

SECRET BEACH



CONTENTS

WELCOME 3

PROJECT OVERVIEW

Ownership Opportunity 6

Development Team 7

Location 9-14

SITE OVERVIEW

Site Map 15

FEATURES 17-18

THE VILLAS

Floorplans 19-24



WELCOME



GRAND CAYMAN IS FULL OF SECRET PLACES HIDDEN IN PLAIN VIEW

Grand Cayman's shoreline is full of natural beauty. The sun, the sky and sea come together in ways here that make these beaches feel like a magical escape. For hundreds of years there has remained an undeveloped and secreted pocket here, hidden away in plain view.

Secret Beach is a refuge of service and tranquility, in a walled garden, on one of the most beautiful and peaceful pocket beaches in West Bay.

A lucky number of resident owners will share an incredibly designed, timeless contemporary structure with impeccable modern architecture and luxurious finishes. Secret Beach will be a thoughtfully designed oasis of natural beauty within reach of, but away from the surrounding hotel corridor. This exceptional property will feature an enormous oceanfront infinity pool and beach access.

Located a 10-minute electric bike ride from the top of Seven Mile Beach on its own secluded pocket beach. And just a leisurely 12-minute drive from Camana Bay.





PROJECT OVERVIEW

OWNERSHIP OPPORTUNITY

Secret Beach was imagined to enhance everything good about living in the Cayman Islands and to provide a level of comfort not previously designed into developments of this size and price range.

Just 27 units exist inside the gardens of Secret Beach. Whether your home captures a view of the sea at sunset, reflections across the 90-foot infinity pool, or whether it opens on to a private garden area - each home celebrates the unique features of your special property.

The finishes at Secret Beach are nothing short of magnificent, offering many first-of-a-kind features for a new condominium development in the Cayman Islands.

Exceptionally high ceilings and wall-to-wall glass let light pour into your home.

Owners will enjoy a minimum of three bathrooms per unit with optional Toto NX1 washlets, heated floors and towel warmers. Optional custom built-in cabinetry and millwork deliver a level of luxury that is anything but standard.

Imagine waking from your slumber in a dry air-conditioned space, only to tap the optional Hunter Douglas light-lock shades in your bedroom, and open the doors wide to enjoy coffee in bed, with the warm tropical breezes whispering among the sheets.

At Secret Beach, optional automation and thoughtful details are designed to cosset our owners in a refuge of luxury, hidden in plain view.



DEVELOPMENT TEAM

DESIGNING, BUILDING, AND LIVING
LUXURY FOR DECADES

Secret Beach is created and backed by FTS Corp. FTS is a development company owned by Cayman Resident and naturalized Caymanian Citizen, Frank Schilling, a resident of the island for more than two decades. Frank is the co-founder of Luxury Group LXL.com.

Frank found tremendous success as a technology investor and has been passionate about elevating and enhancing his country, Cayman, on the World stage by filling what he sees as voids in the luxury market.

Secret Beach is his passionate first foray into creating a lasting monument of rustic relaxed luxury in his adopted Country.

All purchasers at Secret Beach will be given the first opportunity to purchase units in Frank's subsequent properties.



LXL

ARCO

NITZAN DESIGN



LOCATION AREA

THE GREATEST SECURITY FEATURE IS NOT NEEDING ANY

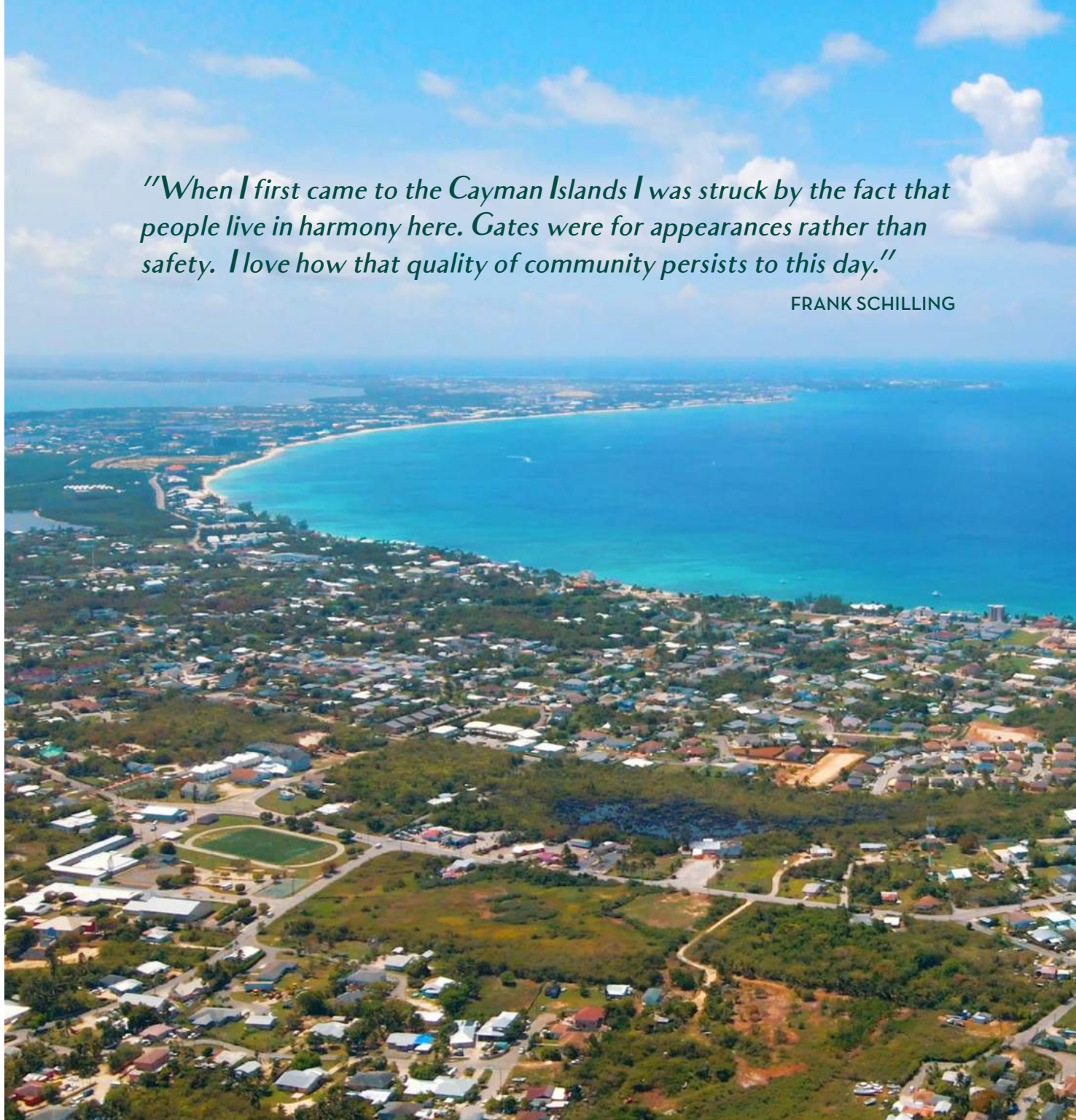
The Cayman Islands have fairly been described as a less developed “Monaco of the Caribbean”. The island has the second highest standard of living in the western world with a GDP per capita income is \$92,323, the highest in the Caribbean.

Located in close proximity to the United States, with direct airlift from Los Angeles, Denver, Dallas, Houston, Atlanta, Charlotte, Toronto, New York, Tampa, Miami, and London – The Cayman Islands are an attractive place for a second home or relocation to base from.

The residents of the Cayman Islands are warm and welcoming and known for their “Caymankind” perspective. Cayman is a nation without direct taxation, and residency may be obtained through direct investment in the Island. Cayman is a secure paradise and refuge from an uncertain world.



View aerial footage
of the property



“When I first came to the Cayman Islands I was struck by the fact that people live in harmony here. Gates were for appearances rather than safety. I love how that quality of community persists to this day.”

FRANK SCHILLING

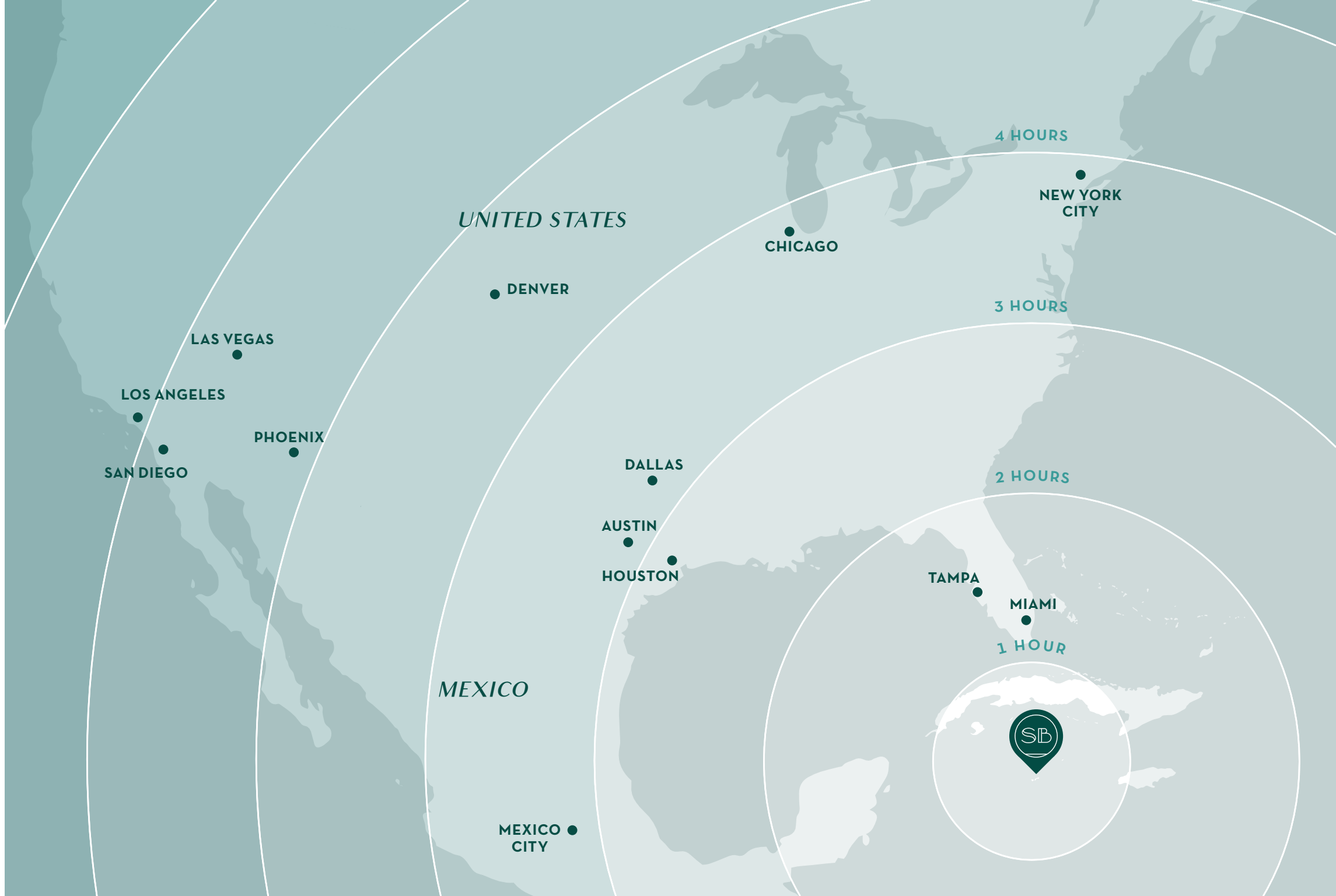


GETTING TO SECRET BEACH

While Secret Beach feels like a secret retreat, it is located just a 20-minute drive from George Town and Owens Roberts International Airport (GCM).

The Cayman Islands is conveniently located only 480 miles south of Miami, merely an hour by plane.

The Island is served by all major airlines and is easily accessible via nonstop service from most travel hubs in the U.S. including New York, Miami, Dallas, Denver, and Los Angeles, and direct flights to Canada and the UK. Island Air, our local FBO facilitates charter and private plane services.



PRIVATE LOCATION

AN ISLAND WITHIN AN ISLAND

Secret Beach is located in West Bay on Grand Cayman – just 10 minutes from the hotels, hustle and bustle of Seven Mile Beach.

The Secret Beach development sits on elevated ground that ambles to the sea. Sweeping water views of the sea and coastline make the perfect backdrop for taking in western and northwestern facing sunsets.

Situated in a quiet neighborhood near a children's park, the property offers Bamboo-lined limestone walkways leading to an oceanfront pool deck, a convivial gathering place which overlooks the property's sumptuous 90-foot infinity swimming pool.

Take your wine glass into the warm seawater or hang over the infinity edge and feel the tropical breeze on your face.

Schedule a massage, enjoy daily fresh baked goods from our sister restaurant, or have a trainer coach a workout in the fitness studio before one of the building's security team drops you off for lunch.



View aerial footage
of the property

SITE MAP

90

Foot long swimming pool

75

Steps to the waters edge

27

Well-appointed villas

10

Minutes from the popular Seven Mile Beach

3

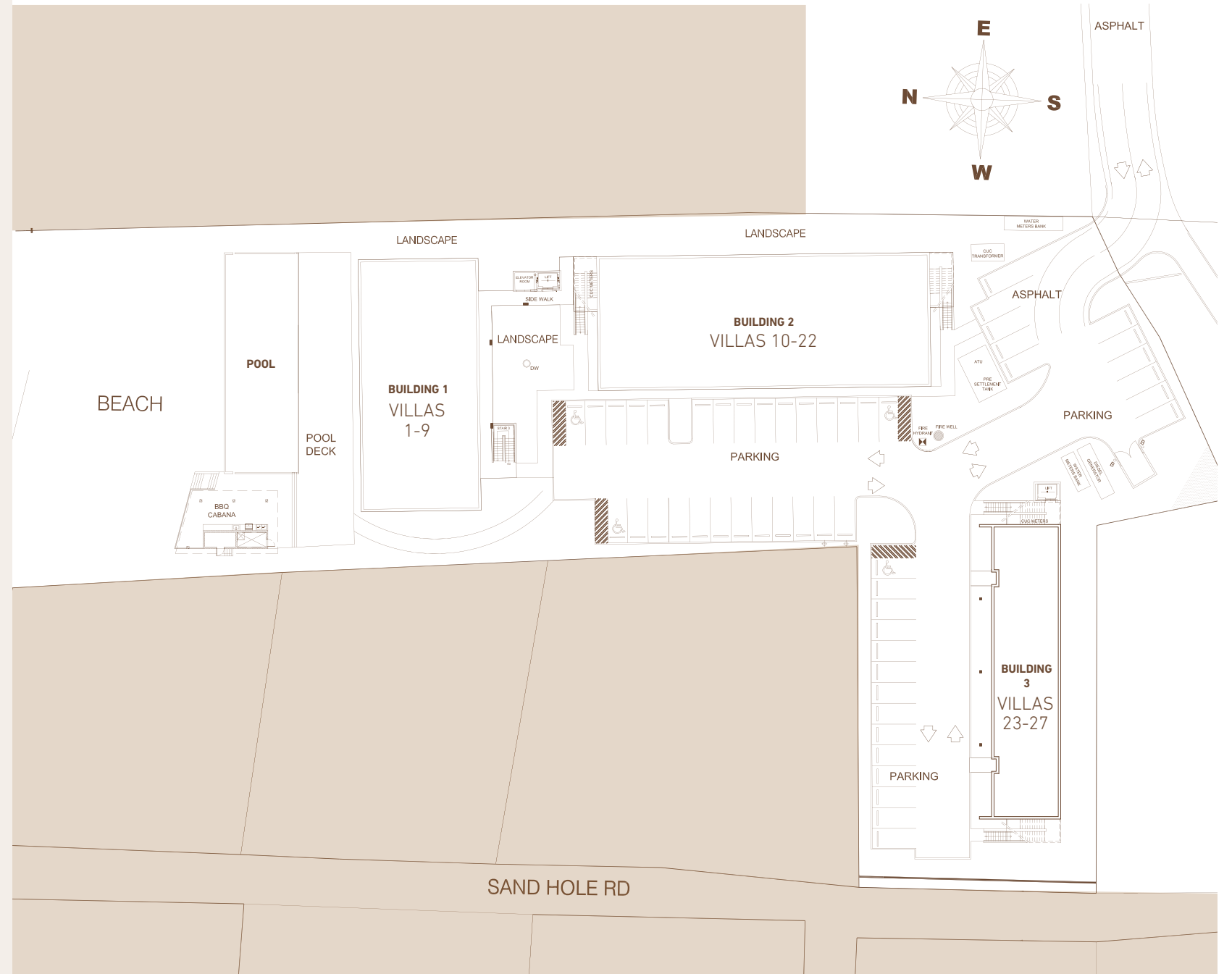
Contemporary buildings

1

Unique and secluded property



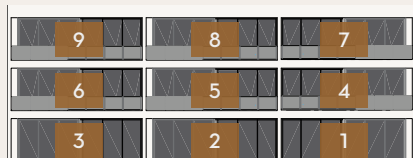
View more aerials of the property



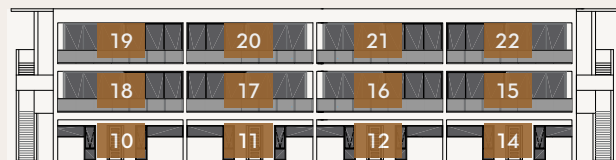
VILLA LOCATOR



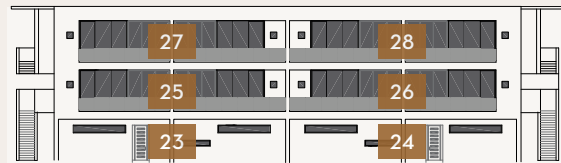
BUILDING 1 *plan type A, B, D*



BUILDING 2 *plan type A, B, C, D*

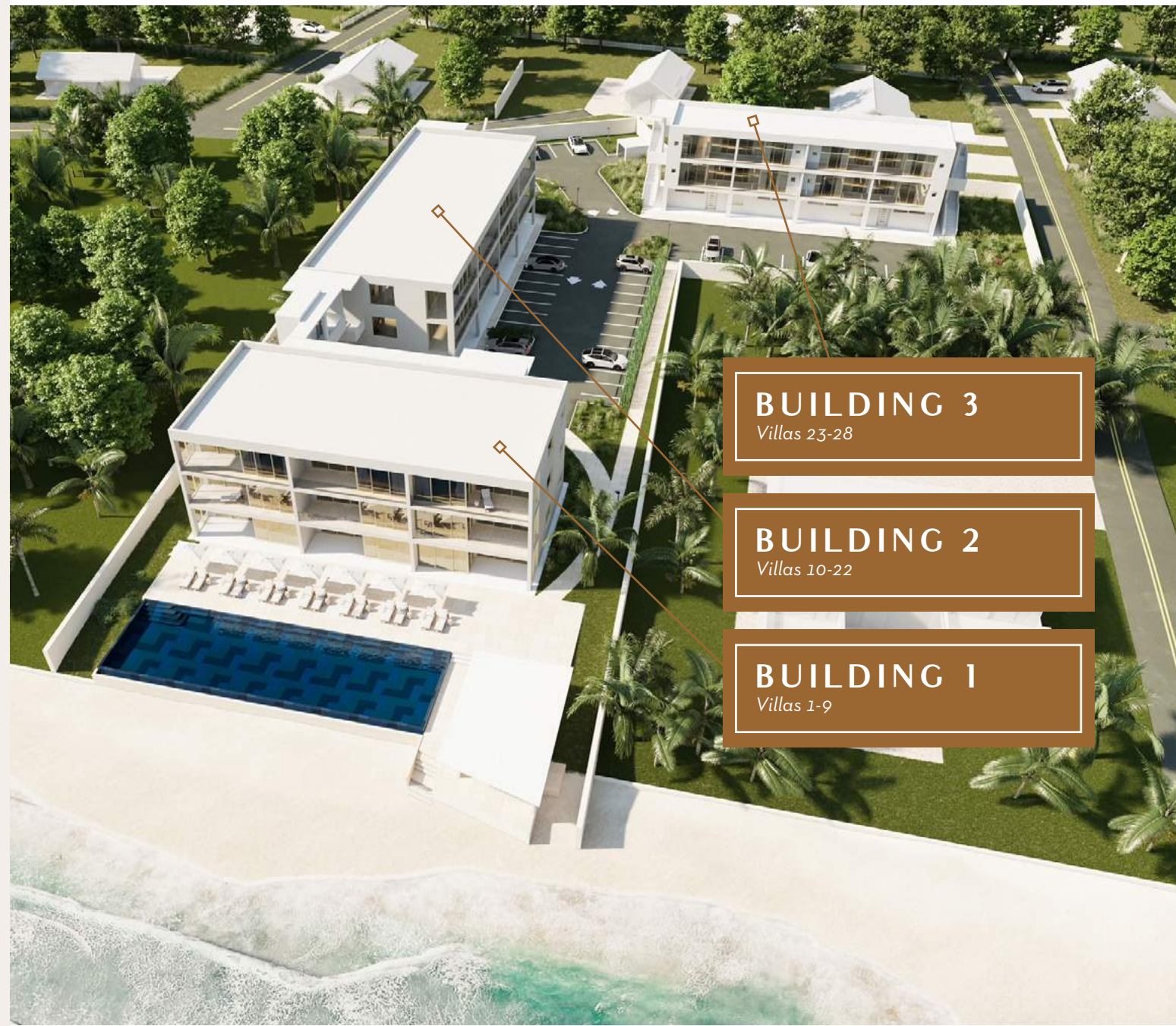


BUILDING 3 *plan type E, F*



SIX stunning floor plans

SIZE ranging from 1,661-1,704 sq. ft.



BUILDING 3

Villas 23-28

BUILDING 2

Villas 10-22

BUILDING 1

Villas 1-9



SITE OVERVIEW

PROPERTY AMENITIES

YOUR SECRET RETREAT OF PRIVACY AND LUXURY



3,700 sf infinity pool with ocean view



Elevator access for upper floors



Gated beach access with foot wash



Electric Vehicle charging stations



Dog area with pet wash station



On-call vehicle luxury motor pool service



24-hr security team and surveillance system



Gated parking area with on-site car wash



Food services available for delivery each day



In-house management and butler team

FEATURES

LUXURY LIVING

LUXURY IS A SEASON THAT NEVER ENDS

The development team at Secret Beach has been designing, building and living luxury for more than 25 years.

Thoughtful high-end finishes and attention to detail can be seen and felt in every nuance of your unit.

From the Doors and Glass system, to optional built-ins, appliances, and cabinetry, and from the state of the art mechanicals to optional window coverings – every subtlety of Secret Beach's finish has been meticulously curated with the highest standards in mind.

At Secret Beach, unit frontages are among the widest in the Cayman Islands. The design detail and construction quality echoes developments seen on the pages of Architectural Digest. Special stone and glass finishes not on offer elsewhere on the island, set the tone for this exceptional living experience. Secret Beach is a private refuge from the tumult of everyday living.





BEAUTIFULLY APPOINTED CUSTOM INTERIORS

The finishes and stylings in each villa at Secret Beach reflect a modern aesthetic that is both inviting and refined. Each room features high-end pieces from luxury brands that are known for their quality and design.

LIVING & SLEEPING SPACES

- Hardwood skinned entry doors
- 10-foot ceilings
- Italian porcelain floors
- Hurricane-rated, floor-to-ceiling, Eurowall glass sliding doors
- Warm temperature LED lighting
- Climate control by NEST
- Home automation by Control4

OPTIONAL ADD-ONS

- Hunter Douglas LightLock built-in blackout window coverings
- Home audio system by Devialet
- 90-inch theater style smart TV with Apple TV
- Wood-paneling built-in ceilings



View a video
of the Villas

KITCHEN

- Italian custom kitchens by Aster Cucine of Ancona Italy
- Marble and Porcelain backsplashes
- Full size intelligent laundry units by LG

OPTIONAL ADD-ON | Appliance package by Gaggenau

BATH

- Hansgrohe and Kohler bath hardware
- Heated towel racks
- Marble vanities
- Floor-to-ceiling porcelain showers




OPTIONAL ADD-ONS

- Top-of-line TOTO NX1 self-cleaning, heated seat and spray washlets
- Radiant heat porcelain and marble floors

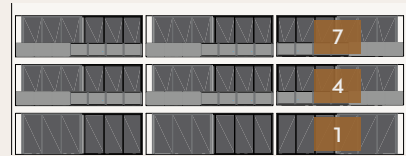
Turn-key LXL furniture and home decor packages are available upon request.



VILLA TYPE A

-  2 bedrooms
-  1 office/study
-  2.5 baths
-  1,686 sq. ft.

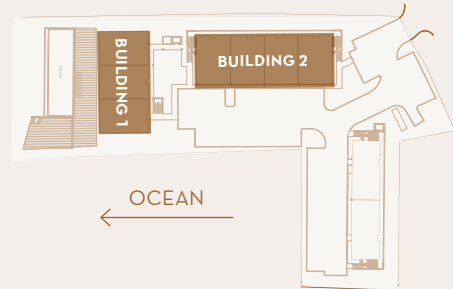
BUILDING 1 *Villa 1, Villa 4, Villa 7*







BUILDING 2 *Villa 10, Villa 15, Villa 22*



SITE MAP



VILLA TYPE B

-  2 bedrooms
-  1 office/study
-  2.5 baths
-  1,661 sq. ft.

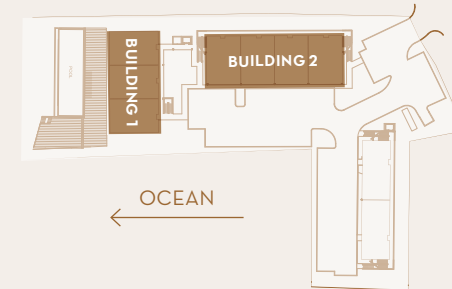
BUILDING 1 *Villa 2, Villa 5, Villa 8*







BUILDING 2 *Villa 11, Villa 16, Villa 21*



SITE MAP



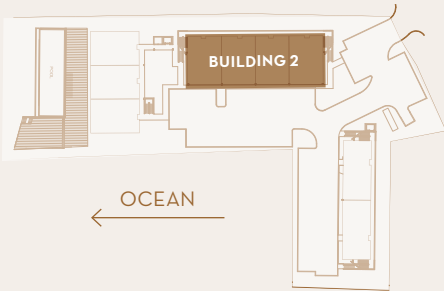
VILLA TYPE C

-  2 bedrooms
-  1 office/study
-  2.5 baths
-  1,661 sq. ft.





BUILDING 2 Villa 12, Villa 17, Villa 20



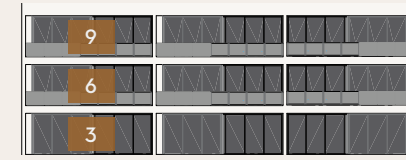
SITE MAP



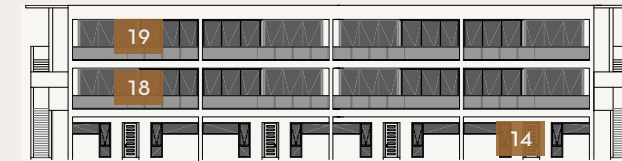
VILLA TYPE D

-  2 bedrooms
-  1 office/study
-  2.5 baths
-  1,686 sq. ft.

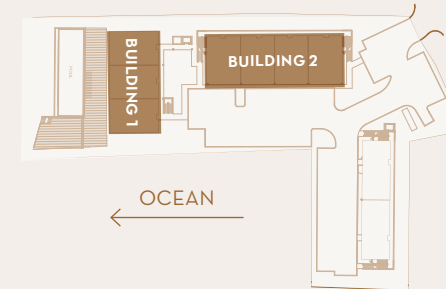
BUILDING 1 Villa 3, Villa 6, Villa 9




BUILDING 2 Villa 14, Villa 18, Villa 19




SITE MAP



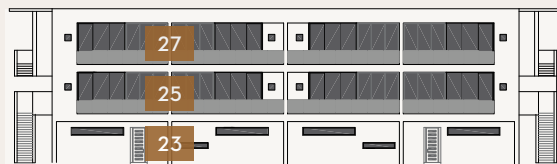
VILLA TYPE E

 2 bedrooms

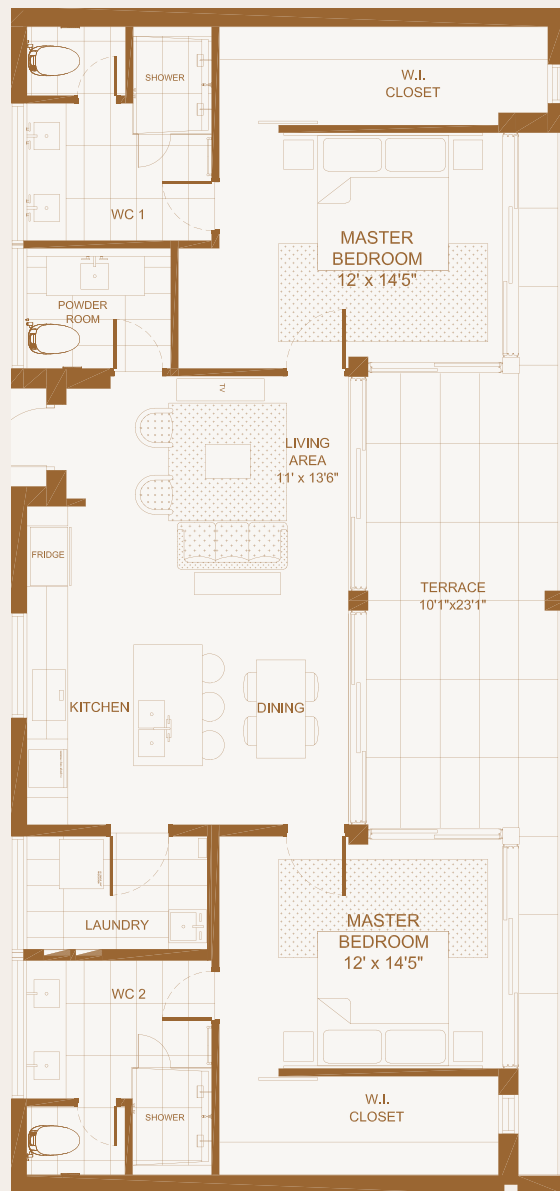
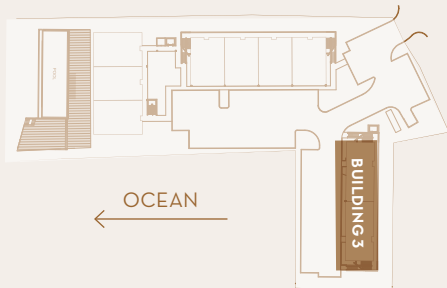
 2.5 baths

 1,703 sq. ft.


BUILDING 3 Villa 23, Villa 25, Villa 27



SITE MAP



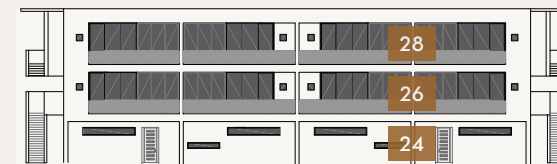
VILLA TYPE F

 2 bedrooms

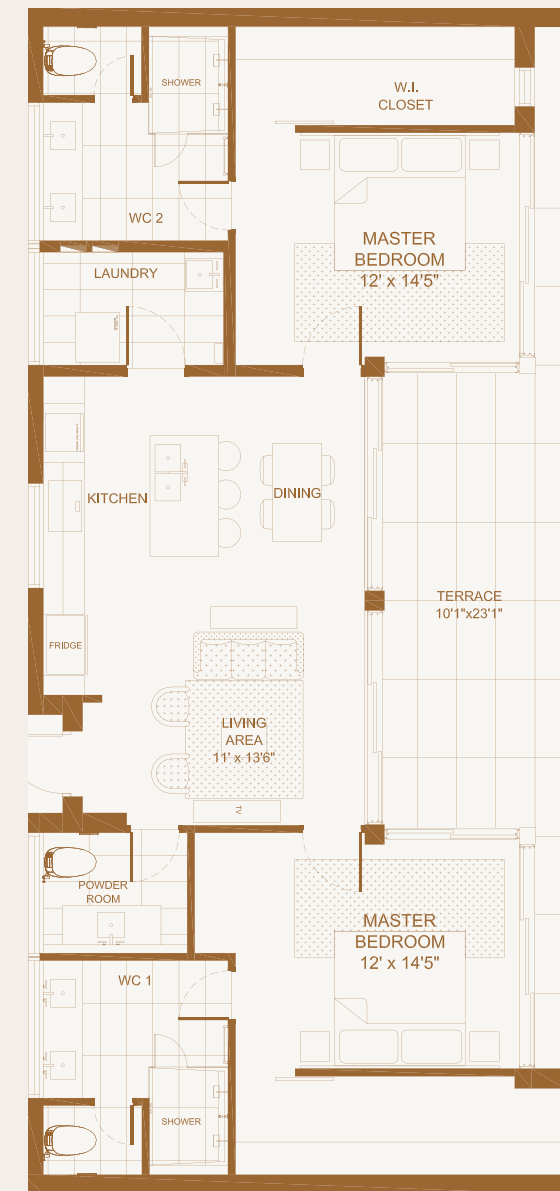
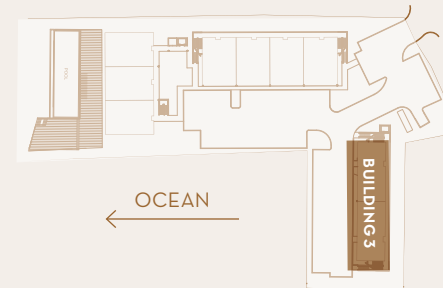
 2.5 baths

 1,703 sq. ft.

BUILDING 3 Villa 24, Villa 26, Villa 28



SITE MAP





AVAILABLE

starting from US\$1.105M

RESERVE
TODAY

as low US\$25,000



SECRET BEACH

FOR MORE INFORMATION ON PRICING
AND AVAILABILITY PLEASE CONTACT

sales@secretbeach.ky | +1-345-322-4224

www.secretbeach.ky | [@secretbeachcayman](https://www.instagram.com/secretbeachcayman)

