THE RESERVE

GRACE BAY | BEACH ENCLAVE

VILLA 2

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.





THE RESERVE
GRACE BAY | BEACH ENCLAVE

LOCATION

THE RESERVE AT GRACE BAY BY BEACH ENCLAVE

Villa 2

Located in the ultra-luxurious 5-acre Reserve, steps from Grace Bay beach. Villa 2 spans 15,141 square feet, of which 10,394 square feet are interior air-conditioned space. A total of 7 spacious bedrooms and 7.5 bathrooms, all located in the main house.

Ground Floor

The expansive ground floor of villa 2 features an open plan living and dining room and a chef's kitchen, complete with state-of-the-art appliances and a huge island, perfect for large family gatherings overlooking the great room. High ceilings with slim-framed, floor to ceiling glass offers outstanding views of Grace Bay beach. One king-bedded bedroom with garden view and ensuite bathroom, media room with ping-pong table and card table, powder room, laundry room and office are also located on the ground floor.

Upper Floor

Located on the upper floor is the large ocean view primary bedroom with ensuite bathroom – soaking tub, double vanity, outdoor shower, plus an additional outdoor shower on the terrace and wet bar. 3 additional spacious king bedded bedrooms are located on the first floor, all have stunning ocean views and ensuite bathrooms with each with its own outdoor shower. (2 of the 7 bedrooms can convert from a king set-up to 2-twin beds.)

Two large garden view bunkrooms each with a queen-size bed and lower bunk are also located on the first floor, perfect for teens, each with its own ensuite bathroom.

Rooftop Terrace

The 52' rooftop terrace lounge offers panoramic views of Grace Bay beach, and is the perfect gathering space, complete with ample plush seating and a wet bar for entertainment.

Outdoors

Outdoors, features a covered terrace, outdoor kitchen, dining table, plush lounge seating, a 52' infinity-edge pool, jacuzzi and sundeck perfect for year-round indoor/outdoor living and the best sunsets on the island.



THE RESERVE

GRACE BAY | BEACH ENCLAVE

VILLA 2
BEACH VIEW



THE RESERVE

GRACE BAY | BEACH ENCLAVE

VILLA 2
PRIMARY BEDROOM



THE RESERVE

GRACE BAY | BEACH ENCLAVE

VILLA 2
LIVING AREA

VILLA INCLUSIONS

- Return trip transfers from and to the airport for all guests
- Daily Private Chef services
- 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
- Group Yoga
- Non-motorized water sports: kayaking, paddleboarding, and 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.

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, paddleboards, and snorkeling equipment.

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
GRACE BAY | BEACH ENCLAVE

PROPERTY SITE MAP

THE RESERVE AT GRACE BAY BY BEACH ENCLAVE



N

0 5 10 20 50 FT

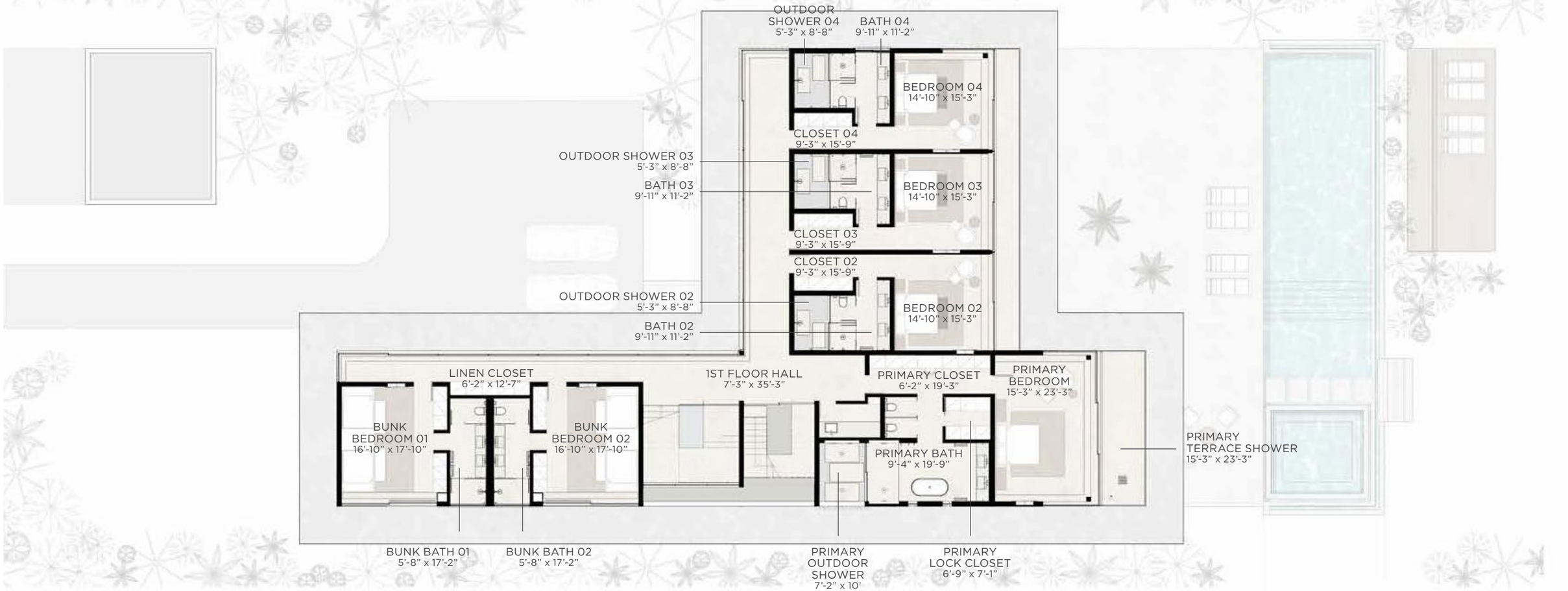
UNDER ROOF ..... 10,394 sq ft
DECK & POOL ..... 4,207 sq ft

TOTAL ..... 15,141 sq ft

THE RESERVE
GRACE BAY | BEACH ENCLAVE

THE RESERVE AT GRACE BAY | VILLA 2

GROUND FLOOR



N

0 5 10 20 50 FT

UNDER ROOF	10,394 sq ft
DECK & POOL	4,207 sq ft
TOTAL	15,141 sq ft

THE RESERVE
GRACE BAY | BEACH ENCLAVE

THE RESERVE AT GRACE BAY | VILLA 2
UPPER FLOOR



N

0 5 10 20 50 FT

UNDER ROOF	10,394 sq ft
DECK & POOL	4,207 sq ft
TOTAL	15,141 sq ft

THE RESERVE
GRACE BAY | BEACH ENCLAVE

THE RESERVE AT GRACE BAY | VILLA 2
ROOFTOP