



Paradise Without Compromise

The preeminent resort on Grand Cayman, celebrated for its crystalline waters and the highest standard of living in the Caribbean. Nestled within an enclave of coastal gardens at the island's southernmost point, yet easily accessible to every convenience, this lushly landscaped retreat debuts with a curated collection of two, three, and four+ bedroom Residences. Owners will enjoy signature culinary experiences, wellness amenities, and a destination spa... all enhanced by Mandarin Oriental's legendary five-star service.

The Resort Privacy Meets Proximity

Mandarin Oriental offers a sophisticated sanctuary atop one of the highest elevations on the Island, an unspoiled and verdantly landscaped oasis called St. James Point. Its coastal gardens cascade down to the ocean, a private and pristine tropical setting just moments from the cosmopolitan amenities of the island nation.

- A grand, secluded beach, framed by the cliffs of the iron shore and tropical maritime forests, is the focal point of an expansive oceanfront property with panoramic south-facing views.
- Ideally positioned at one of the highest natural-occurring points on the island, 35 feet above sea level, providing natural protection and cinematic sunrise and sunset views.
- Developed by Melkonian Capital and RAL, designed by industry-leading architectural firm Hart Howerton with resort and residential interiors by the award-winning Meyer Davis.
- Managed by Mandarin Oriental, the resort experience includes luxury accommodations, a world-class spa, destination dining, and a transformative collection of indoor and outdoor amenities and services.
- Owners will experience the best of Grand Cayman - a luxuriously secluded location with easy access to the airport, the island's multitude of dining and shopping options, and the professional services that come with owning in a British Overseas Territory that happens to be the world's fourth-largest financial center.



Beach & Coastal Gardens Shaped by Nature

The expansively landscaped grounds, framed by the iron shore cropping, lead to the white sandy beach. Landscaped pathways connect a series of aquatic experiences, from poolside to beach front.

- The Lagoon Pool. At the base of the resort, the resort pool offers lush landscaping, lounging cabanas, and a poolside bar and restaurant.
- The Adult Pool. Framed by palm trees and situated on the clubhouse terrace with cinematic views of the Atlantic Ocean.
- The Beach & Swimming Cove
A highlight of the southernmost beach on the island is the breakwater offering protected swimming for all ages.
The pristine white-sand beach stretches over 700 feet in length.
Enjoy personalized cabana and lounge set-up and food and beverage service.

The Spa at Mandarin Oriental A Journey of Natural Discovery

Mandarin Oriental features more Forbes Five-Star rated spas than any other hotel group in the world. In Grand Cayman, the spa is designed to be a transformative experience, where nature plays a recurring role by embracing the lush tropical setting.

- Spa reception overlooking reflection pool.
- Men's and women's locker rooms offer customized thermal experiences.
- Relaxation and tea room reflective of Mandarin Oriental's heritage.
- Serenity Gardens lead to individual Treatment Villas, each with a private garden and outdoor shower, allowing for enclosed or open-air treatments.
- The visual highlight of the Serenity Garden is the Meditation Pavilion and Zen Pathways.



The Lifestyle Sea and Be Scene

A sanctuary of sophistication, the oceanfront hotel clubhouse is central to the wellness and culinary experience at Mandarin Oriental, Grand Cayman. A spectacular arrival leads to the open-air reception offering infinite views of the ocean. Reflecting Mandarin Oriental's Michelin-star heritage, this will be Grand Cayman's premiere destination for dining and socializing.

- The attended reception, framed by a landscaped water garden, offers dedicated concierge service to assist residents and their guests.
- The Terrace, perched above the Atlantic Ocean, will feature infinite views, a landscaped pool deck, and cabana seating.
- The Wellness Center opens onto a fitness veranda overlooking the pool. The multi-studio facility includes a Yoga and Spin Studio, a separate Pilates Studio, and a Training Studio accessorized with state-of-the-art cardio and conditioning equipment. Luxurious locker rooms feature steamrooms and saunas.
- The fully staffed Kid's Club at Mandarin Oriental features an interactive playroom with an adjacent Activities Park.
- A collection of the most coveted epicurean experiences on the island:
 - THE OCEAN GRILL A day to night brasserie, featuring bountiful displays of in-season produce, locally-sourced seafood and freshly baked goods, offering breakfast, lunch and dinner.
 - THE RESTAURANT The signature culinary offering features a chef's dining counter, an exhibition kitchen, a wood-fire pizza oven and an oceanfront dining terrace.
 - THE SUNSET BAR Positioned on the waterfront terrace with lounge seating and a sophisticated mixology program and small plates menu.
 - THE LIBRARY This intimate louvered solarium with a barista bar and cocktail pantry offers drinks and light bites.



The Residences

A Synthesis of Indoors and Outdoors

The debut offering at The Residences at Mandarin Oriental, Grand Cayman is the limited collection of two, three, and four-bedroom+ Residences offering the largest private outdoor verandas and terraces on Grand Cayman. The open, contemporary layouts are designed to erase the boundaries between the indoors and outdoors.

All principal rooms in the Residences offer views of the beach and ocean.

THE RESIDENCES crown the top four and five levels of the hotel towers. These homes have been positioned to offer some of the finest views in the Caribbean. Experience sunrise to sunset views from the corner Residences which offer three exposures.

THE PENTHOUSES are grandly scaled four-bedroom homes with expansive private terraces with a plunge pool and outdoor kitchen.

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- All Residences offer private verandas and terraces with direct ocean views. Fully equipped with electricity and water service, per plan, these expansive private spaces are designed for outdoor entertaining.
 - Reinforcing the privacy, The Residences offer dedicated parking and controlled access through keyed elevators.



The Finishes

The Art of Caribbean Living

Designed by Hart Howerton, with interiors by Meyer Davis, The Residences introduce a new level of craftsmanship to Grand Cayman. Every detail is considered; a richly layered use of natural materials creates an authentic connection to the tropical setting.

- Elevated ten-foot ceiling heights frame floor-to-ceiling glass walls opening onto the graciously scaled oceanfront verandas and terraces.
- Seven-inch-wide Gray Oak Flooring is hand-laid throughout the interiors and seamlessly integrates with the Gray Wood Plank Porcelain tiling the outdoor spaces.
- The Penthouse Residences feature private terraces with an integrated plunge pool and a fully equipped outdoor kitchen.
- Chef's kitchens are integrated into the entertaining spaces. Custom millwork cabinetry and Calacatta countertops and backsplashes frame the best-in-class imported European appliance suite.
- Bathrooms are appointed in a selection of natural stones including Travertine and Clef Cut Limestone. Most five-fixture master baths offer windowed soaking tubs capturing views of the ocean.

Services

Legendary Hospitality

Mandarin Oriental manages the most coveted addresses around the world, including One Hyde Park London and at Time Warner Center New York. Now their legacy of intuition and sophistication arrives on the shores of Grand Cayman as the first Residences at Mandarin Oriental in the Caribbean.

- Property management by Mandarin Oriental.
- In-residence dining, catering and provision procurement.
- Preferred access to all restaurants and amenities with charging privileges.
- Preferred access to The Spa at Mandarin Oriental.
- Daily housekeeping services for your Residence.
- Engineering and technical services.
- Private transportation services.
- Procurement of services including child care, personal training and private chefs.
- Social coordination including priority reservation privileges at the event pavilion.
- The MO Residences Elite Program offers enhanced benefits including VIP status and privileges throughout the Mandarin Oriental hotel portfolio.



Frequently Asked Questions

What are the benefits of owning on Grand Cayman?

Grand Cayman enjoys the highest standard of living in the Caribbean. As a British Overseas Territory, the Cayman Islands have a stable government and a legal system based on English common law. The Cayman Islands use U.S. currency interchangeably with the Cayman dollar at a fixed exchange rate. Grand Cayman offers a strong economy, a temperate climate, and a vibrant lifestyle – including a reputation as “the Culinary Capital of the Caribbean” with more than 200 restaurants. Multiple direct daily flights arrive at The Owen Roberts International Airport (GCM) from Miami and Tampa (about a 90-minute flight), with regular direct flights from New York, Charlotte, Chicago, Atlanta, Dallas, Houston, Toronto, London (with a stop in Nassau) and other gateways. GCM has averaged over 1.4 million arrivals each year. Airlines that service GCM include Air Canada, American Airlines, British Airways, Caribbean Airlines, Delta Airlines, JetBlue Airways, Southwest, United Airlines and WestJet, as well as Cayman Airways.

Where is the Mandarin Oriental Grand Cayman located?

St. James Point is about 20 minutes east of the international airport, on the southern-most coast of the island. Its location provides seclusion from tourist crowds, but easy access to conveniences. The South-facing oceanfront resort location also features open spaces and tropical vegetation not found at other luxury properties on Grand Cayman.

Where are the nearest medical facilities?

A health center is less than 10 minutes from the resort; three hospitals are within 20 minutes and two new hospitals have also been announced.

How are the schools?

Grand Cayman has a wide variety of excellent public and private schools from preschool to university level, many located in nearby George Town. Schools following the US system offer either the IB program or prepares students to take the Scholastic Aptitude Test (SAT) and attain a US High School Diploma; those following the UK system take GCSEs and A Levels.

How is the Grand Cayman economy?

The Cayman Islands' well-regulated, tax neutral environment is highly regarded internationally. As the world's leading domicile for offshore hedge funds and one of the largest captive insurance centers, it is the offshore jurisdiction of choice for both private and institutional investors. There are over 120 banks in the Cayman Islands, most of which are subsidiaries of global banks. Grand Cayman imposes no income, capital gains, payroll or other direct taxation on corporations or individuals resident in the Cayman Islands.

Can Residences owners obtain Cayman Island residency?

The government of the Cayman Islands provides options for buyers of developed real estate to acquire a certificate for either 25-year or permanent residency. The Certificate of Permanent Residence requires a larger investment, and issue of either certificate is dependent on clearing some basic governmental checks.



How does real estate ownership work in The Cayman Islands?

The Cayman Islands Government maintains a Land Register in which all land in the Cayman Islands is divided into parcels and given a descriptive title number. The register entry for each parcel records covenants, easements and charges affecting the parcel. While the Land Register is guaranteed by Cayman Islands Government, your conveyancer will undertake a standard set of title searches as part of the closing process.

Is Cayman financing available for the purchase of my Residence?

Your Sales Executive will be pleased to recommend a selection of lenders and the loan officer will advise on their bank's requirements.

How is closing on my Residence handled in Grand Cayman?

A typical conveyance takes no more than four weeks, with registration of the new owner at the Land and Survey Department occurring four to six weeks after that. While there are no property taxes in The Cayman Islands, there is a Stamp Duty that is paid after closing to register title.

What will be built in the first phase?

The initial phase of construction will encompass the Mandarin Oriental Hotel, major amenities including the beach & breakwater, pools, spa and fitness, food & beverage outlets as well as the first phase of residences with amenities.

When will the first Residences be completed?

Completion of the first phase of the resort is scheduled for early 2024.

What is envisioned for future phases of the resort?

Future phases of the resort will include additional Residences and Villas, as well as expansion of the resort's amenities including the nature trail system, organic farm and gardens, and more.

How has the Resort's construction taken hurricanes into account?

Renowned resort architects Hart Howerton have taken advantage of St. James Point's 30+ feet of elevation and have incorporated the best-in-class Miami- Dade "High-Velocity Hurricane Zone" standards.

Is there a Homeowners' Association for the Residences?

A number of Strata Corporations (Homeowners' Associations) will be established to insure the property and maintain it for the benefit of the owners. The Strata budget is being prepared in collaboration with the Developer and Mandarin Oriental, and will encompass utilities, common area maintenance, replacement cost insurance and other shared expenses.

Am I allowed to rent my Residence?

Residences that meet Mandarin Oriental's standards and furniture requirements can participate in the resort's rental program. Information will be available in separate documents.

Is the Resort pet friendly?

Yes! Specific limitations will be included in the Strata documents.



The Team

A Visionary Partnership

MELKONIAN CAPITAL

Developer

RAL

Developer

HART HOWERTON

Architecture

MEYER DAVIS

Interior Design

MANDARIN ORIENTAL HOTEL GROUP

Hotel and Residences Operator

BURNETT PARTNERS

Exclusive Sales & Marketing

INTERNATIONAL REALTY GROUP

Cayman Islands Brokerage

MOResidencesGrandCayman.com

Project Address

Beach Bay Road • St. James Point • Grand Cayman

Sales Gallery

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