



PALMYRA
TOWN HOMES

Live the life you dream of, just steps from the renowned
Grace Bay beach in the NEW Village at Grace Bay.

the experience awaits you.



Florida

Bahamas

the Turks & Caicos Islands

Cuba

Dominican Republic

Jamaica

San Juan

island

living





On the edge of the Caribbean lies an amazing paradise like a ripple in time. Only 575 miles Southeast of Miami and 100 miles Northwest of the Dominican Republic, the island life awaits you. Island life filled with miles of fine white sand beaches, crystal clear azure waters, abundant marina life, and an endless list of activities, all at a pace of it's own.

Island life within a modern community, that gives you peace of mind and a piece of home. A community with the lowest crime rate in the Caribbean, above average and steady Real Estate appreciation, the US Dollar as the national currency, and **no annual income tax, inheritance tax, capital gains tax or annual property tax.** A community filled with all the comforts of home, like top ranked golfing, great shopping, world class restaurants and spas, and a friendly night life. Go ahead, step into your *island life.*





sophisticated

style





stay connected

Set amid the seclusion of this Caribbean paradise, Palmyra remains digitally advanced. A fully wired community of the new millennium, wired to the global Village. Everyone choosing the island life within a Palmyra town home will find a place with main stream connections from your living space to cyberspace. Every Palmyra town home will come digitally wired with high-speed fiber optic communications, making it comfortable and easy to stay in touch with any part of the world at any time.

With over 50 flights a week and more added daily, the islands' location also make it convenient to travel the world. With several flights a day to Miami, it makes it possible to fly to America for business in the morning and be back in time for dinner. There are also direct flights to, New York, Boston, Atlanta, Orlando, Charlotte, Toronto and London, keeping you close to the pulse of the world, while still enjoying

the Island Life.



the village

The Village Center will act as a central gathering place and will be home to restaurants, art festivals, outdoor concerts, boutiques, a grocery store and other related facilities.



- Central desirable location, conveniently located in the heart of prestigious Grace Bay.
- Various community parks and shaded areas.
- 24/7 security patrols.
- Paved roads with sidewalks.
- Enforced uniform architectural and construction standards, ensuring the quality of future development.
- Digitally wired with Fibre optic cable for internet and telecommunications.

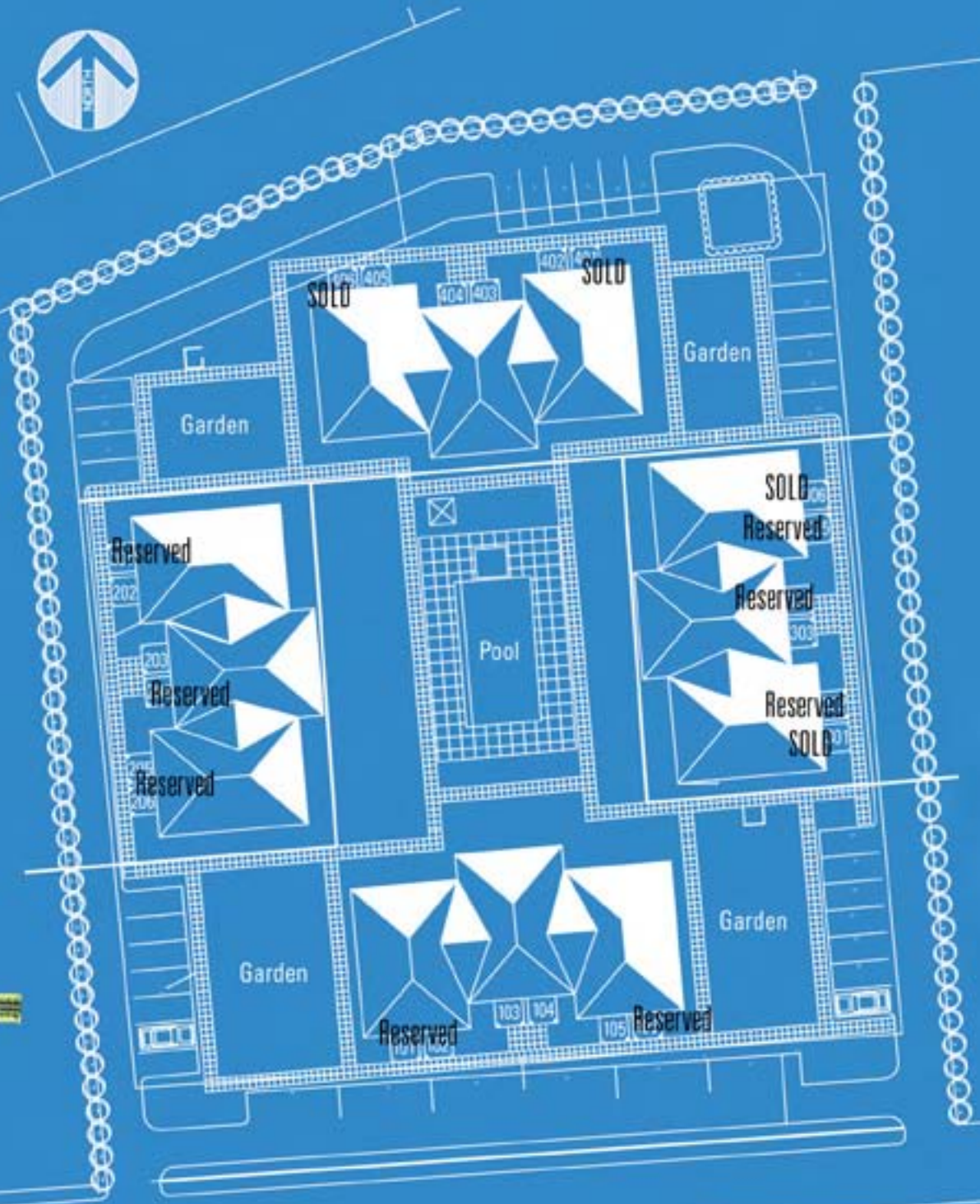


site plan

PALMYRA
TOWN HOMES



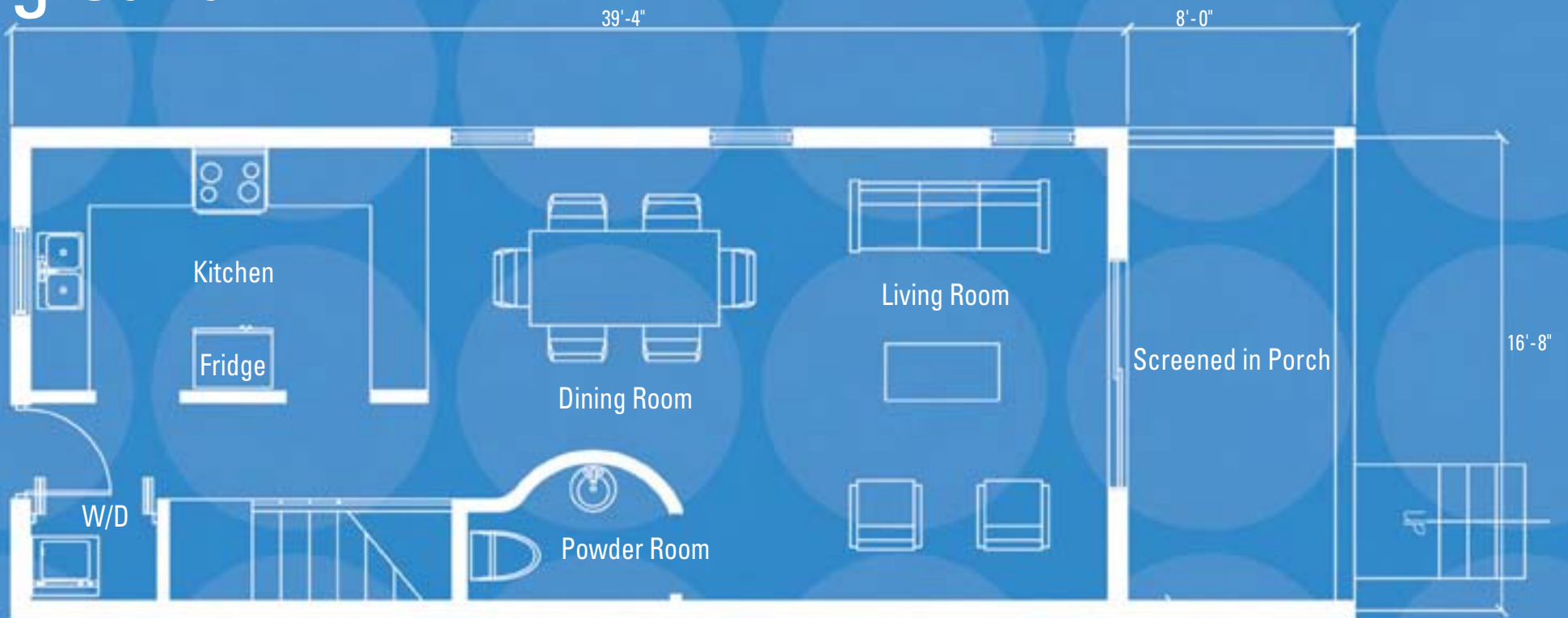
THE VILLAGE
AT
GRACE BAY



This site plan reproduction may not be exactly to scale and is subject to change without notice. Oral representations cannot be relied upon as correctly standing representation of the developer. Furniture as shown may not be included. Rendering and illustrations are artist conceptions and may vary while construction progresses as determined by the architect, engineers, builder and governmental authorities.

fine details

ground^{floor}



This floor plan reproduction may not be exactly to scale and is subject to change without notice. Oral representations cannot be relied upon as correctly standing representation of the developer. Furniture as shown may not be included. Rendering and illustrations are artist conceptions and may vary while construction progresses as determined by the architect, engineers, builder and governmental authorities.

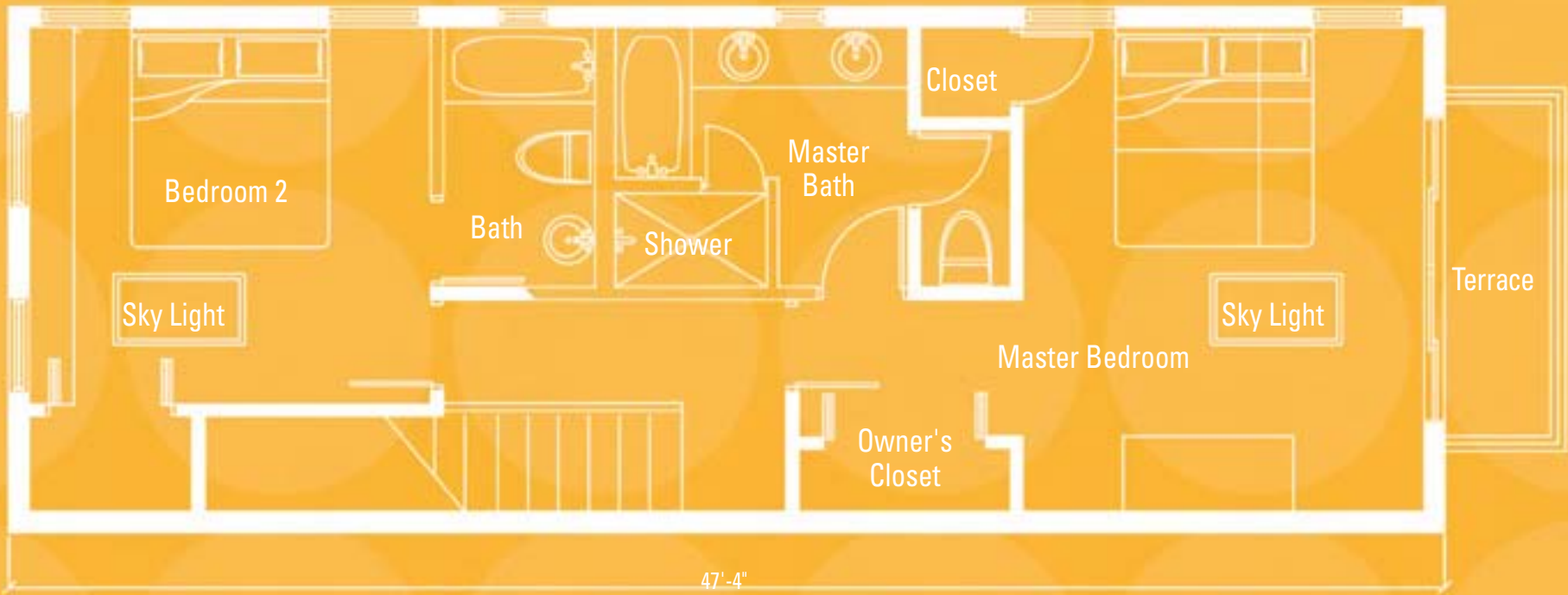
2 Bed 2.5 Bath

Entry _{space} 76 _{sq.ft.} 7.06 _{m²}

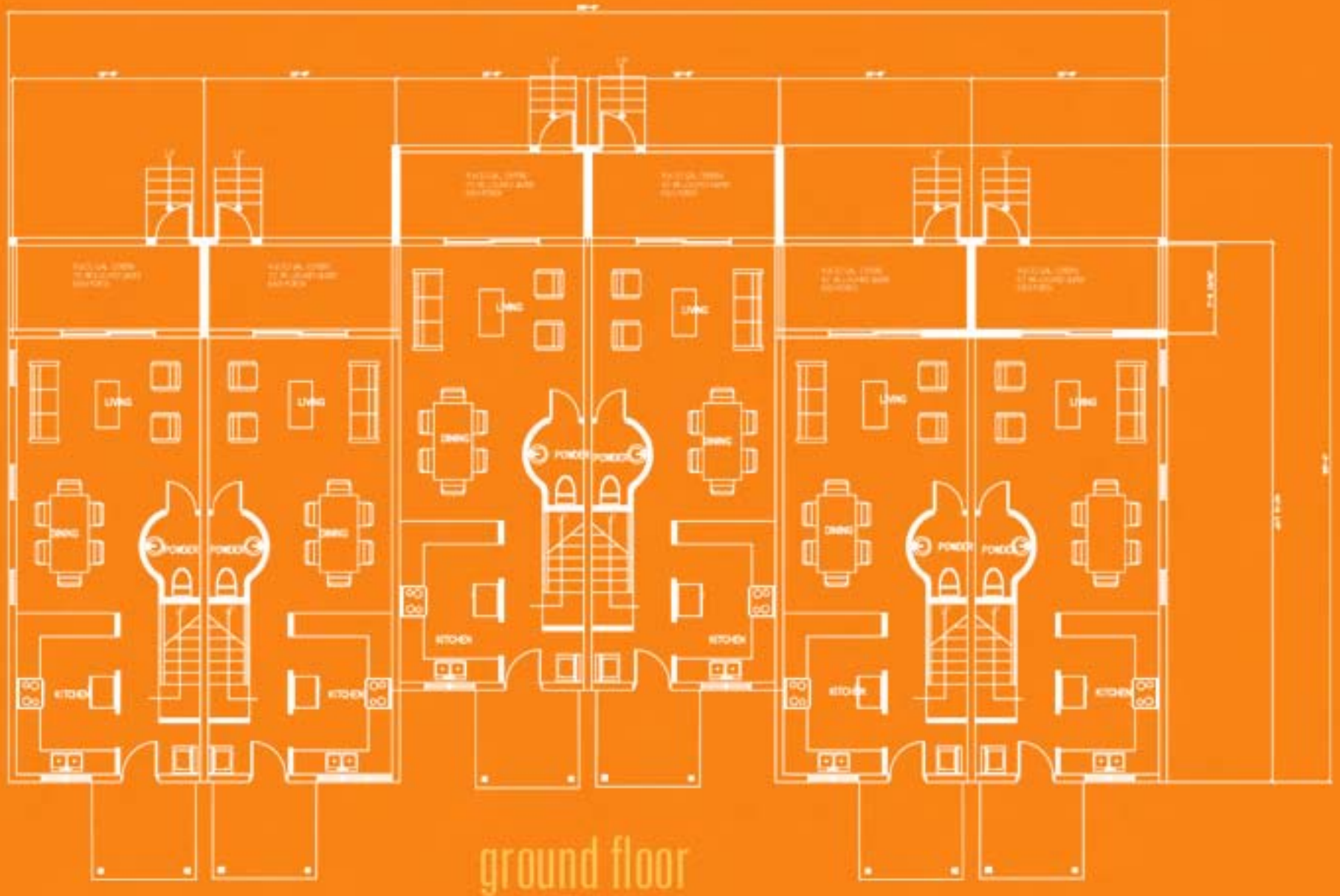
Terrace _{space} 184 _{sq.ft.} 17.09 _{m²}

Living _{space} 1,474 _{sq.ft.} 136.93 _{m²}

Total _{space} 1,734 _{sq.ft.} 161.09 _{m²}



Building Plan



Building Plan



second floor

front elevation



rear elevation



luxury development

Precision Developments Ltd.

Managing Director, Mr. Sean Reid

Mr. Sean Reid is a local developer in the Turks and Caicos Islands and is the Managing Director of Precision Developments Ltd. Mr. Sean Reid is a third generation real estate developer, building contractor and entrepreneur. He has worked on extensive projects globally that include commercial projects in the United States, hotel reconstruction in the Middle East, pre-development of government buildings in Africa, and a number of projects throughout the Caribbean including The Village at Grace Bay and Mandalay Resort and Residences.



Oceanair Ltd

Oceanair's family of four shareholders, have extensive knowledge in the real estate field. They have been involved in countless projects across America, and Canada. Oceanair's Director's have experience in property management, construction, Real Estate investment, commercial Real Estate, and specialize in luxury custom home development. Oceanair's goal is to provide high quality, luxury urban homes at affordable prices, in stunning Caribbean locales.

Oceanair Ltd.

features & amenities

- 24, 2 Storey town homes with private front and rear entrances
- 2 Bedrooms and 2.5 Bathrooms, 1734 square feet
- Central air conditioning throughout
- Stainless steel appliances
- Granite countertops, Custom hardwood kitchen cabinets
- Marble floors throughout
- Vessel sink in the main floor Powder Room
- Skylight in each bedroom
- Master bath with double vanity, marble shower, and soaker tub
- Ten foot ceilings on the main floor
- Vaulted ceilings on the second floor finished with natural cedar
- Screened in porch for each unit
- Stucco and slate exterior, slate sidewalks, lush tropical landscaping
- Pool area with lounge chairs, BBQ's, and fire pit
- Digitally wired for high speed internet
- Located in the Village at Grace Bay, a 3 minute walk to Grace Bay Beach



Payment Terms

- 10% - Agreement
- 15% - Commencement of construction, July 1, 2005, Approx.
- 15% - Completion of Floor Slab
- 25% - Completion of roof, windows and doors
- 10% - Completion of Drywall
- 25% - Possession

Offered for a limited time, interior units at \$329,900 and corner units at \$349,900. Furniture packages an additional \$20,000.

Specifications and prices are subject to change without notice. Photography and Renders are artist concept.



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Oceanair[®] Ltd.