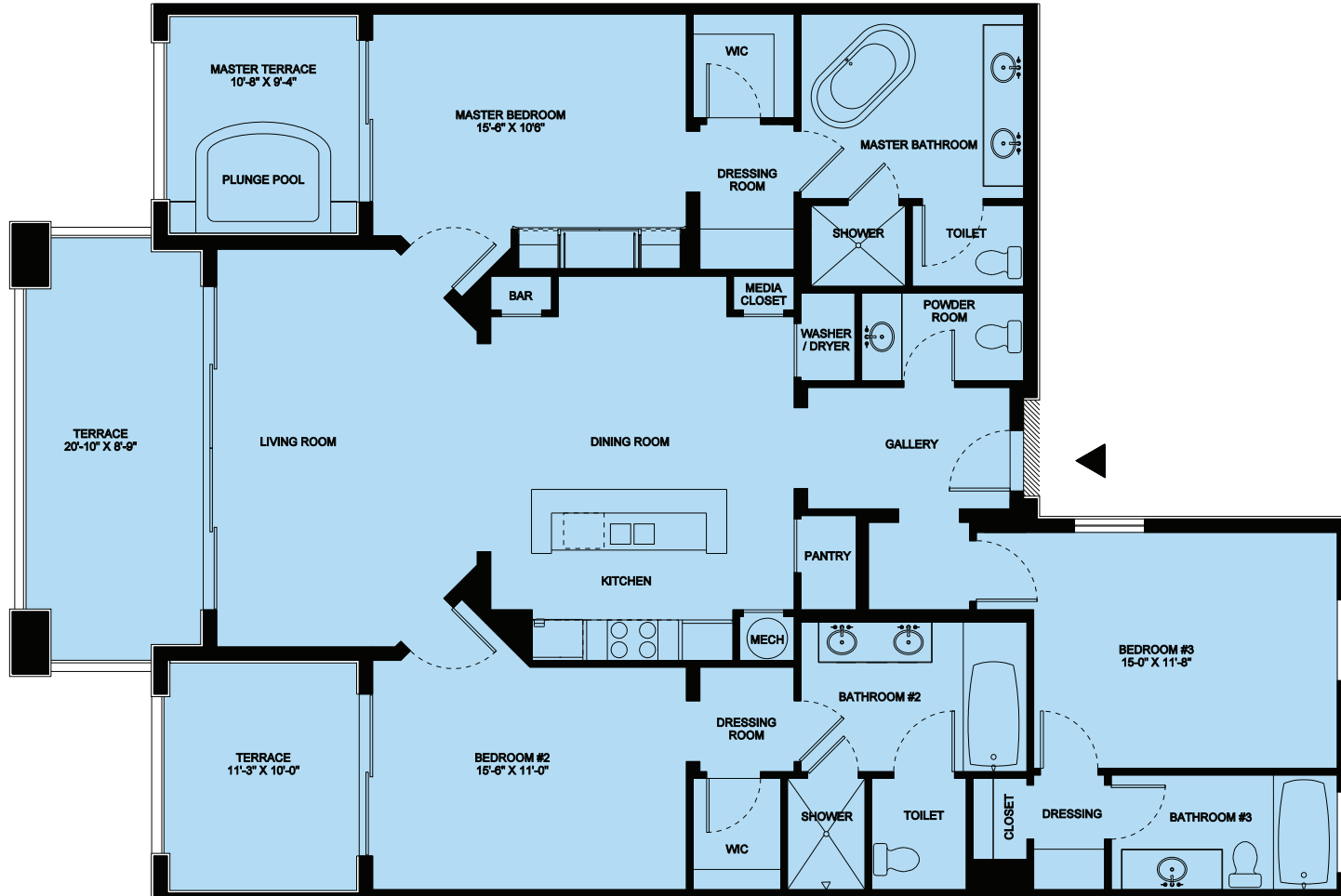
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# THE RESIDENCES AT YACHT HAVEN GRANDE

## RESIDENCES

### 202, 302



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