

Read Us "On-Line" at WWW.WHEREWHENHOW.COM

Where When How

Turks & Caicos Islands

FREE

REAL ESTATE & DEVELOPMENT
The Villas at Blue Mountain

Pages 166-168

DINING OUT

Your favourite island
restaurants

RESTAURANT REVIEWS

EXCURSIONS

SHOPPING

Souvenirs and
Treasures

PLUS:

TRANSPORTATION

WHERE TO STAY

FAMILY FUN

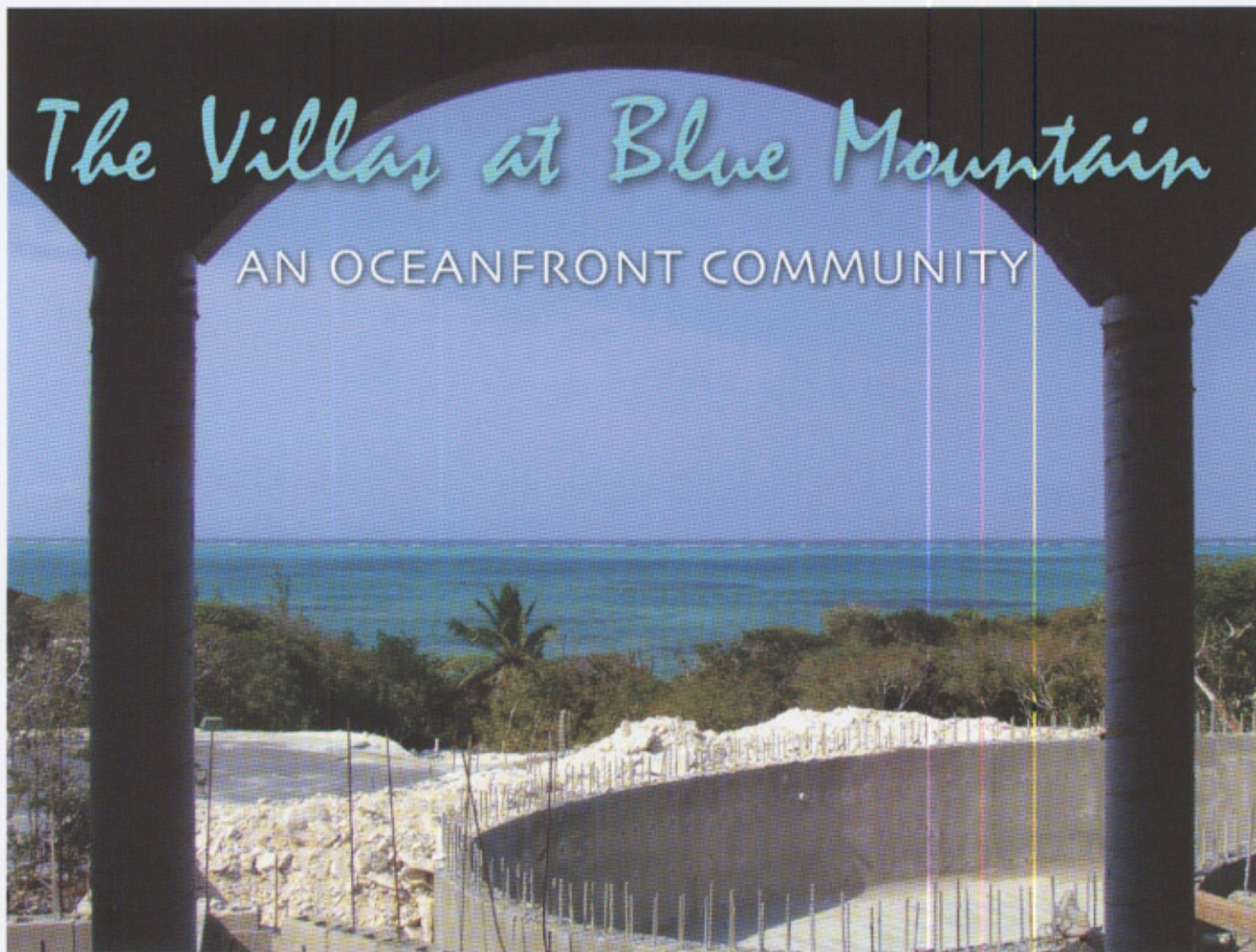
REAL ESTATE

INVESTMENT

FEATURED IN THIS ISSUE

SPAS & WEDDINGS

NUMBER ONE VISITORS GUIDE TO THE TURKS & CAICOS ISLANDS



PHOTOS PROVIDED BY THE VILLAS AT BLUE MOUNTAIN

NESTLED AT THE BASE OF BEAUTIFUL BLUE MOUNTAIN, DISCOVER A TRANQUIL ENCLAVE of 10 extraordinary oceanfront homes with awe-inspiring vistas of the North Shore and the barrier reef beyond. An exclusive community of professionally managed luxury villas featuring its own secluded beach, affording privacy without isolation. A luxury lifestyle opportunity of this distinction rarely presents itself.

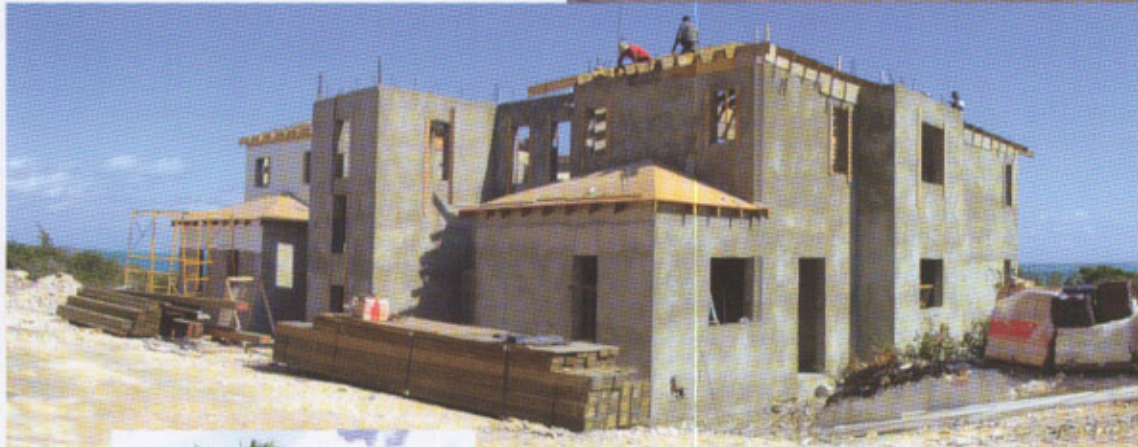
The Villas at Blue Mountain are the innovative vision of developer, Mark Franz. Bounded by Turtle Cove and Thompson Cove, nature has created a magnificent development site encompassing 7 acres, outstanding in its topography, rendering stunning views of Provo's famous North Shore and beyond. From this project's inception, the key focus has been to preserve the areas natural beauty, and to enhance and incorporate all that the indigenous surroundings have to offer into the development. Simply stated, "It's already perfect, why force it to change?" Franz's vision is a unique one. Using the finest Grace Bay penthouse condominium unit as a benchmark, he will

meet and exceed that unit in luxury, finishing, location and privacy in the form of your own private villa.

A development with a dramatic difference, The Villas at Blue Mountain are structured providing the benefit of full legal ownership for the purchaser while also affording peace of mind knowing that the development as a whole is being professionally managed and maintained to exceptional standards, while further providing the option of participating in a rental program for increased financial gains.

The ageless grace of classic West Indian architecture is paramount in six stunning villa designs. Generous, open floor plans of unsurpassed elegance all with the modern accoutrements expected by today's discerning purchaser, exquisitely designed by architect and project manager, John Redmond & Associates. Built to the highest quality specifications using the finest materials, Ken Brown Construction augments this project with an impressive 11-month building plan per home, distinguishing this project from condominium developments that can take up to and in excess of two years to complete.

Magnificent unobstructed ocean views from your luxury villa.
Your own private North Shore beach.
The Villas at Blue Mountain are well under construction.



of our own avian residents or migrating visitors. There have been in excess of 190 different species of birds recorded in the Turks and Caicos Islands, which are considered *Beautiful by Nature*. Not unlike our own population, some take up year round residence, while others are winter visitors



Meticulous detail is apparent not only in the villa designs, but also extending to the common areas featuring traditional English cobblestone style sidewalks, fully paved roads, monitored security and street lighting. Soft, ambient light illuminates the roads and common areas where

evenings can be enjoyed stargazing without the intrusion of light pollution. Natalie Zaidan of Environmental Arts ensures the natural beauty will not be compromised retaining a remarkable 80% of the indigenous vegetation in her extraordinary landscape designs. As each lot is unique in its natural creation, each villa has been individually tailored to enhance the specific contours of the property. Each lot encompasses a minimum of one half acre, lushly landscaped to preserve your privacy, with particular importance placed on siting all homes to take advantage of our cooling island trade winds and breathtaking ocean views. Carefully situated single story ocean front villas permit unobstructed ocean views from the hillside locations, while underground services further enrich this natural environment.

Each of the six villa designs adopts its name from one

on their migratory journey between continents.

Perched on its hillside location, The Kingfisher boasts magnificent unobstructed ocean views with over 3600 square feet of indoor living space. The Royal Tern, more than 4000 feet of unparalleled beauty is situated on a prime oceanfront lot. 10-foot ceilings throughout featuring crown moulding and an impressive Great Room with a 25-foot vaulted ceiling highlight each villa. Boasting a luxurious master suite with a sumptuous master bath providing the best view from a spa tub you'll ever see; three additional spacious bedrooms each with an ensuite bath all feature the renowned Kohler line of fixtures. Ocean facing gourmet kitchens include a GE Monogram appliance package with custom cabinetry and granite counter tops. Select from travertine or limestone tiles with hardwood floors being an additional option in appointed rooms. Dine indoors in the spacious open dining room, or alfresco on large, expansive outdoor terraces, all providing infinite North Shore views. Enjoy professionally designed eco-friendly landscaping and a monitored security system, with each wired for high speed internet, satellite and cable TV. An outdoor kitchen, wet bar and oversized designer pool increases your total living area to well over 6000 square feet, all uniquely configured to blend in with the terrain of each individual site. The Osprey, The Turnstone, The Whimbrel and The Sanderling, also distinctive in their design and location, will commence construction in the near future.

Continued on the next page

A timber plank path flanked by a nautical rope leads you down through the main common area where two natural limestone sinkholes are beautifully transformed into a grotto-like waterfall and pond and another into a calming, peaceful oasis, perfect for relaxation or picnics. The indigenous vegetation remains intact and forms a virtual canopy of trees, where just beyond lies the brilliant turquoise seas and your own secluded beach protected by the rustic grandeur of the iron shore. Every detail has been considered, with natural preservation being of prime importance.

Where The Villas at Blue Mountain set themselves apart from other condominium development projects begins with the Land Agreement. On closing, the purchaser acquires freehold title to the raw land on which the villa will be built, subject to the Construction and Restrictive Agreements. Stamp duty is payable on the value of the raw land on closing rather than the final

value of the completed villa. With no further stamp duty payable on any element of the construction, substantial savings result. Using an equivalent price basis, when compared to the purchase of a 2.5M condo with stamp duty payable on the final value, you could potentially save approximately \$200K in stamp duty when taking advantage of this unique pre-construction feature. Under the Construction Agreement, payment is similar to that of a normal condominium pre-construction agreement with payments being made at different stages. Further, the standard Construction Agreement renders the following benefits; real security for each payment made, a construction project being fully managed by professionals as in a condominium structure, but coupled with the added benefit of knowing you have a specific contract with the developer, which can be enforced should problems arise. Also permitting an element of freedom within

the guidelines for the development for purchasers to request some degree of customization. Finally, the Restrictive Agreement that is for the benefit of all the villa owners ensures that the development as a whole is managed and maintained to retain high standards so that all owners can take comfort in the fact knowing that the value, appearance and maintenance of their property will not be jeopardized.

Completion of The Kingfisher and The Royal Tern is expected this summer 2006; succeeded by the next two villas anticipating completion by January 2007; followed by the remaining six.

The Villas at Blue Mountain are a sophisticated yet refreshing lifestyle opportunity. A perfect and harmonious blend of a secluded luxury lifestyle synergized with the advantages of professional management in an exclusive community environment. ■ *By Mandy Rostance-Wolf*