THE RESERVE

GRACE BAY | BEACH ENCLAVE

VILLA 1

Introduction

The Reserve at Grace Bay by Beach Enclave, the westerly neighbor to Beach Enclave Grace Bay, consists of only 3 ultra–luxurious beachfront villas on nearly 5 acres ranging between 9,424 - 10,696 square feet under roof. The Reserve villas offer the best in design, privacy, and security along the most highly desirable stretch of sunset-facing Grace Bay beach, providing unprecedented amenities and activities for active guests, who desire year-round facilities at their doorstep. The design, by the world acclaimed Jacobsen Arquitetura - provides expansive, modern living, steps to Grace Bay beach. The three Reserve villas follow a similar architectural design, each offering a one-of-a-kind custom design.



Villa 1

Located in the ultra-luxurious 5-acre Reserve, steps from Grace Bay beach. Villa 1 spans 13,860 total square feet of which 9,424 square feet are interior air-conditioned space. A total of 7 spacious bedrooms and 8 bathrooms, 5 bedrooms are in the main house and an additional 2 king-bedded are in the adjacent cottage.

Ground Floor

The expansive ground floor of villa 1 features an open plan living/dining/and chef's kitchen with top-of-the-line appliances with a huge island, perfect for large family gatherings. High ceilings with slim-framed, floor-to-ceiling glass offer outstanding views of Grace Bay beach. A media room, powder room, laundry room and office are also located on the ground floor.

Cottage

Adjacent to the villa is the ground floor guest cottage with 2 garden-view king-bedded bedrooms each with their own ensuite bathroom with shower and terrace. (One of the cottage bedrooms can be converted to 2 twin beds).

Upper Floor

On the upper floor are 4 large guest bedrooms all with stunning Oceanview's, with king-size beds and ensuite bathrooms with separate bathtub and walk-in showers. Two of the bathrooms also include outdoor showers. A second laundry room is also conveniently located on the upper floor.

Rooftop

The rooftop features a spacious primary bedroom with ensuite bathroom with an extra-large soaking tub overlooking Grace Bay beach, plus an outdoor roof terrace. Adjacent to the primary terrace is a spacious outdoor rooftop lounge, with plush lounge seating offering panoramic views of Grace Bay beach.

Exterior

Outdoors, features a covered terrace with an outdoor kitchen and dining, firepit, plush lounge seating, a 41' infinity-edge pool, complete with jacuzzi, adjacent sunken pool lounge and sundeck perfect for year-round indoor/outdoor living and the best sunsets on the island.



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VILLA 1
BEACH VIEW



THE RESERVE

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VILLA 1
PRIMARY BEDROOM



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VILLA 1
LIVING AREA

THE RESERVE PROPERTY AMENITIES

- 24-hour state-of-the-art fitness center
- 1,000-foot putting green
- 4,500 square foot golf-green complex with 4 tee boxes, 25, 30, 40 and 60 yards
- Two tennis courts with shaded tennis pavilion and ball machines
- Padel court
- Pickleball court
- Half basketball court
- Beach volleyball court
- Group yoga sessions
- Outdoor game lounge with bocce ball and cornhole
- Daily pool and beach set-up and service, including umbrellas, sun loungers, and towels
- Non-motorized water sports equipment at each villa including kayaks, paddle boards, and snorkeling equipment.

VILLA INCLUSIONS

- Return trip transfers from and to the airport for all guests
- Personal Butler per villa
- Fully staffed villas including housekeeping, maintenance and water sports team
- Concierge Services
- Daily Continental Breakfast delivered to the villa - freshly baked breads, pastries and fruits
- DGroup Yoga
- Non-motorized water sports: kayaking, paddleboarding, snorkeling
- Wi-Fi
- Le Labo amenities
- Daily pool and beach set-up
- 24 - hour fitness center on property

Big Blue Collective excursions, choice of one of the following:

1. Dive experience with either 2 non-certified divers conducting a Discover Scuba Course or up to 4 certified divers for a 2-tank dive
   Boat charter cost and dive fee supplement of USD 300 are not included.
2. Shared 2-hour tour on a paddle board or kayak *Available at an additional cost.*
3. Shared 4-hour tour on a kayak only
   Available at an additional cost.

ADDITIONAL BESPOKE SERVICES AND TAILORED EXPERIENCES

(PROVIDED BY OUR DEDICATED CONCIERGE TEAM, SURCHARGE)

- Expert organization of special events, celebrations and weddings
- Concierge services, boat charters, deep sea fishing, SCUBA diving, horse-riding and more.
- Spa services in the comfort of your villa
- Pre-arrival and during stay villa provisioning for food and beverage requirements
- Local restaurant reservations
- Car rentals with pick up and drop off on property



A. Villas 1-3
B. Entrance
C. Golf Chipping Green
D. Tennis Courts
E. Gym & Yoga Deck
F. Evening Lounge & Games
G. Putting Green
H. Padel Court
I. Half Basket Court/Pickle Ball
J. Beach Volley

THE RESERVE
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PROPERTY SITE MAP

THE RESERVE AT GRACE BAY BY BEACH ENCLAVE



N

0 5 10 20 50 FT

UNDER ROOF	9,424 sq ft
DECK & POOL	4,435 sq ft
TOTAL	13,860 sq ft

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GRACE BAY | BEACH ENCLAVE

THE RESERVE AT GRACE BAY | VILLA 1

GROUND FLOOR



N

0 5 10 20 50 FT

UNDER ROOF ..... 9,424 sq ft
DECK & POOL ..... 4,435 sq ft

TOTAL ..... 13,860 sq ft

THE RESERVE
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THE RESERVE AT GRACE BAY | VILLA 1

UPPER FLOOR



N

0 5 10 20 50 FT

UNDER ROOF	9,424 sq ft
DECK & POOL	4,435 sq ft
TOTAL	13,860 sq ft

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THE RESERVE AT GRACE BAY | VILLA 1
ROOFTOP