

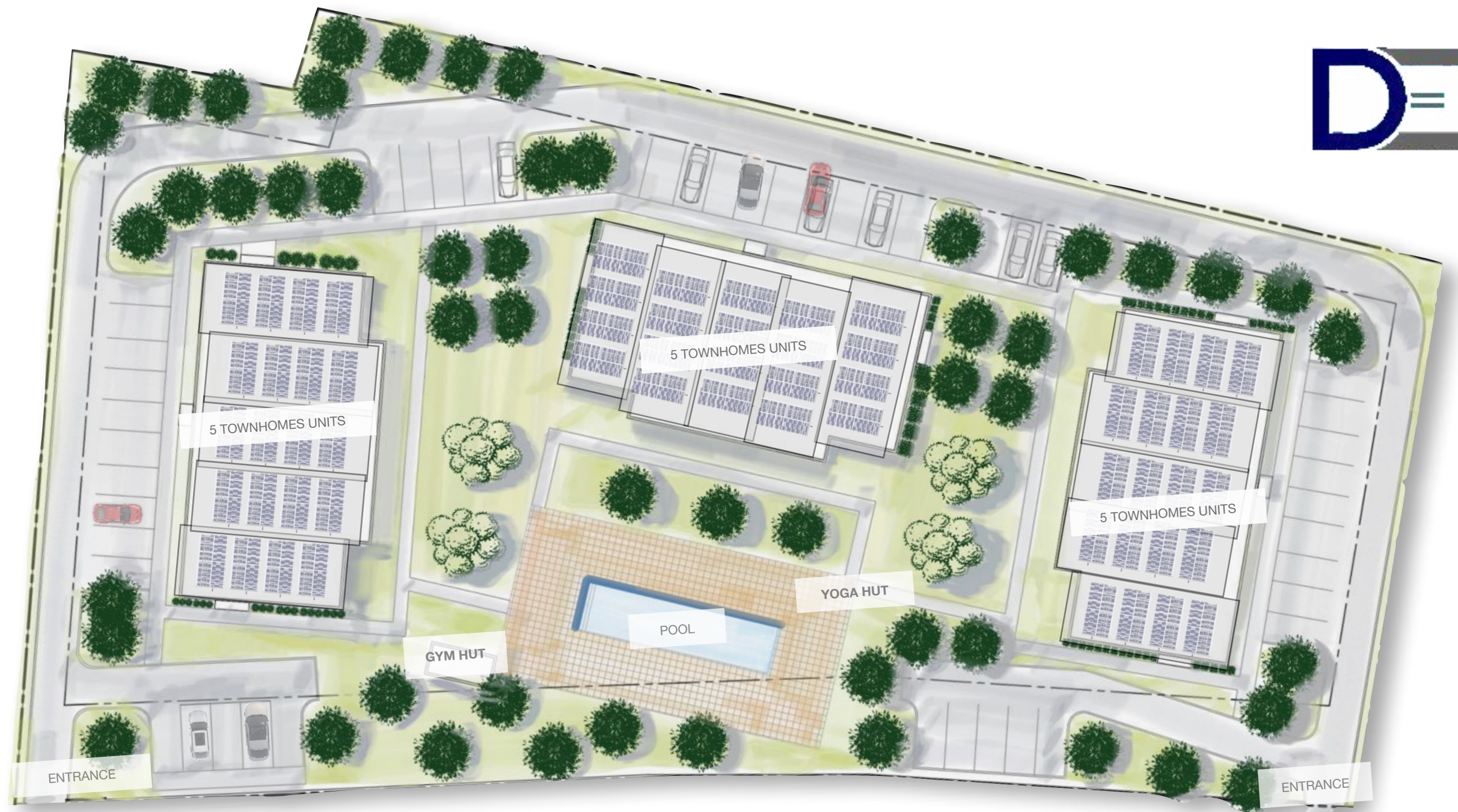


A LIFESTYLE  
RESIDENTIAL  
COMMUNITY

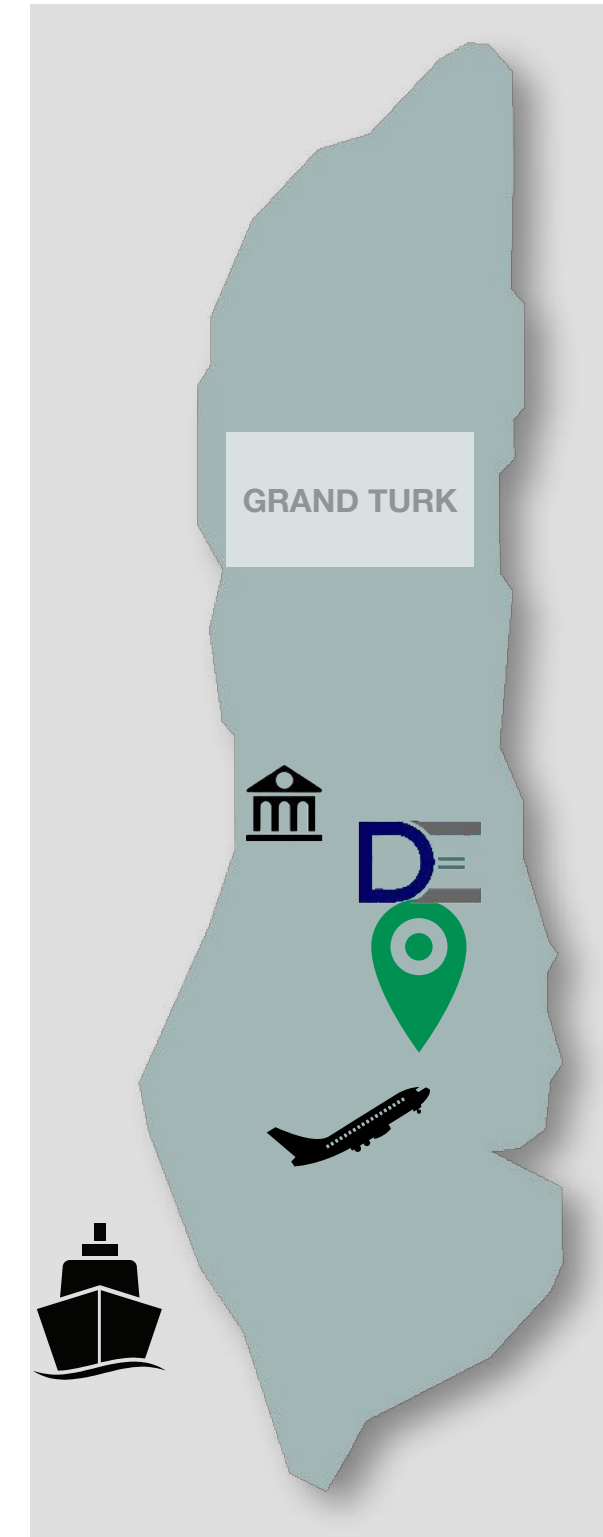
GRAND TURK



MODERN LIVING TIMELESS HERITAGE



Nestled in the historic heart of Grand Turk, where modern luxury meets island heritage.



COMMUNITY IS A VALUABLE RESOURCE

#### 15 UNIQUE RESIDENCES

- POOL,
- GYM HUT
- YOGA HUT
- PRIVATE PARTY AREA





Our exclusive townhome development offers sophisticated living spaces just steps from Front Street's colonial charm and the azure Caribbean waters.

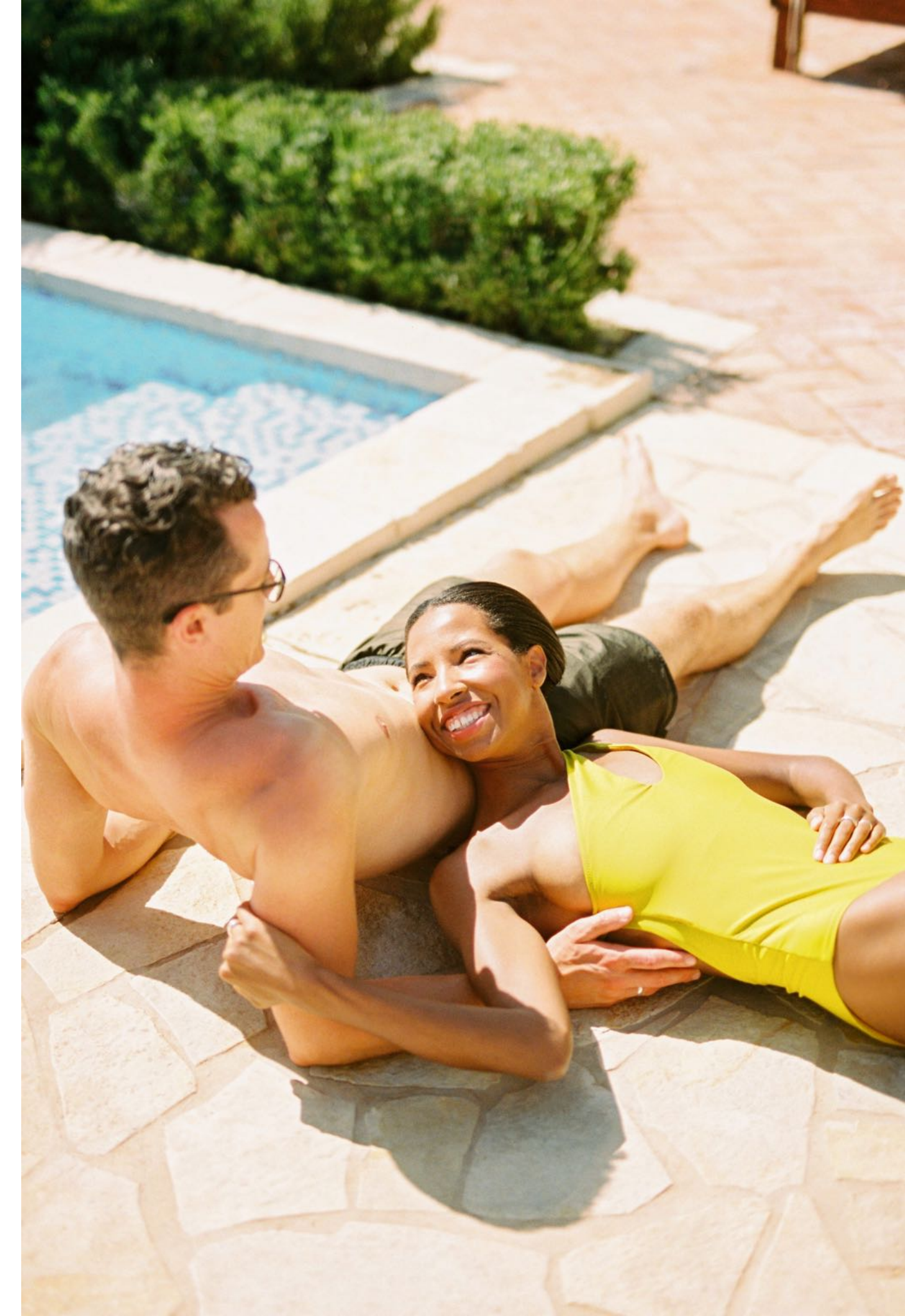




*Experience the perfect balance of modern luxury and authenticity*



*Experience contemporary comfort  
while embracing Grand Turk's rich  
traditions.*





These thoughtfully designed residences deliver state-of-the-art amenities within a short distance of the island's cultural center, creating an unparalleled lifestyle that honors the past while embracing the future.





TODAY'S LUXURY IS NO LONGER ABOUT EXPENSIVE PRODUCTS OR SERVICES , BUT ABOUT WHAT WILL MAKE OUR LIVES EASIER AND HEALTHIER





## **A PLACE FOR YOUR RE-GENERATIVE REMOTE WORKING**

- *INSULATED PRE-ENGINEERED BUILDING STRUCTURE*
- *CONTEMPORARY CARIBBEAN EXTERIORS*
- *ITALIAN DESIGNED INTERIORS*
- *NEW TECH M.E.P. - INTEGRATED POE & LOW VOLTAGE*
- *ANTISEPTIC INTERIOR SURFACES*
- *ECO SEWAGE & WATER TREATMENT*
- *SUSTAINABLE FLOORS & WALLS - NO V.O.C.*
- *LOW ENERGY COOLING SYSTEMS*
- *WIRELESS SMART DEVICES*
- *SOLAR/WIND ENERGY*
- *AIR TO WATER SYSTEMS*
- *SMART IRRIGATION*
- *FSC ONLY FURNITURE*
- *OZONE TREATED POOL- NO CHEMICALS*
- *LOW SQUARE FOOTAGE FLOOR-PLAN WITH ALL FACILITIES OF A LUXURY HOME*
- *FULL SERVICE AND A-LA-CARTE PROPERTY SERVICES WITH AN EXTENSIVE TRACK RECORD*
- *FF&E PACKAGES*
- *ROOF TERRACE AND PLUNGE POOL OPTIONS*

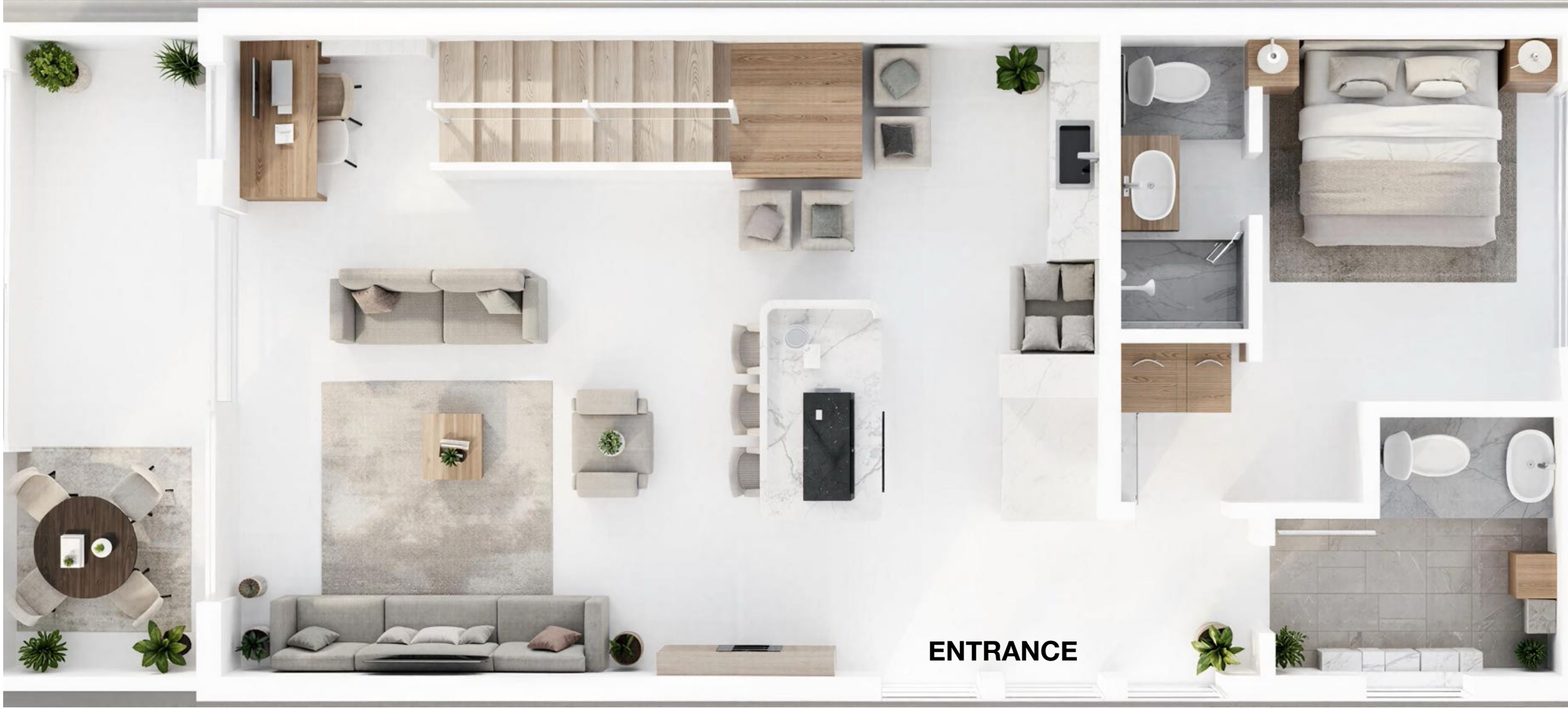




**2 BEDROOM UNIT -MASTER BEDROOM AND BATHROOM**

**2 BEDROOMS UNIT**  
**FLOOR PLAN**

- *INDOOR: 1,200 SF*
- *TERRACES/PATIO: 280 SF*
- *TOTAL IN-OUTDOOR: 1,480 SF*



**STARTING AT USD**  
**895,000**  
**+ Turn-Key FF&E**  
**Package USD 46,200**

### 3 BEDROOMS UNIT FLOOR PLAN

- *INDOOR: 1,600 SF*
- *TERRACES/PATIO: 460 SF*
- *TOTAL IN-OUTDOOR: 2,060 SF*



**STARTING AT USD  
1,095,000  
+ Turn-Key FF&E  
Package USD 61,600**



A NEW STANDARD IN SUSTAINABLE LUXURY

Natural Development redefines what's possible in sustainable construction. Our innovative system proves that environmental responsibility, modern design, and affordability can coexist.

BEYOND SOLAR: THE FOUNDATION OF TRUE SUSTAINABILITY

In an era of climate uncertainty, our buildings are engineered to endure. The construction system exceeds hurricane resistance requirements at 185+ mph with our advanced panel system integrated fiber-cement technology with lightweight insulated cores and structural steel assembly, while providing superior seismic protection through its integrated structural design. This isn't just about surviving storms - it's about thriving through them.

The Cold Form Steel and fiber-cement exterior, impervious to moisture and pests, eliminates common maintenance issues while providing a two-hour fire rating. Unlike traditional construction, our system maintains its structural integrity and thermal performance throughout its extended lifespan, ensuring consistent protection and efficiency for generations.

We do not focus solely on solar panels, our approach begins with the building envelope itself. The system's superior thermal performance delivers a remarkable R-20+ insulation value, compared to R-3-4 of the traditional bricks and mortar, reducing energy demands by 60% before adding renewable energy solutions. This intelligent design approach means smaller HVAC systems, reduced power requirements, and significantly lower operational costs.

Our construction process reduces site waste by 70% through precision engineering and factory-controlled production. The system's integrated design allows for 40% faster construction times, reducing environmental impact while accelerating project completion. This isn't just green building - it's smart building.

Oversized windows and sliding doors, featuring premium 80mm aluminum frames and 12mm impact-resistant glass has a thermal-break. Framing stunning views while providing superior hurricane protection and energy efficiency. Each opening is strategically placed to maximize natural light and capture cooling trade winds, creating bright, airy spaces that remain safe and secure in extreme weather.

THE FUTURE OF HOME BUILDING IS HERE TODAY

Why wait a decade when tomorrow's standards are available now? The choice is clear between traditional construction with its high energy costs, harmful emissions, and outdated technology, and our innovative building system that delivers the future of healthy, efficient living today.

Consider your options:

Yesterday's Home:

- High energy consumption from poor insulation
- VOC-emitting materials causing allergies and health issues
- Outdated electrical systems
- No consideration for natural light cycles
- Rising maintenance and energy costs
- Decreasing property value

Tomorrow's Home Available Today:

- 60% energy savings through superior insulation
- Zero VOC materials for healthier living
- Smart home automation
- Circadian rhythm-optimized design
- Lower lifetime costs
- Increasing property value

The real question isn't what type of home will be requested in 10 years – it's why would anyone choose yesterday's technology when tomorrow's solutions are available now? Our innovative construction system delivers the future of healthy, efficient living today, protecting both your investment and your family's wellbeing.

This isn't just about building better homes – it's about making the intelligent choice for your future. The technology exists today to create homes that are healthier, more efficient, and more valuable. Why wait a decade to embrace what's already possible?





## OUR METRICS

### THERMAL EFFICIENCY:

- Insulation Performance:
- R-value: 12.11
  - Thermal bridging: <5%
  - Air infiltration: 0.1-0.15 CFM/ft²
  - Heat transfer rate: 0.07 BTU/hr/ft²/°F
  - Temperature stability: ±1°F
  - Energy reduction: 60%

### ENVIRONMENTAL IMPACT:

- Construction Phase:
- Site waste reduction: 70%
  - Construction time: -40%
  - Water usage: -75%
  - Equipment needs: -50%
  - Transportation: -40%
  - Carbon footprint: -45%
- Operational Metrics:
- Energy consumption: -60%
  - Water efficiency: -40%
  - Maintenance needs: -65%
  - HVAC size reduction: -50%
  - MEP installation: -35%
  - System lifespan: +50 years

### DURABILITY RATINGS:

- Water Resistance:
- Absorption rate: <33%
  - Moisture movement: 0.04%
  - Vapor permeance: 2.5 perms
  - Mold resistance: 100%
  - Pest resistance: 100%
  - Salt spray resistance: 1,000+ hours

### Fire Safety:

- Fire rating: Class A
- Flame spread: 0
- Smoke development: 0
- Fire resistance: 2 hours
- Non-combustible: 100%
- Toxic emission: Zero

### HEALTH & COMFORT:

- Air Quality:
- VOC emissions: Zero
  - Off-gassing: None
  - Particulate release: None
  - Microbial growth: Zero
  - Chemical emissions: None
  - Indoor air quality: Premium

### Acoustic Performance:

- STC rating: 52
- Impact noise: 45 IIC
- Sound absorption: 0.65 NRC
- Frequency response: Balanced
- Echo reduction: 40%
- Privacy factor: High

### LIFECYCLE METRICS:

- Cost Efficiency:
- Initial savings: 15-20%
  - Energy cost reduction: 60%
  - Maintenance savings: 65%
  - Insurance reduction: 25%
  - Lifecycle cost: -35%
  - ROI acceleration: +40%
- Durability:
- Expected lifespan: 50+ years
  - Performance retention: 95%
  - Structural integrity: 98%
  - Thermal efficiency: 95%
  - Color fastness: 95%
  - Value retention: 90%

### SMART INTEGRATION:

- Automation Capability:
- Wireless integration: 100%
  - Energy monitoring: Real-time
  - Climate control: Zone-based
  - Security systems: Full
  - Lighting control: Complete
  - Remote access: Total

### Sustainability Features:

- Solar readiness: 100%
- Battery integration: Full
- Water management: Smart
- Waste reduction: Automated
- Energy optimization: AI-driven
- Carbon tracking: Real-time



## A GUEST CENTRIC DEVELOPMENT

GRAND TURK - TURKS & CAICOS



A PROJECT BY



*All photos and products are representative only. Final products and design may vary in appearances and sizes.*

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