



NATURAL DEVELOPMENT

SUSTAINABLE & DESIGN ORIENTED
COMPANY BRIEF

LTD



WHO WE ARE



Natural Development Ltd endeavours to provide comprehensive services for investors and developers and to transform the Turks and Caicos construction industry through sustainable practices and innovative technologies, creating environmentally-responsible residences—from affordable homes to luxury villas—that promote healthier lifestyles and build a brighter future for TCI, one ecologically-sound home at a time. With many years of trusted local experience, we guide your vision from concept to reality through seamless government liaison, proven contractor partnerships, expert project oversight, and cutting-edge sustainable design solutions. Our deep-rooted community relationships, unwavering commitment to environmental stewardship, and passion for excellence enable us to deliver exceptional outcomes that exceed expectations while honouring the natural beauty of these islands for generations to come.

Our Services



For Developers

- Supply & installation of insulated pre-engineered building structure (in association with our partners)
- Supply & installation of Italian-designed interiors
- Assistance in designing pre-engineered structures
- Assistance in supply & delivery of eco-smart construction products



For Investors

- Assisting investors as co-developers and/or developers (from land search & acquisition to unit sales)
- Product positioning & development — concept design & budgeting (from market research to budgeting to quality control)
- Assistance with contractors / suppliers / government (from draft agreements to liaison services)

Sustainable Solutions

An integrated framework of design, construction and site strategies for high-performance, low-impact development.



Design

Climate-Responsive Orientation

East-west axis; shade south glazing, limit east/west gain

Natural Ventilation

Prevailing winds drive cross-ventilation

Life-Cycle Assessment (LCA)

Full cradle-to-grave material footprint

Design for Deconstruction

Modular, mechanically fastened for reuse

Rainwater Harvesting

Filtered for irrigation and flushing

Greywater Systems

Sink/shower water reused for gardens

Photovoltaics (PV)

Solar generation with battery storage

Smart Building Automation

Sensors tune lighting, HVAC, shading

Biophilic Integration

Living walls, textures, open views



Construction

Construction System

Pre-engineered hurricane/seismic insulated CFS panels

Radiative Cooling Paint

Lowers surface temperatures by 20°F+

Indoor Air Quality

Zero-VOC, antimicrobial finishes

FSC-Certified FF&E

Responsibly sourced furnishings

High-Efficiency HVAC

Heat pump + ERV, or hydronic air-to-water

Photovoltaics (PV)

Solar generation with battery storage

Solar-Powered AWG

On-site air-to-water drinking water



Outdoor

Permeable Paving & Bioswales

Natural stormwater absorption and filtering

Dark-Sky Lighting

Certified fixtures, zero light pollution

Native Plant Selection

Low-irrigation regional species

Xeriscaping

Hydrozoning eliminates water waste

Smart Irrigation

Drip lines with soil-moisture sensors



“Touch the earth lightly”

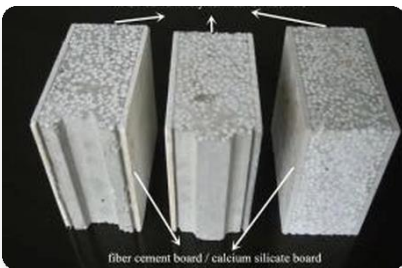
Glenn Murcutt, Australian Pritzker Prize laureate and a lifelong advocate of low-impact design

Construction Solutions



- Insulated pre-engineered CFS panel system building structure
- Contemporary Caribbean exteriors
- Sustainable 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
- Lower square-footage floorplan with all facilities of a luxury home

FROM ENGINEERED PANEL TO FINISHED HOME



Our Finishing Solutions



Sustainable Cladding

Large-format natural stone & sustainable wall finishes



Wireless Kinetic Switches

Battery-free, self-powered smart controls



Atmospheric Water Generator

Filtered, mineralised drinking water from air



Dark-Sky Certified Lighting

Full-cutoff fixtures with zero light pollution

Our Current Projects



Luna

01

18 Villas Development **Grand Turk**



Crisson

02

98 Equitable Housing **Grand Turk**



Pelican Beach Club

03

32 Villas Development **North Caicos**



Crisson Estate

Rendering **Grand Turk**

Projects in the Pipeline



50 Acres

01

Mixed-Use Development **North Caicos**



48 Acres

02

Mixed-Use Development **Grand Turk**



45-Room Hotel

03

Hospitality **Grand Turk**



6 Luxury Villas

04

Development **Providenciales**

Our Team

Antonio Dallamano

Upon completing his business administration studies in the United Kingdom, Mr. Dallamano gained extensive practical experience within his family's major manufacturing enterprise, holding progressive leadership positions and establishing successful joint ventures across the Middle East, Asia, and South America. He subsequently founded a specialized turnkey contracting company that executed major projects throughout Eastern Europe, including turnkey industrial facilities in partnership with Interpromcom-Gazprom in Russia and construction for the National Reserve Bank in Moscow. He relocated to Providenciales in the late 1990s, establishing a contracting and real estate development company, co-founding multiple projects and negotiating partnerships with international hotel brands and institutional investors throughout the Turks and Caicos. Over the past decade his focus has shifted toward sustainable development, becoming a leading advocate for sustainable construction in the TCI. He was granted Turks and Caicos Belongership in 2018.

Séamus Day

Séamus Day has been a permanent resident on Grand Turk since 1999 and has owned and operated a diverse array of businesses, including F&B, hospitality, and aviation, and was a licensed TCI realtor. He was formerly SVP for Panorama International, a USA-based development consultancy with 60 years of hospitality development across 75 countries. Séamus is currently an executive partner of SGRAU, a regulated Swiss and Dubai-based gold trading company, a Director of Village Estate Holdings Ltd, and a founding Partner of Natural Development Ltd. He is Vice President of GTESA, the government agency supervising the Carnival / TCIG infrastructure fund, and formerly held a TCIG Cabinet-mandated position on Sir Richard Branson's Carbon War Room and Rocky Mountain Institute.

Donald MacTaggart

His love for the Turks and Caicos dates back to the 1980s, when he worked and lived in Grand Turk in his father's shipping company. While remaining in the family business he developed several other enterprises, from the financing sector to eco-waste management. Currently living between Athens, London, Montecarlo and the Turks and Caicos, his experience and expertise bring an international dimension to Natural Development Ltd.

Elliot Day

Elliot is a seasoned international business professional with 15 years of expertise spanning sales, marketing, and logistics. He has consistently driven revenue growth, developed strategic marketing initiatives, and optimised complex supply-chain operations across multiple markets. Known for building lasting client relationships and exceeding performance targets, he brings a results-oriented approach and deep cross-functional knowledge, injecting fresh, innovative thinking into traditional business challenges.

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