



crisson

Equitable homes. Extraordinary living. Grand Turk.

Rooted in Grand Turk.

A SUSTAINABLE COMMUNITY BY NATURAL DEVELOPMENT LTD

Where affordability meets the extraordinary

Crisson is a new kind of neighbourhood on Grand Turk — ninety-six turnkey homes wrapped in green buffers, parks and communal gardens, five minutes from town and the sea.

Every home is built to endure: hurricane-rated to 185 mph, insulated against the heat, powered by its own rooftop solar. Every home arrives complete — kitchen, appliances, furnishings, water and power connected. You bring the key.

This is luxury redefined for the islands: not excess, but freedom, resilience, and a life lived well — with and for your family.

96

HOMES

22.6

ACRES

185

MPH RATED

100%

SOLAR-READY



The location

East Suburbs, Grand Turk · Parcel 10406/20

Elevated. Sheltered. Connected.

Set on high ground east of the ridge at roughly 50 feet — safe, non-flood-prone, and cooled by constant trade winds.

Adjacent to South Creek National Park, minutes from Cockburn Town, the cruise centre, beaches and the national museum.

As Grand Turk's port transforms into a modern cruise-and-cargo hub, Crisson sits at the doorstep of the island's next chapter.



The masterplan

Half homes, half green — parks, buffers and gardens woven through the community



Aerial masterplan concept — subject to planning approval

5 park & garden areas

Over 5 acres of landscaped green, buffers and communal vegetable plots

Community hub

A shared building at the heart — school, meetings, events

Convenience store

Everyday essentials within the neighbourhood

Dark-sky streets

Solar street lighting that keeps Grand Turk's night sky brilliant



The Cottage THE SMART START



2 bed • 1 bath • 625 SF interior • 125 SF porch

0.10–0.13 acre lot (57' × 70')

A bright, efficient two-bedroom home — the most attainable route to ownership on Grand Turk, and the lowest-priced new build in the country.

EVERY HOME INCLUDES

solar roof • full FF&E • appliances • utilities connected • hurricane-rated



SITE PLAN



FLOOR PLAN



The Residence

ROOM TO GROW

3 bed • 2 bath • 850 SF interior • 120 SF porch

0.13–0.15 acre lot (57' × 70')

A two-storey family home with generous living space, a private garden and a first-floor porch — designed for families putting down roots.

EVERY HOME INCLUDES

solar roof • full FF&E • appliances • utilities connected • hurricane-rated



SITE PLAN



FLOOR PLAN



The Estate · 3 Bed

SINGLE-STOREY EASE

3 bed · 2 bath · 1,000 SF interior · 200 SF porch

0.15–0.18 acre lot (90' × 73' avg)

An expansive single-level villa with a wrap of shutters and pergola, opening to a landscaped garden — refined island living without stairs.

This model could be expanded with one added bedroom built. On the dining-kitchen side.

EVERY HOME INCLUDES

solar roof · full FF&E · appliances · utilities connected · hurricane-rated



SITE PLAN



FLOOR PLAN



The Estate · 4 Bed

THE FAMILY FLAGSHIP



4 bed · 3 bath · 1,500 SF interior · 200 SF porch

0.18+ acre lot (90' × 73' avg)

The largest home in the collection: four bedrooms, a warm timber-clad façade and a full solar roof — space, privacy and self-sufficiency in equal measure.

EVERY HOME INCLUDES

solar roof · full FF&E · appliances · utilities connected · hurricane-rated



SITE PLAN



FLOOR PLAN



The Condominium

LOCK-AND-LEAVE LIVING

3 bed • 2 bath • 1,200 SF per unit • 200 SF porch

8 units • two storeys • 0.75 shared acre

Eight three-bedroom residences over two floors around a shared solar roof and gardens — full-size living with the ease of a managed community.

EVERY HOME INCLUDES

solar roof • full FF&E • appliances • utilities connected • hurricane-rated



SITE PLAN



FLOOR PLAN



Interiors designed to be lived in

Italian design. Island sense. Built for real life.

Step inside and the difference is immediate. Every Crisson home is finished by NDL Design of Italy — clean lines, warm timber, and the calm that comes from getting the details right.

Floor-to-ceiling tilt-and-turn windows draw in the light and the trade winds. Micro-cement walls and zero-VOC paint keep the air clean and the surfaces antiseptic. LED throughout, star-rated cooling, a full kitchen with appliances, and furnishings included.

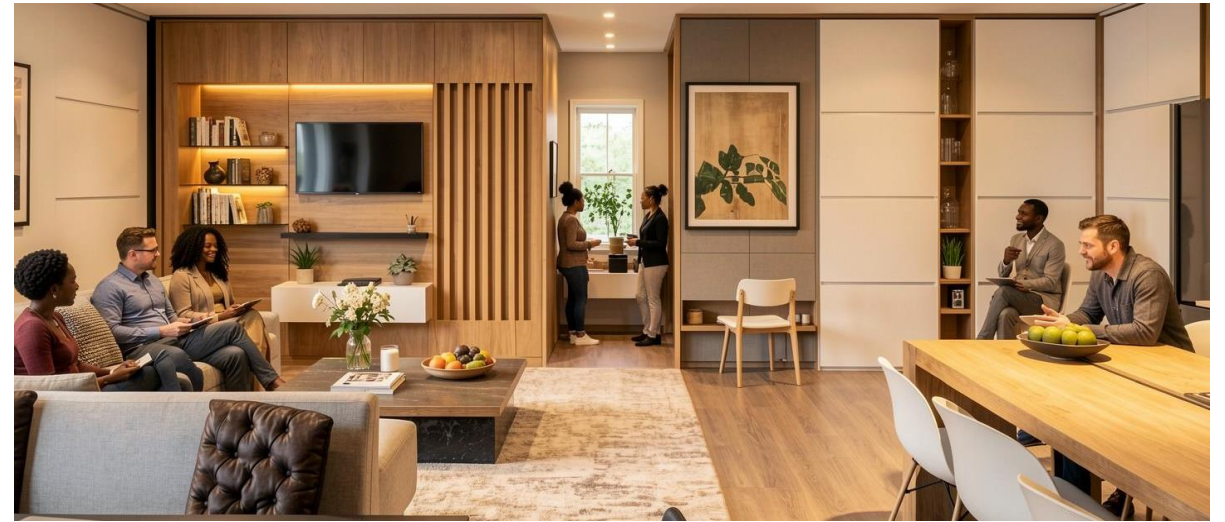
You arrive to a home that is already home — not a showroom to maintain, but a place built to be lived in, by your family, for years.

Italian-designed

Zero-VOC · antiseptic

Fully furnished (Option)

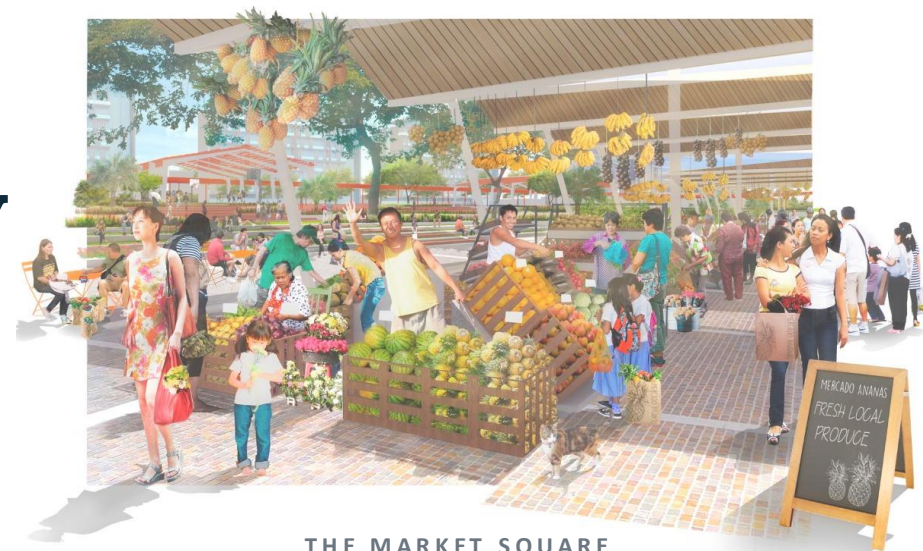
Star-rated cooling



More than homes — a community

Shared spaces at the heart of Crisson — where neighbours meet, children play, and the island's rhythm lives on.

Nearly a quarter of Crisson — over 5.3 acres — is given to parks, green buffers and shared ground. At the centre sits a community that is designed, not left to chance: a hub to gather in, a market to shop, gardens to tend together, and streets lit to keep the night sky whole.



THE MARKET SQUARE



FOR THE COMMUNITY

The Community Hub

A 3,000 SF public building at the core — school by day, meeting place by night, event space year-round. Transferred to the Government at completion.



EVERYDAY ESSENTIALS

The Convenience Store

A 1,000 SF store within walking distance of every home, run by a local operator — daily needs met without leaving the neighbourhood.



OVER 5.3 ACRES OF GREEN

Parks & Gardens

Four landscaped parks, communal vegetable plots with a plot for each owner, an amphitheatre, training paths and benches — woven through green buffers.

Why Crisson

Built for the islands. Priced for islanders.

Hurricane-rated

Galvanised steel frame engineered to 185 mph — resilience you can insure and trust.

Lower bills for life

Insulated panels, efficient glazing and rooftop solar cut energy costs from day one.

Turnkey

Kitchen, appliances, furnishings, water and power — delivered complete.

Sustainable

Up to 30% less construction waste; dark-sky lighting; communal gardens.

A real community

Parks, a community hub, a store and shared gardens — neighbours, not just houses.

Genuinely attainable

From \$350,000 for a new, finished, solar-equipped home — unmatched on Grand Turk.

The collection

Five homes. One community. Every price fully finished, solar-equipped and turnkey.

Home	Beds / Baths	Interior	Lot size	From
The Cottage	2 / 1	625 SF	0.10–0.13 ac	\$399,000
The Residence	3 / 2	850 SF	0.13–0.15 ac	\$460,500
The Estate • 3 Bed	3 / 2	1,000 SF	0.15–0.18 ac	\$564,000
The Estate • 4 Bed	4 / 3	1,500 SF	0.18+ ac	\$799,000
The Condominium	3 / 2	1,000 SF	0.75 ac shared	\$545,000



Every price includes: utility connections · hurricane-rated envelope · landscaped lot.

Every price excludes: rooftop solar PV · full furniture, fixtures & appliances

Financing available. Ask about alignment with the TCI Mortgage Corporation for qualifying Belongers and residents.

crisson

**A home.
A community.
A future
—
on Grand Turk.**

Reserve your home today.

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All renderings are representative only. Final design may vary. Prices and specifications subject to change.