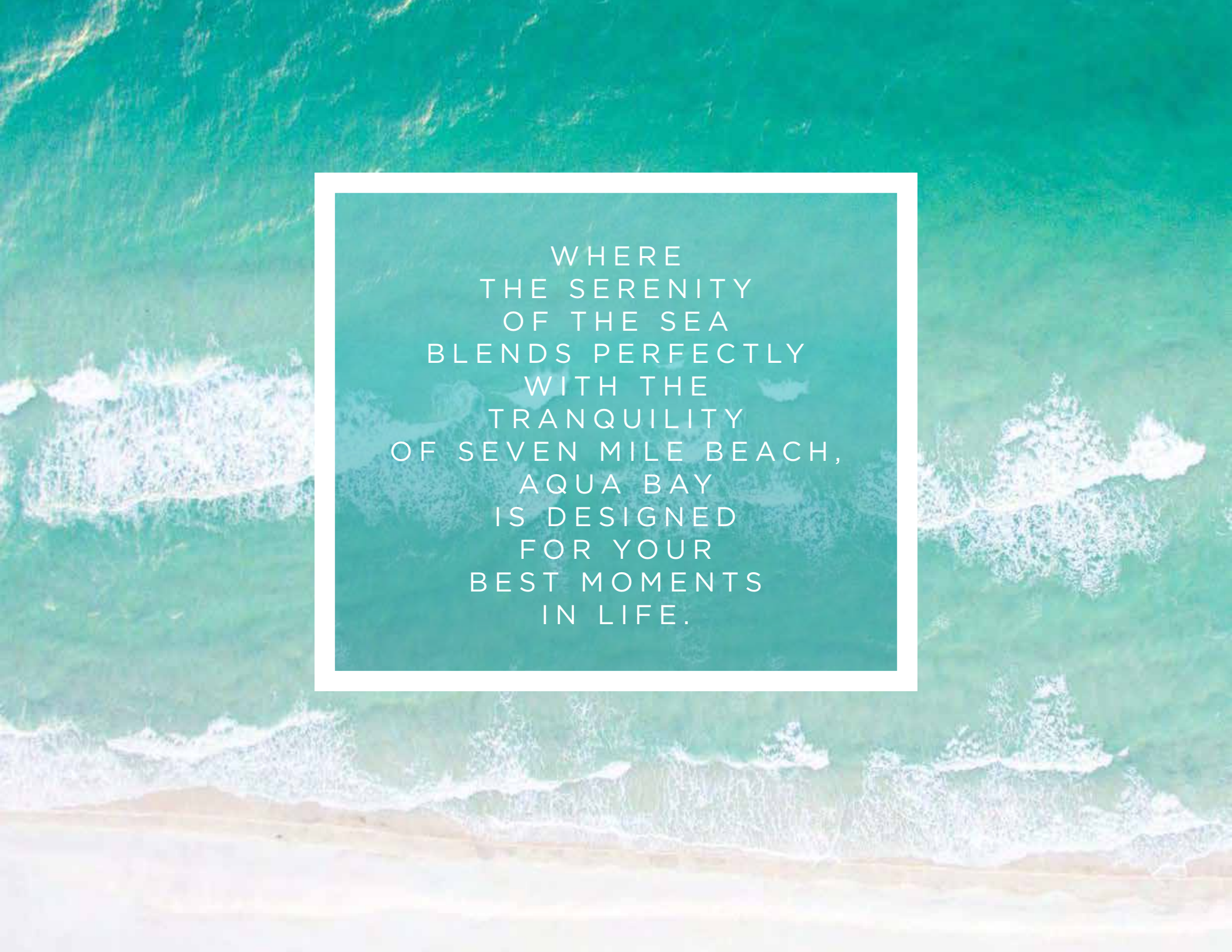




BUTLER
GROUP



WHERE
THE SERENITY
OF THE SEA
BLENDS PERFECTLY
WITH THE
TRANQUILITY
OF SEVEN MILE BEACH,
AQUA BAY
IS DESIGNED
FOR YOUR
BEST MOMENTS
IN LIFE.



BUTLER GROUP PRESENTS
AQUA BAY, THE NEWEST REAL ESTATE
OPPORTUNITY ON SEVEN MILE BEACH.
EACH LUXURY VILLA CAPTURES
EXTRAORDINARY VIEWS OF ONE OF
THE TOP-RATED BEACHES IN THE
WORLD. DESIGNED TO ENHANCE
YOUR CARIBBEAN EXPERIENCE, AQUA
BAY IS A PLACE FOR YOU TO SHARE
WITH FRIENDS AND FAMILY WHILE
MAINTAINING AN OUTSTANDING
INVESTMENT FOR YOUR FUTURE.





LOCATED ON SEVEN MILE BEACH, AQUA BAY WILL ENJOY A VIEW OF THE ENTIRE SEVEN MILE BEACH CRESCENT. WITH A WESTERLY FACING BEACH OUTLOOK AND EXPANSIVE FLOOR TO CEILING WINDOWS, EACH VILLA IS ALSO SITUATED FOR THE PERFECT CARIBBEAN SUNSET FROM YOUR PRIVATE TERRACES.

PRISTINE BEACHFRONT

The design of each Aqua Bay villa has been thoughtfully considered to maximize your views and provide exceptional living and amenity spaces. Each villa has three bedrooms, three full bathrooms, a powder room, kitchen with wet bar, a home office, laundry room, and two private terraces.

By virtue of the central core design you will enjoy the very rare luxury of being able to step out of a private elevator directly into your villa. This flow through design on many villas also captures the beauty of a Caribbean sunrise view across to North Sound and Rum Point beyond.





SETTING A NEW STANDARD



Following Butler Group's 48 year reputation for building excellence, Aqua Bay will be engineered and constructed to the highest standards. Elevated over 25 ft. above sea level for privacy and storm protection, this structure will utilize the latest specifications for the building including solar tinted, hurricane rated glazing systems.

The interior design has been developed by our award-winning partner company, Design Studio Interiors Ltd. The villas will feature 10 ft high ceilings, superior tile and finish

options, top quality plumbing and appliance selections as well as bespoke millwork design for the kitchen, bathroom, and amenity areas.

The exterior of the building reflects a contemporary, Caribbean profile with every opportunity taken to enhance the views, accentuate the landscape, and add interest and beauty to the structure. This is exemplified on the beach side by the 90 ft long, waterfall edge pool and generous pool deck. There will also be a expansive beach area for the Aqua Bay residents and guests.

LIKE ALL BUTLER GROUP PROJECTS, AQUA BAY WILL OFFER A DAILY RENTAL PROGRAM WHICH OWNERS CAN UTILIZE WHILE NOT IN RESIDENCE, MAKING THIS BUILDING THE NEWEST AND MOST LUXURIOUS DAILY RENTAL DESTINATION IN GRAND CAYMAN.







AMENITIES

BOUTIQUE HOTEL RECEPTION

90 FT WIDE BEACHFRONT, WATERFALL
EDGE POOL AND SPA

EXTENSIVE POOL DECK AND PRIVATE BEACH

TWO BEACHFRONT BBQ AREAS
FOR AL FRESCO DINING

FITNESS CENTER

OCEANFRONT LOUNGE AND GAMES ROOM

ON SITE MANAGER'S OFFICE

UNDERCOVER PARKING FOR EACH VILLA

DAY ROOM FACILITIES FOR
LATE CHECKOUT OPTIONS

LUSH TROPICAL LANDSCAPE DESIGN





ANNOUNCING THE SKY VILLAS AT AQUA BAY

SIMPLY BREATHTAKING
- THE FOUR SKY VILLAS
AT AQUA BAY OFFER
THE MOST SPECTACULAR
VIEWS IN THE
CAYMAN ISLANDS.

This is your opportunity to live the dream on Seven Mile Beach with only four of these coveted villas being created.

All Sky Villas feature expansive floor to ceiling glass walls, high ceilings, superior tile and flooring options, top quality plumbing and appliance selections as well as bespoke millwork design for the kitchens, bathrooms and amenity areas.

The Sky Decks are a world of their own with elevator and infinity edge heated pool and spa, multiple lounging areas, outdoor kitchen and bar and al fresco dining.

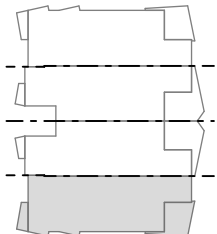
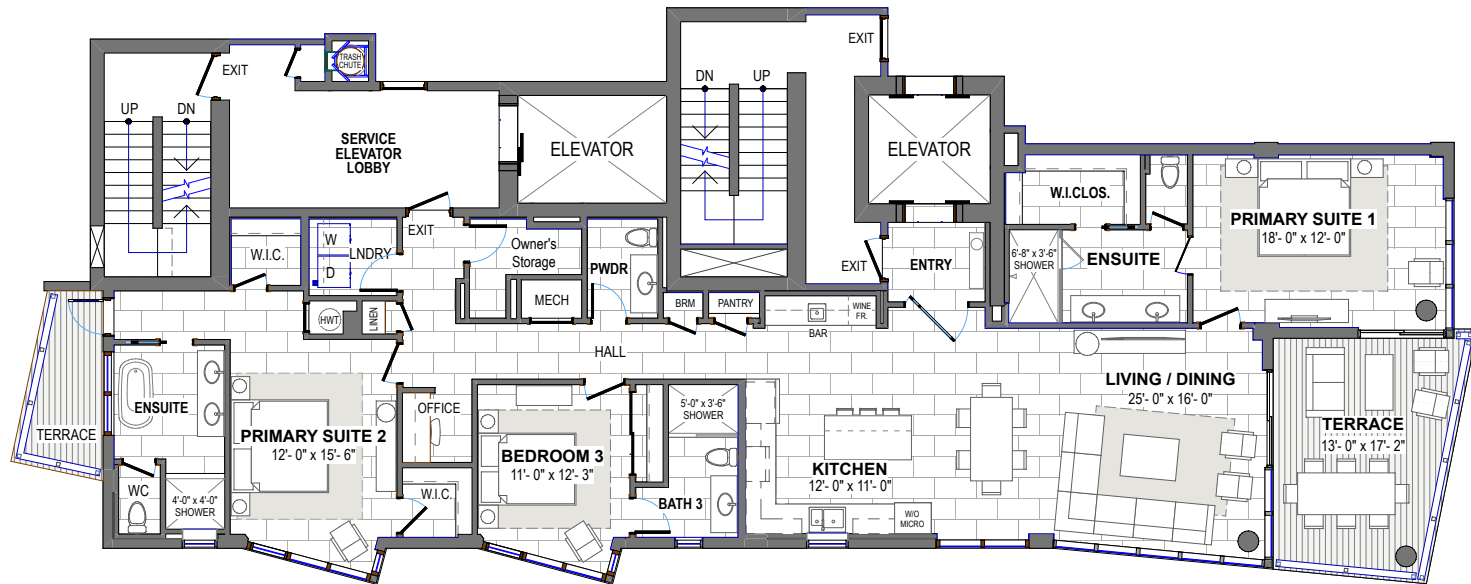
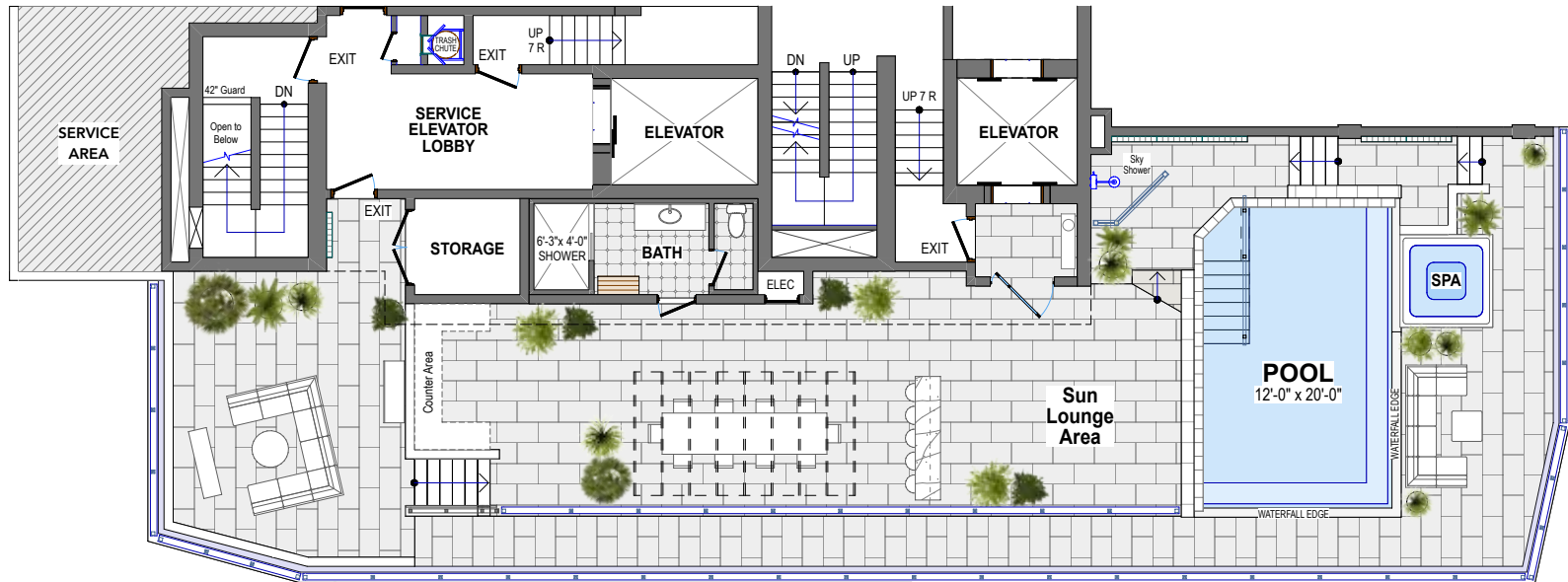
This enhances private space expands your living area to an unprecedented level on Seven Mile Beach and creates a supreme opportunity for investment return.

The Sky Villas offer unmatched privacy for those who insist on their own separate retreat.

In addition, the Sky Villa owners can rent out their Sky Loft separately to be used with any other villa in the building adding additional revenue opportunities for Sky Villa owners.



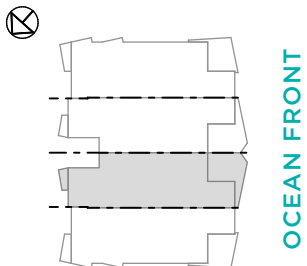
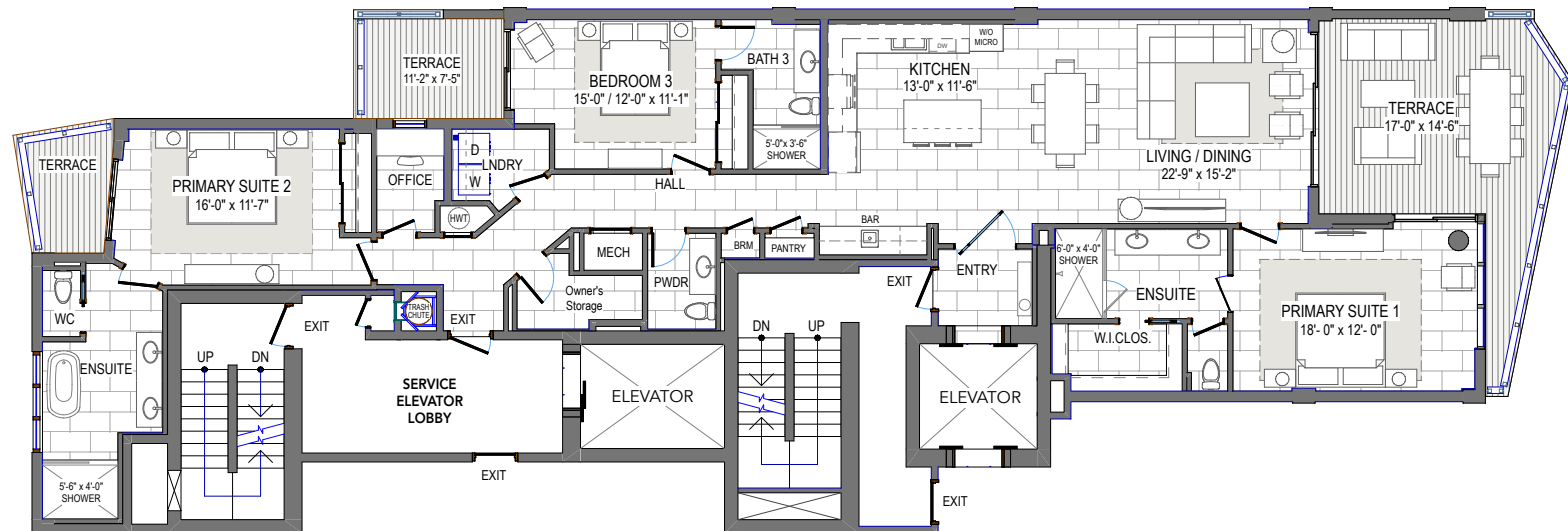
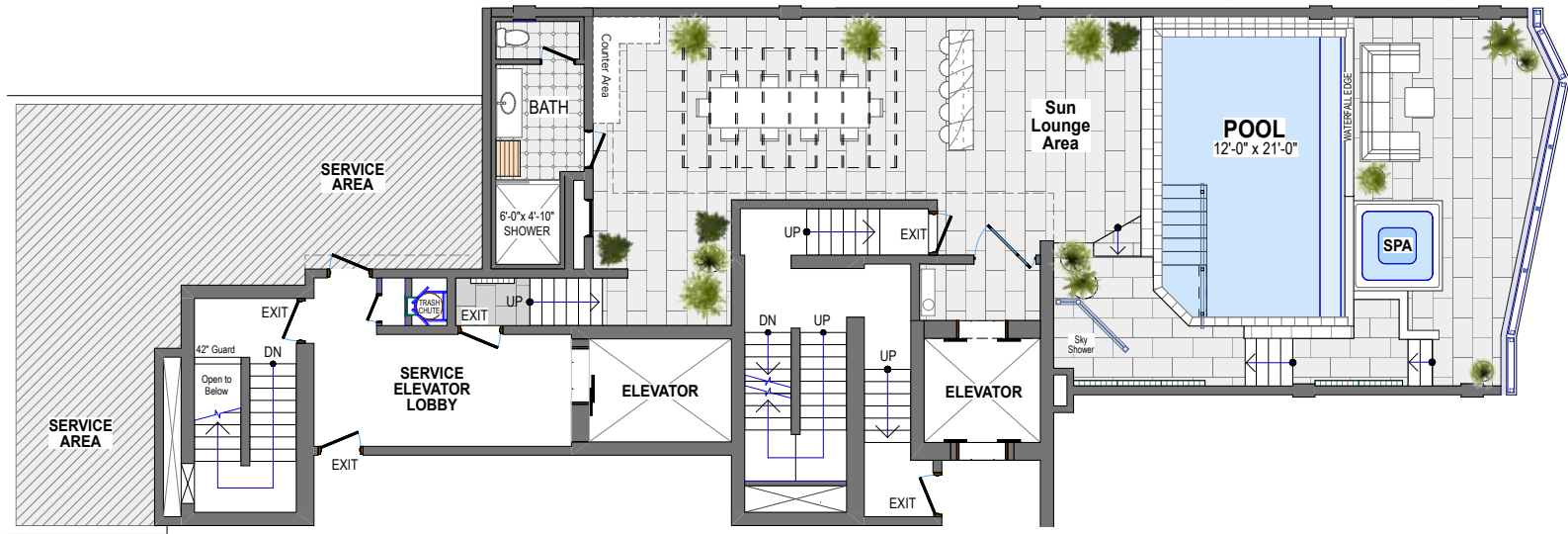
SKY VILLA ONE



AQUA BAY
GRAND CAYMAN

SKY VILLA 4

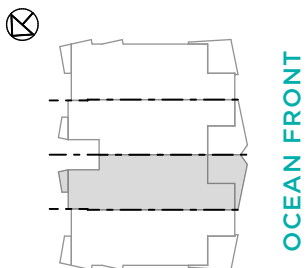
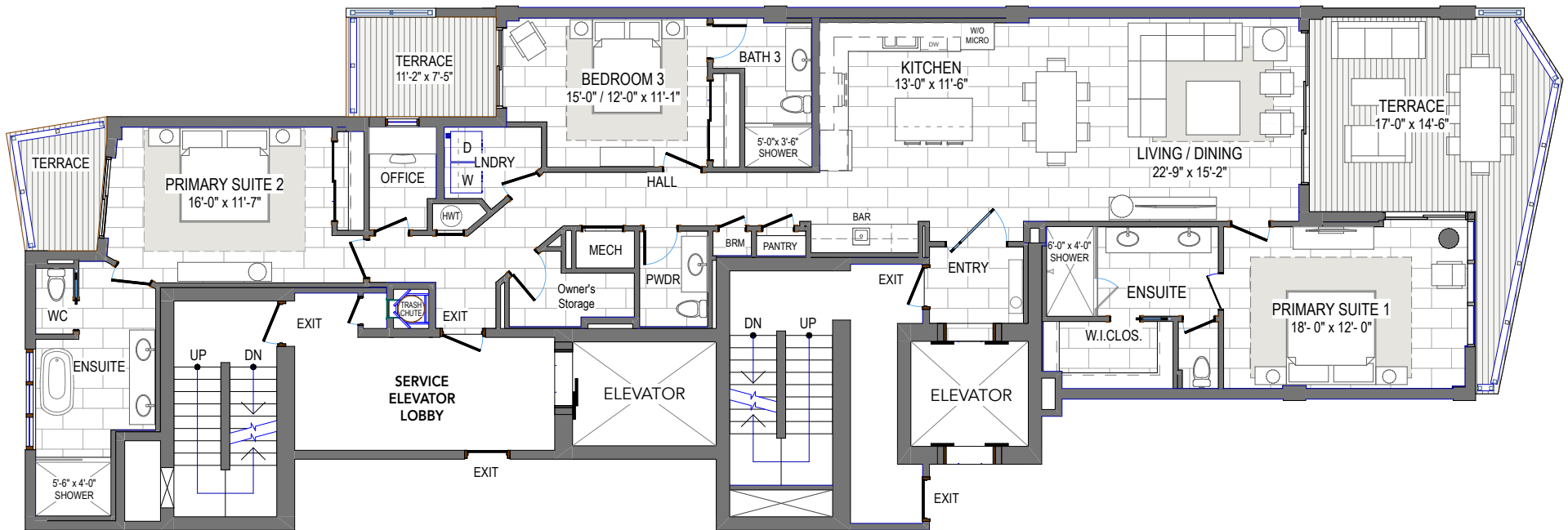
VILLA AREA | SKY DECK
2,470 SQ. FT. | 2,740 SQ. FT.



AQUA BAY
GRAND CAYMAN

SKY VILLA 3

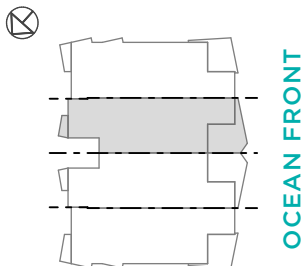
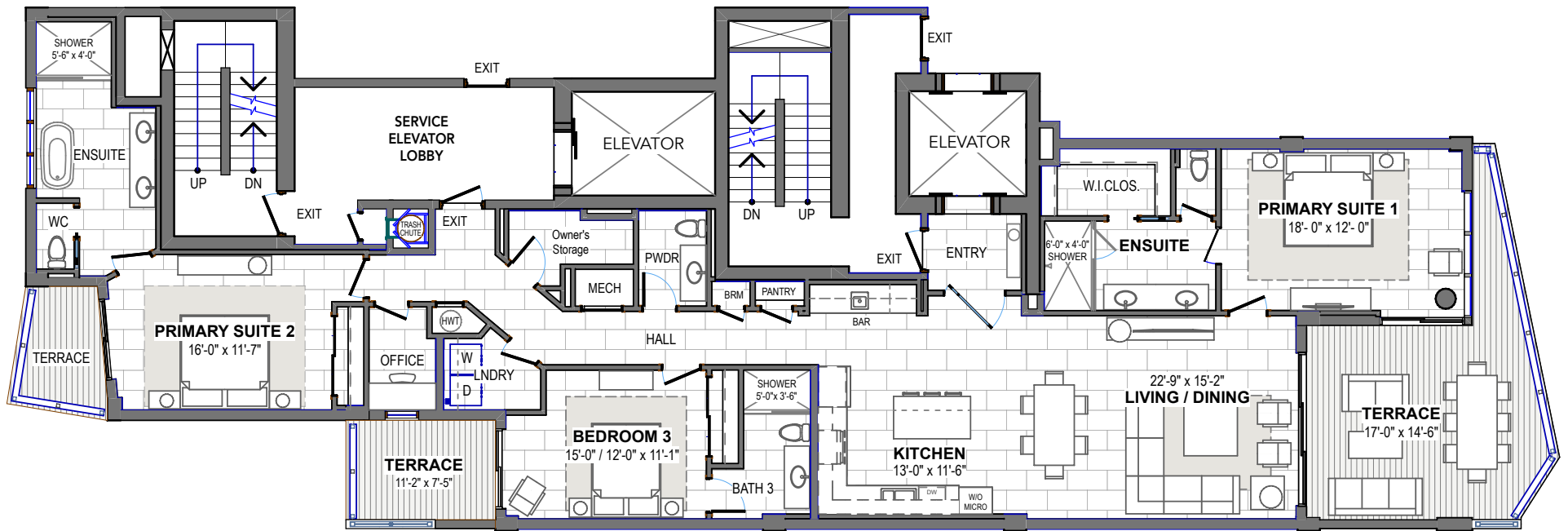
VILLA AREA | SKY DECK
2,646 SQ. FT. | 1,910 SQ. FT.



AQUA BAY
GRAND CAYMAN

VILLA 903

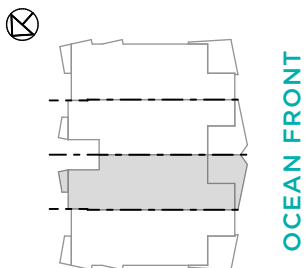
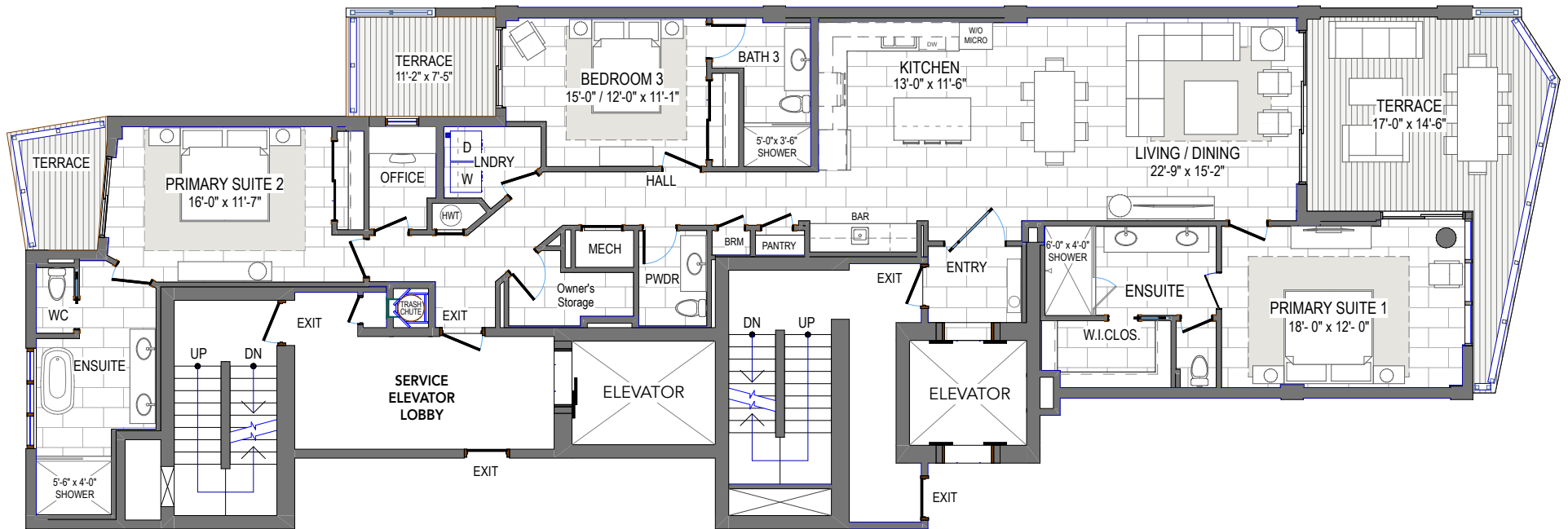
TOTAL VILLA AREA
2,646 SQ. FT.



AQUA BAY
GRAND CAYMAN

VILLA 802

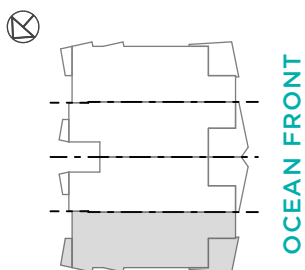
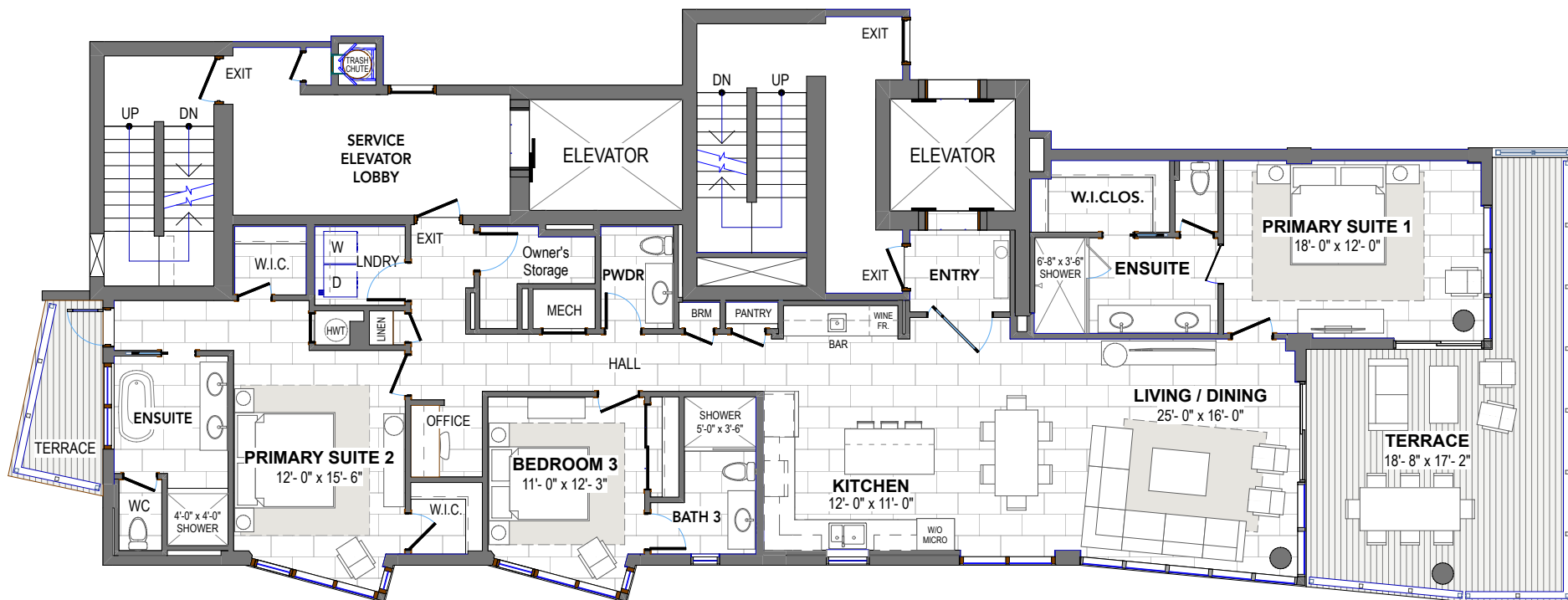
TOTAL VILLA AREA
2,646 SQ. FT.



AQUA BAY
GRAND CAYMAN

VILLA 703

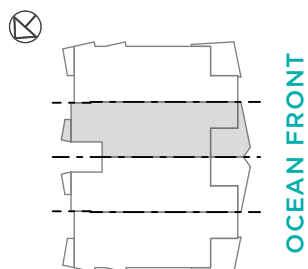
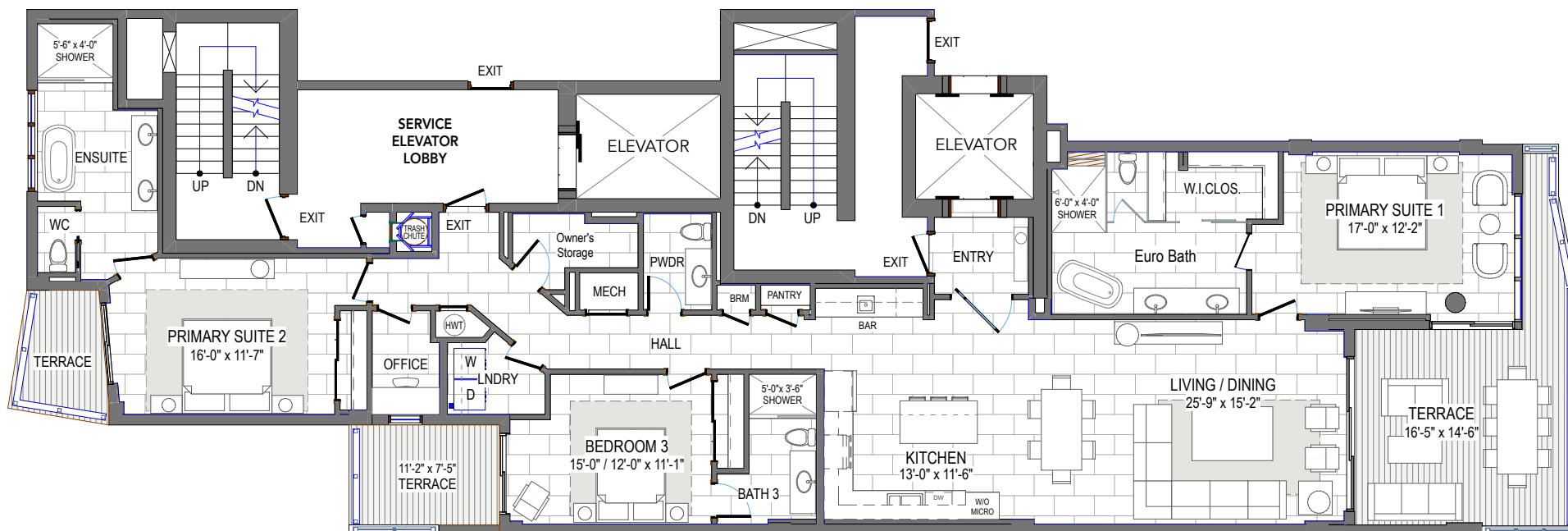
TOTAL VILLA AREA
2,646 SQ. FT.



AQUA BAY
GRAND CAYMAN

VILLA 304

TOTAL VILLA AREA
2,654 SQ. FT.



AQUA BAY
GRAND CAYMAN

VILLA 202
TOTAL VILLA AREA
2,715 SQ. FT.



AQUA BAY

GRAND CAYMAN

VILLA LOCATOR

AS VIEWED FROM OCEANFRONT

	SKY VILLA FOUR	SKY VILLA THREE	SKY VILLA TWO	SKY VILLA ONE
VILLA	904	903	902	901
VILLA	804	803	802	801
VILLA	704	703	702	701
VILLA	604	603	602	601
VILLA	504	503	502	501
VILLA	404	403	402	401
VILLA	304	303	302	301
VILLA	204	203	202	201
VILLA	104	LOUNGE	GYM	101

THE CAYMAN ISLANDS

Regarded as one of the safest islands in the Caribbean, the Cayman Islands are a British overseas territory located 1 hour from Miami and 3.5 hours from New York or Toronto or 7 hours from London; a world-class country that is both beautiful and secure featuring spectacular scenery, a tropical climate, privacy and stunning beaches.

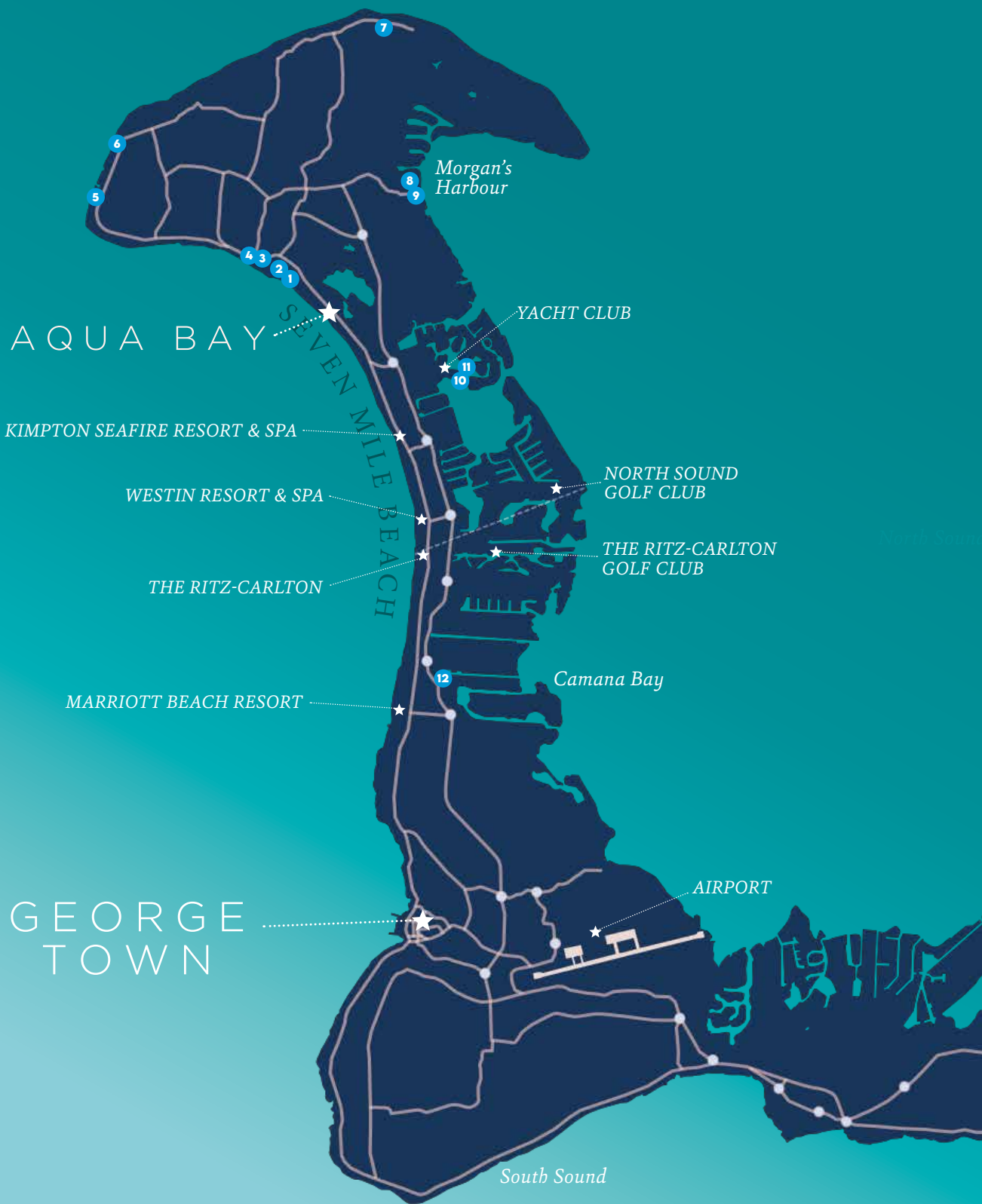
MOST POPULAR NON-STOP FLIGHTS

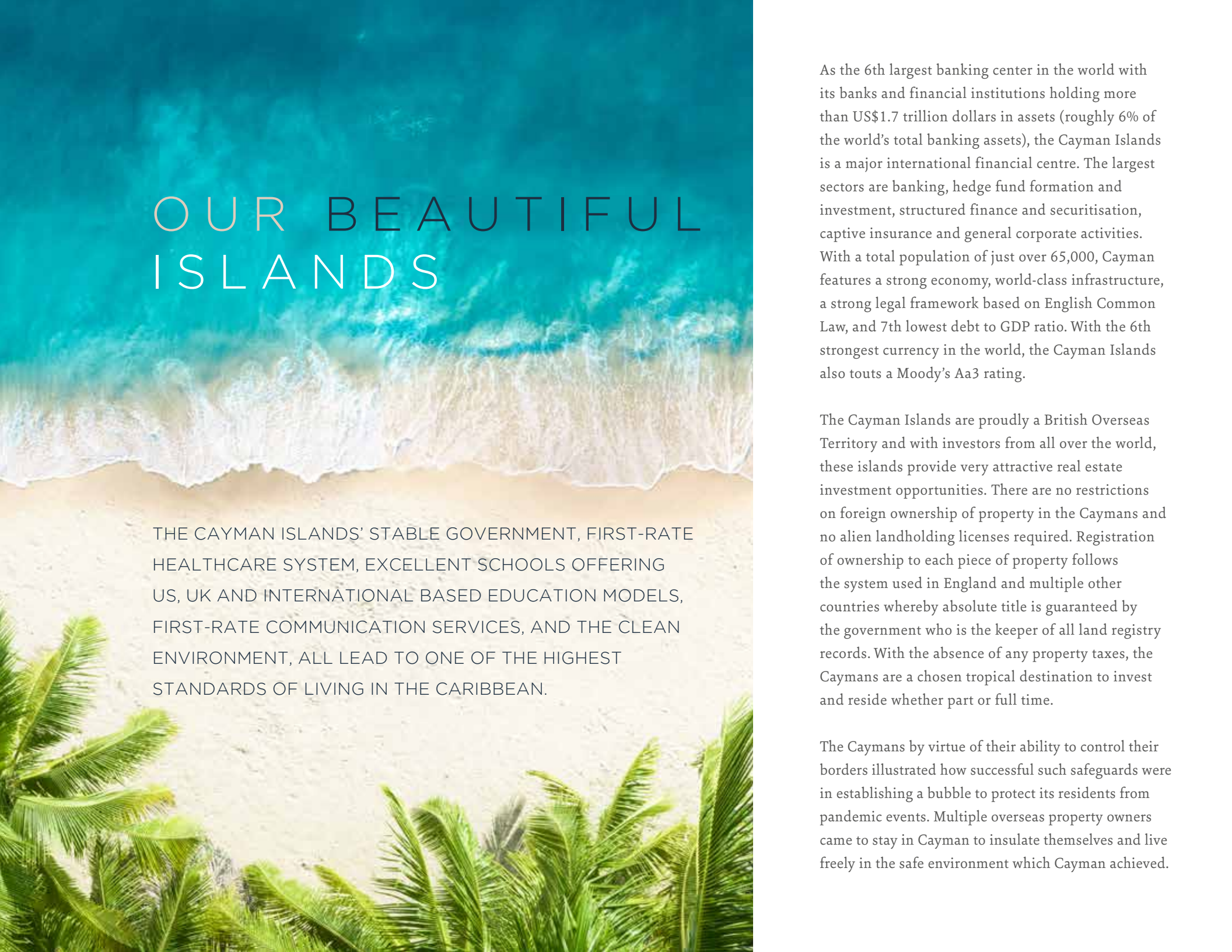
Toronto	Charlotte
New York	Philadelphia
Chicago	Atlanta
Dallas	Detroit
Miami	Minneapolis
London	Boston
Denver	Ft. Lauderdale
Houston	Washington DC
Los Angeles	



AMENITIES NEARBY

1. Jacques Scott Wine & Spirits
2. Foster's Supermarket
3. Pharmacy
4. Cayman National Bank
5. VIVO Cafe
6. Cracked Conch Restaurant/Macabuca
7. Pappagallo Restaurant
8. Calypso Grill
9. Catch Restaurant & Lounge
10. Bacaro Restaurant
11. Morgan's Seafood Restaurant
12. Foster's Supermarket Camana Bay





OUR BEAUTIFUL ISLANDS

THE CAYMAN ISLANDS' STABLE GOVERNMENT, FIRST-RATE HEALTHCARE SYSTEM, EXCELLENT SCHOOLS OFFERING US, UK AND INTERNATIONAL BASED EDUCATION MODELS, FIRST-RATE COMMUNICATION SERVICES, AND THE CLEAN ENVIRONMENT, ALL LEAD TO ONE OF THE HIGHEST STANDARDS OF LIVING IN THE CARIBBEAN.

As the 6th largest banking center in the world with its banks and financial institutions holding more than US\$1.7 trillion dollars in assets (roughly 6% of the world's total banking assets), the Cayman Islands is a major international financial centre. The largest sectors are banking, hedge fund formation and investment, structured finance and securitisation, captive insurance and general corporate activities. With a total population of just over 65,000, Cayman features a strong economy, world-class infrastructure, a strong legal framework based on English Common Law, and 7th lowest debt to GDP ratio. With the 6th strongest currency in the world, the Cayman Islands also touts a Moody's Aa3 rating.

The Cayman Islands are proudly a British Overseas Territory and with investors from all over the world, these islands provide very attractive real estate investment opportunities. There are no restrictions on foreign ownership of property in the Caymans and no alien landholding licenses required. Registration of ownership to each piece of property follows the system used in England and multiple other countries whereby absolute title is guaranteed by the government who is the keeper of all land registry records. With the absence of any property taxes, the Caymans are a chosen tropical destination to invest and reside whether part or full time.

The Caymans by virtue of their ability to control their borders illustrated how successful such safeguards were in establishing a bubble to protect its residents from pandemic events. Multiple overseas property owners came to stay in Cayman to insulate themselves and live freely in the safe environment which Cayman achieved.

REAL ESTATE AND CAYMAN RESIDENCY OPTIONS

THE GOVERNMENT OFFERS TWO
RESIDENCY OPTIONS FOR INDIVIDUALS
WHO PURCHASE REAL ESTATE IN THE
CAYMAN ISLANDS.

The Cayman Islands provides residency pathways for individuals who make qualifying investments in local real estate. These options are designed for persons of independent means and allow successful applicants, along with eligible dependents, to reside in the jurisdiction subject to applicable conditions.

Residency permissions vary in duration and benefits, with certain options offering long-term or permanent residence status. Eligibility criteria, investment thresholds, and associated rights are determined by government policy and may change from time to time.





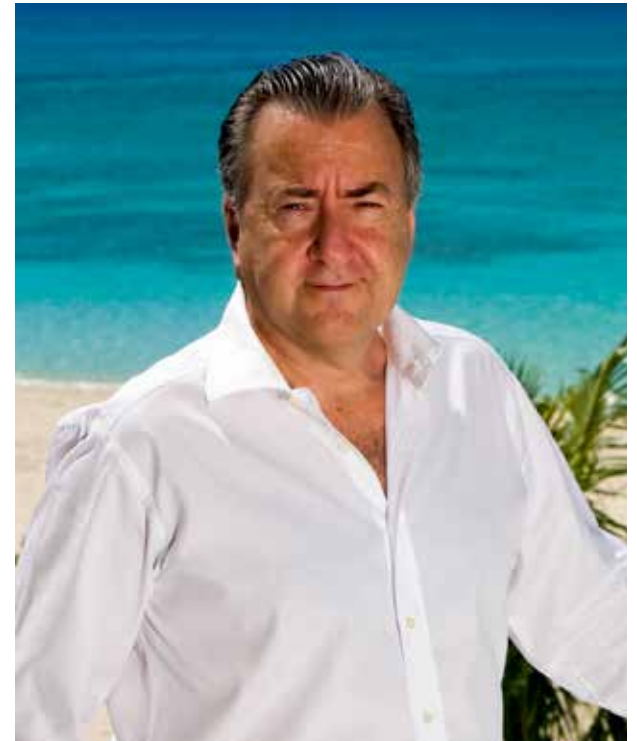
A PLACE
TO RETREAT
+ RELAX

With nothing between you and the sea,
Aqua Bay is a personal oasis, a community,
and an investment to last through generations.

THE BUTLER GROUP NAMEPLATE IS A PROVEN CHOICE FOR THE
DISCERNING INVESTOR SEEKING MAXIMUM CAPITAL APPRECIATION.



DAVID WILSON & MICHELLE BUTLER



BRIAN E. BUTLER

Butler Group is Grand Cayman's premier builder of luxury resort condominiums. For 48 years our projects have been among the top real estate investments in the Cayman Islands and the Turks and Caicos Islands.



PROJECT PORTFOLIO

The Christopher Columbus
The Anchorage
Plantation Village Beach Resort
Casa Caribe
The Colonial Club
The Discovery Point Club
Aqua Bay Club (Original)
The Cayman Club
The Heritage Club
The Palms
The Coralstone Club

The Avalon
The Sovereign
Crescent Point
Mandalay
The Meridian
The Renaissance
The Beachcomber
South Bay Beach Club
Seacrest
The Venetian (Turks and Caicos)
The Tuscany (Turks and Caicos)

AQUA BAY WILL BE THE 21ST PROJECT OF
BUTLER GROUP ON SEVEN MILE BEACH.

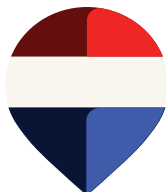


DESIGN STUDIO INTERIORS LTD.

Design Studio began as a family collaboration. Bringing together multi-generational experience and a personal approach to design, we have contributed to the Caribbean design community for over 20 years. With studios in Grand Cayman and the Turks and Caicos we have cultivated a design ethos specific to island living.

BOVELL

Team, Cayman Islands



James Bovell is proud to present Aqua Bay. With over US\$1 billion in sales and as a Broker/Owner at REMAX Cayman Islands, James has more than 30-years real estate experience in the Cayman Islands and is consistently ranked in the top 3 agents in the entire REMAX global community.

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Bovell.ky

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CIREBA MLS 412477, 412488-412499. All information contained herein is subject to change.



JAMES BOVELL