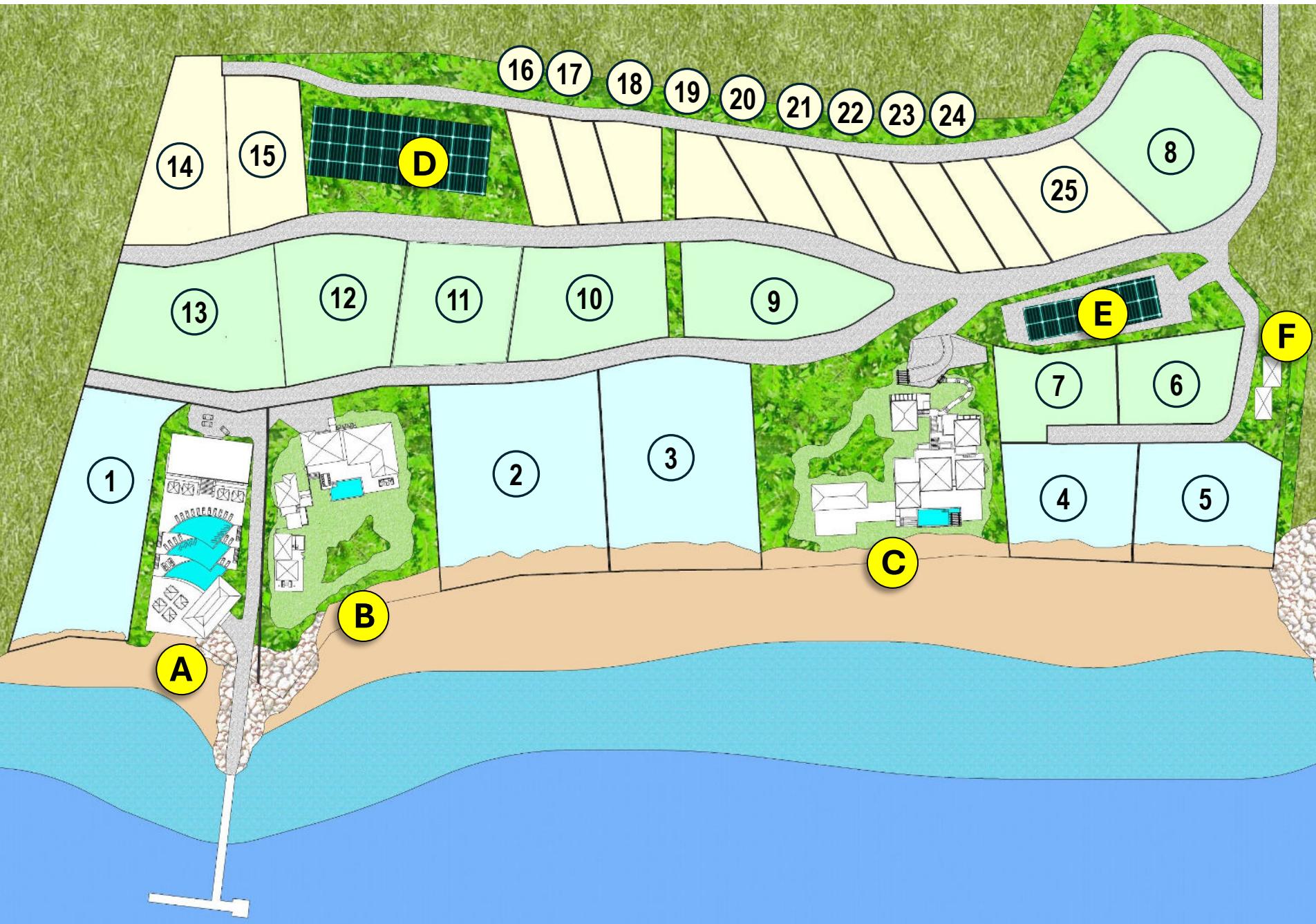


# MAYREAU BEACH ESTATES MASTER PLAN



- A** Beach Club & Arrival Dock
- B** Beach Club Villa (4-Bed)
- C** Private Villa (5-Bed)
- D** Solar System (500 mWh)
- E** Back Of House / Staff
- F** RO Water System

**Legend:**

- Beachfront Lots
- Middle Row Lots
- Top Row Lots

# MAYREAU BEACH ESTATES LOT RETAIL PRICING

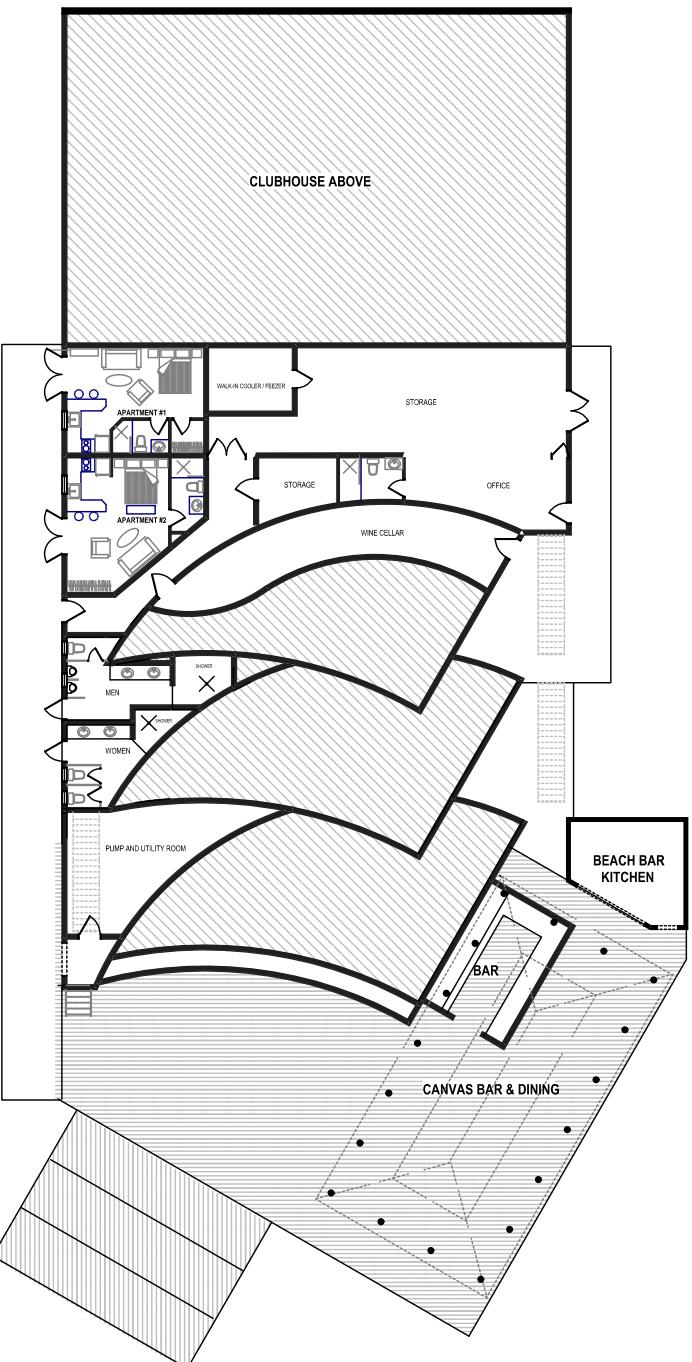
	LOT #	SIZE (SF)	WIDTH (FT)	PRICE (USD)
BEACHFRONT	1	22,228	110	\$800,000
	2	28,758	160	\$1,000,000
	3	28,487	145	\$1,000,000
	4	15,419	125	\$650,000
	5	13,675	125	\$600,000
MIDDLE ROW	6	8,876	108	\$250,000
	7	8,316	114	\$250,000
	8	29,566	130	\$750,000
	9	14,963	200	\$295,000
	10	14,239	140	\$285,000
	11	12,753	110	\$250,000
	12	13,932	110	\$275,000
	13	19,411	176	\$400,000

	LOT #	SIZE (SF)	WIDTH (FT)	PRICE (USD)
TOP ROW	14	13,170	85	\$230,000
	15	11,098	75	\$195,000
	16	6,052	40	\$105,000
	17	5,700	40	\$99,500
	18	7,267	50	\$127,500
	19	6,120	60	\$107,500
	20	7,111	50	\$124,000
	21	6,206	40	\$105,000
	22	6,835	40	\$120,000
	23	6,371	40	\$110,000
	24	5,929	40	\$100,000
	25	13,183	90	\$230,000

**TOTAL LOT RETAIL PRICING: \$8,458,500**

# MAYREAU BEACH CLUB FLOOR PLANS

25,000 SF LOT WITH 125 FT BEACHFRONT  
22,800 SF TOTAL BUILT AREA & 200 FT DOCK  
19,800 SF LANDSIDE BEACHCLUB, ACCOMODATIONS, & POOLS  
3,000 SF DOCKS AND SUNSET PIER

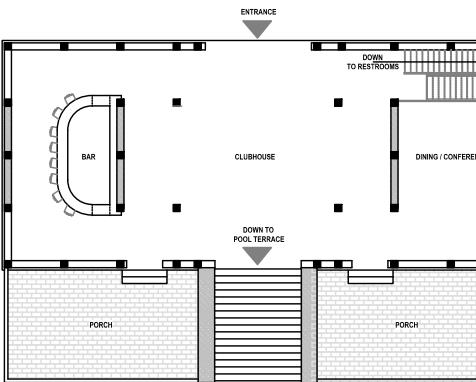


MAIN CLUBHOUSE LOWER LEVEL

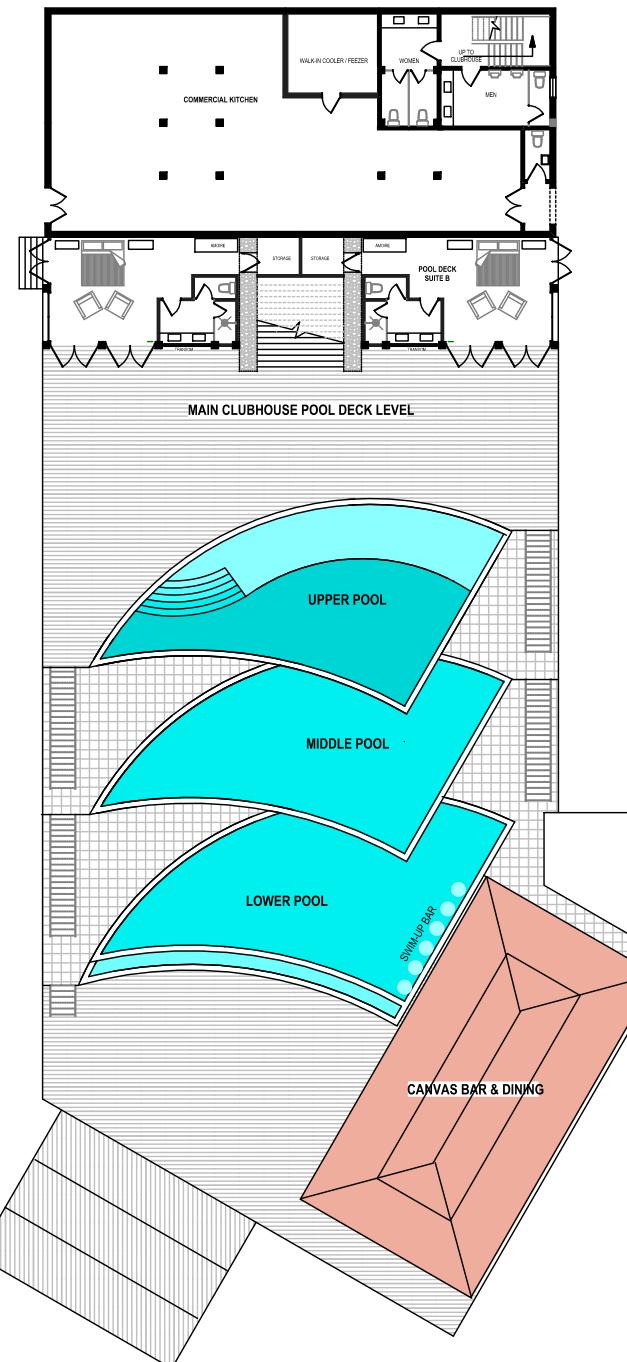
4,800 SF TOTAL BUILT AREA

1,500 SF BEACH BAR, DINING, KITCHEN

3,300 SF STORAGE, UTILITY, WINE CELLAR, APARTMENTS



MAIN CLUBHOUSE UPPER LEVEL

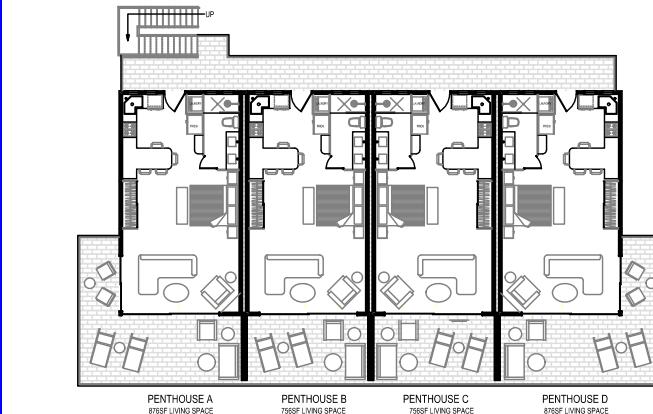


MAIN CLUBHOUSE & POOL DECK LEVEL

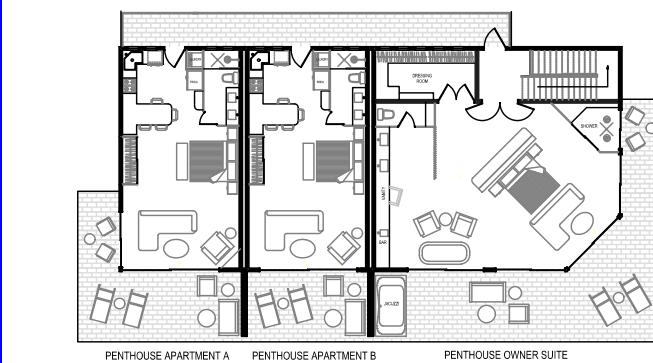
15,000 SF TOTAL BUILT AREA

2,370 SF COMMERCIAL KITCHEN | 940 SF POOLSIDE SUITES

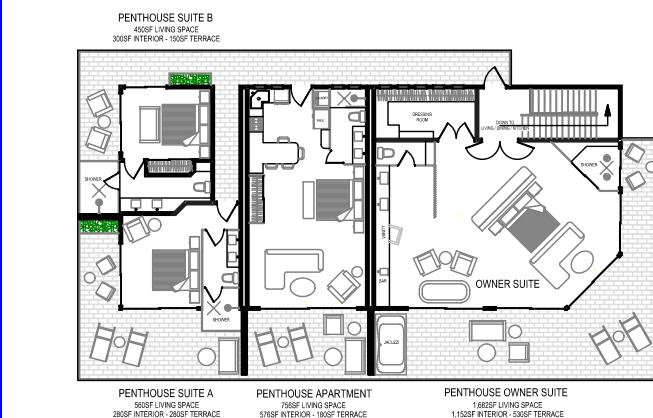
5,250 SF POOL DECK | 3,000 SF POOLS | 3,450 SF MAIN CLUBHOUSE



BEACH CLUB PENTHOUSE SUITES  
FOUR STUDIO UNITS FOR SALE



BEACH CLUB PRIVATE RESIDENCE OPTION  
LAYOUT A - MASTER SUITE AND TWO STUDIO APARTMENTS



BEACH CLUB PRIVATE RESIDENCE OPTION  
LAYOUT A - MASTER SUITE AND TWO STUDIO APARTMENTS

## PENTHOUSE LEVEL OPTIONS

3,600 SF AVAILABLE AREA

2,300 SF INTERIOR AREA

1,300 SF EXTERIOR AREA



