THE RESERVE

GRACE BAY | BEACH ENCLAVE

VILLA 3

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 3

Located in the ultra-luxurious 5-acre Reserve, steps from Grace Bay beach. Villa 3 spans approximately 13,797 square feet, of which 10,696 square feet are interior air-conditioned space. A total of 7 spacious ensuite bedrooms and 8.5 bathrooms, 5 bedrooms are in the main house and an additional 2 king-bedded guest suites are in the adjacent cottage (one of the cottage bedrooms can be converted to 2 twin beds).

Ground Floor

The expansive ground floor of villa 3 features a beachfront primary suite with an ensuite bathroom and outdoor shower, an open plan living/dining/and a chef's kitchen with top-of-the-line appliances with a huge island, perfect for large family gatherings. A 42' wide great room with slim-framed floor-to-ceiling windows/doors offers outstanding views of Grace Bay beach. A garden-view guest room with an ensuite bathroom, media room with separate ensuite, powder 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 an ensuite bathroom with shower and terrace. (One of the cottage bedrooms can be converted to 2 twin beds).

Upper Floor

The upper level features a large beachfront primary bedroom with an ensuite bathroom, double vanity, soaking tub, indoor and separate extra-large outdoor shower, and an outdoor terrace. The primary bedroom features glass floor-to-ceiling corners with expansive ocean views from east to west. There are two additional beachfront guest suites with ensuite bathrooms with dual vanities and walk-in showers, both enjoy generous oceanfront balconies directly overlooking Grace Bay beach. A laundry room is conveniently located on the upper floor.

Rooftop

The rooftop terrace and lounge offer stunning views of Grace Bay beach, and is the perfect gathering space, complete with ample plush seating for entertaining family and friends.

Exterior

Outdoor spaces include a covered deck with a summer kitchen, sun deck, ultra-wide 50' infinity edge pool with hot tub and shallow lounge platform within the spectacular pool design, 47' beach deck, and additional sunken fire pit lounge within the private garden.



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VILLA 3
BEACH VIEW



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VILLA 3
PRIMARY BEDROOM



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VILLA 3
LIVING AREA



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VILLA 3
Rooftop Terrace

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

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, snorkeling
- Wi-Fi
- Le Labo amenities
- Daily pool and beach set-up
- 24 - hour gym 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 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
GRACE BAY | BEACH ENCLAVE

PROPERTY SITE MAP

THE RESERVE AT GRACE BAY BY BEACH ENCLAVE



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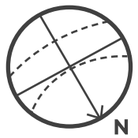
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UNDER ROOF	10,696 sq ft
DECK & POOL	3,101 sq ft
TOTAL	13,797 sq ft

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THE RESERVE AT GRACE BAY | VILLA 3
GROUND FLOOR







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UPPER FLOOR



N

0 5 10 20 50 FT

UNDER ROOF ..... 10,696 sq ft
DECK & POOL ..... 3,101 sq ft

TOTAL ..... 13,797 sq ft

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THE RESERVE AT GRACE BAY | VILLA 3
ROOFTOP