



Harbour Reach
GRAND HARBOUR



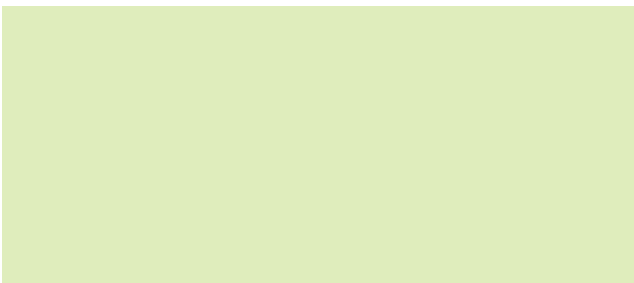
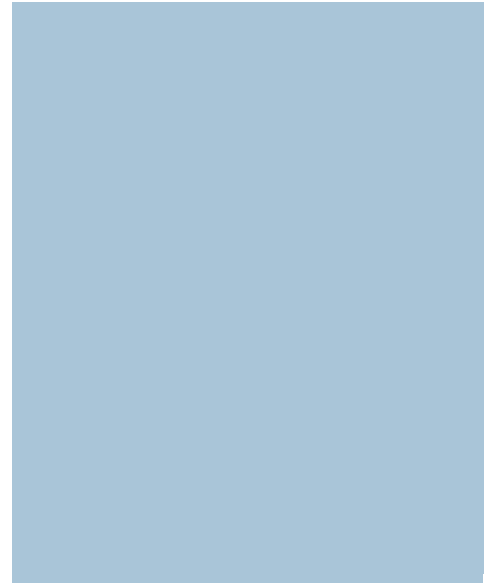
INTERNATIONAL REALTY GROUP LTD.

CIREBA MEMBER

WELCOME TO HARBOUR REACH

When the Cayman Grand Harbour was first brought to the market in 2001, it was well ahead of its time in terms of canal front developments. Offering wide European freeform design canals, unrivalled sea wall and lot engineering, located in a multi-use development with a range of other amenities, Grand Harbour became the fastest selling and fastest built-out waterfront community in Cayman's history.

As the community's final land parcels are becoming developed with high quality projects such as Periwinkle, the planned professional/retail centre,



the Village and the sister subdivision, Harbour Walk, lots here have never been such an attractive investment with so great an upside for potential future appreciation.

With its raw land fully demucked to bedrock and filled with compacted aggregate, safely retained by Grand Harbour's signature "Keystone" sea walls, lot owners have been able to build their homes without the need for expensive piling* and benefit from other key features such as integral, cantilevered docks, well-elevated grades and some of the deepest and widest canals in the Cayman Islands.

Now, following the highly successful communities of South Reach, Grand Isles and the Estates, the developers are proud to announce the latest and final phase of Grand Harbour - **Harbour Reach** - comprising forty beautiful canal front lots,

*subject to engineering survey depending upon property being developed.



SETTING A NEW STANDARD FOR CANAL FRONT LIVING IN THE CAYMAN ISLANDS.

ranging in size from 0.3 to 0.5 acres±, with a choice of views facing all points of the compass: Whether you prefer to wake up to the beautiful sunrises from the east, enjoy cocktails to Cayman's stunning sunsets to the West, look out towards Cayman's beautiful North Sound or have the security and serenity of a South facing location, Harbour Reach offers a home for everyone.

As the jewel in Grand Harbour's crown, Harbour Reach provides its owners with the security of an attractive, dual lane entrance-way with the option of a 24-7 manned gate-house entering onto palm-lined roads, leading to lush, landscaped areas, intertwined with jogging trails and walking paths. The development will be protected by strong covenants, setting high standards for home design, construction and maintenance, thereby enhancing future appreciation for Harbour Reach's owners. Harbour Reach's first two phases comprise 40 lots, the first 24 of which are scheduled for completion in mid/late 2018, with the remainder to follow in early/mid 2019. Perfect timing if you plan to build in the next 18 months to 5 years.

As expected, Harbour Reach's lots are selling fast, with a number already reserved and under contract, so don't miss out, reserve your lot or lots today, with as little as 5% down.

Contact: **Jeremy** at 345-525-9900
jeremy@irg.ky • www.irgcayman.com



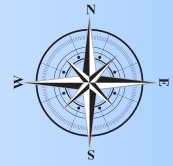
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INTERNATIONAL REALTY GROUP LTD.

T (345) 623-1111/525-9900
www.irgcayman.com
info@irgcayman.com

△ PHASE 1 3rd Quarter 2018

△ PHASE 2



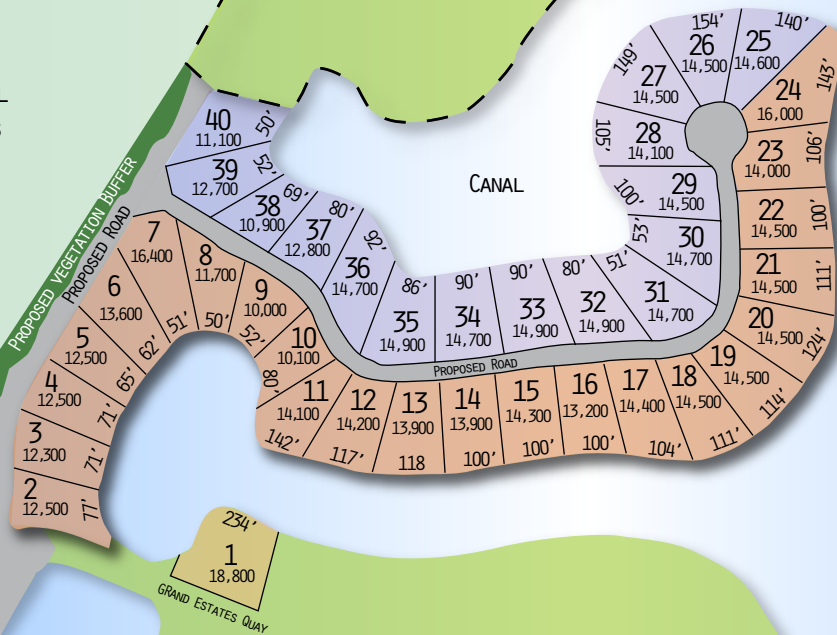
Harbour Reach
GRAND HARBOUR

North Sound

FUTURE PHASE

CANAL

TROPICAL GARDENS



PRE-CONSTRUCTION PRICING

	MLS#	LOT #	SIZE (SQ.FT.)	WATER FRONTAGE	ORIENTATION	PRE-CONSTRUCTION CI\$	STATUS
PHASE 1	MLS#00000	1	18,800	234	NORTH WEST	\$470,000	
	MLS#00000	2	12,500	77	EAST	\$312,500	
	MLS#00000	3	12,300	71	EAST	\$332,100	RES
	MLS#00000	4	12,500	71	EAST	\$337,500	
	MLS#00000	5	12,500	65	EAST	\$337,500	
	MLS#00000	6	13,600	62	EAST	\$367,200	
	MLS#00000	7	16,400	51	EAST	\$393,600	
	MLS#00000	8	11,700	50	SOUTH	\$304,200	
	MLS#00000	9	10,000	52	SOUTH	\$260,000	
	MLS#00000	10	10,100	80	SOUTH	\$262,600	
	MLS#00000	11	14,100	142	SOUTH	\$366,600	
	MLS#00000	12	14,200	117	SOUTH	\$369,200	
	MLS#00000	13	13,900	118	SOUTH	\$361,400	RES
	MLS#00000	14	13,900	100	SOUTH	\$361,400	
	MLS#00000	15	14,300	100	SOUTH	\$371,800	
	MLS#00000	16	13,200	100	SOUTH	\$343,200	RES
	MLS#00000	17	14,400	104	SOUTH	\$391,500	
	MLS#00000	18	14,500	104	SOUTH	\$391,500	RES
	MLS#00000	19	14,500	114	SOUTH EAST	\$391,500	RES
	MLS#00000	20	14,500	124	SOUTH EAST	\$391,500	
	MLS#00000	21	14,500	111	EAST	\$391,500	
	MLS#00000	22	14,500	100	EAST	\$391,500	SOLD
	MLS#00000	23	14,000	106	EAST	\$378,000	SOLD
PHASE 2	MLS#00000	24	16,000	143	EAST	\$432,000	
	MLS#00000	25	14,600	140	NORTH EAST	\$394,200	SOLD
	MLS#00000	26	14,500	154	NORTH	\$391,500	SOLD
	MLS#00000	27	14,500	149	NORTH WEST	\$391,500	SOLD
	MLS#00000	28	14,100	105	WEST	\$380,700	SOLD
	MLS#00000	29	14,500	100	WEST	\$391,500	
	MLS#00000	30	14,700	53	WEST	\$352,800	
	MLS#00000	31	14,700	51	WEST	\$352,800	
	MLS#00000	32	14,900	80	NORTH	\$402,300	RES
	MLS#00000	33	14,900	90	NORTH	\$402,300	
	MLS#00000	34	14,700	90	NORTH	\$369,900	
	MLS#00000	35	14,900	86	NORTH EAST	\$402,300	
	MLS#00000	36	14,700	92	NORTH EAST	\$396,900	
	MLS#00000	37	12,800	80	NORTH EAST	\$345,600	RES
	MLS#00000	38	10,900	69	NORTH EAST	\$272,500	
	MLS#00000	39	12,700	52	EAST	\$304,800	
	MLS#00000	40	11,100	50	EAST	\$266,400	

1. Reservation deposit of 5% payable on signing of **reservation agreement**
2. Deposit on contract 5% payable upon execution of **sales and purchase agreement**
3. Stage deposit 5% payable on **completion of sea wall**
4. Final deposit 5% payable on **final submission of final survey for checking**
5. Balance 80% payable on **opening of land registers at closing**

Pre-construction prices maintained for limited period. Prices will increase on an incremental basis during construction process.



Contact: **Jeremy Hurst** at 345-525-9900
jeremy@irg.ky • www.irgcayman.com

