



CAS EN BAS

Saint Lucia

BY
DREAM HOTEL GROUP



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A COLLECTION OF
CONTEMPORARY
FREEHOLD BRANDED
RESIDENCES IN A
CARIBBEAN PARADISE





AN EMERALD ISLAND

Covering a land area of 617 km², Saint Lucia is a sovereign island country in the eastern Caribbean Sea. Part of the Lesser Antilles, it is located northeast of Saint Vincent, northwest of Barbados and south of Martinique.

Saint Lucia is so much more than a tropical paradise. Since gaining independence in 1979, the Government has nurtured stability within the economy through policies, which include protection for foreign investors; indeed, it

currently ranks #1 in the Southern Caribbean for business*. The island also has good medical, utilities, and telecommunications infrastructures.

The north of the island - where Cas en Bas Beach Resort is located - is the country's most popular tourism and entertainment hot spot, with numerous events and attractions to satisfy a wide range of tastes and interests.

* World Bank, Doing Business Report 2020





PERFECTLY POSITIONED

Cas en Bas Beach Resort offers buyers the opportunity to own a freehold vacation home in one of the most desirable locations on the island.

Ideally situated in the prestigious Cap Estate on the island's north coast, bordering Cap Cove Resort and the super-exclusive new Cabot Golf Estate, Cas en Bas Beach Resort is nestled between St. Lucia Golf & Country Club's 18-hole championship course and the picturesque Cas en Bas Bay.

A short drive to one of St. Lucia's top beaches and Pigeon Island Heritage Park, residents benefit from convenient access to abundant shopping, restaurants, clubs and bars at nearby Rodney Bay Village & Marina, and the excellent duty-free shopping in Castries.

The international airport is approximately 75 minutes' drive.



C A S E N B A S B A Y

The spectacular 1 km white sand beach will be maintained by Cabot Golf Estate, ensuring it remains in pristine condition all year round.

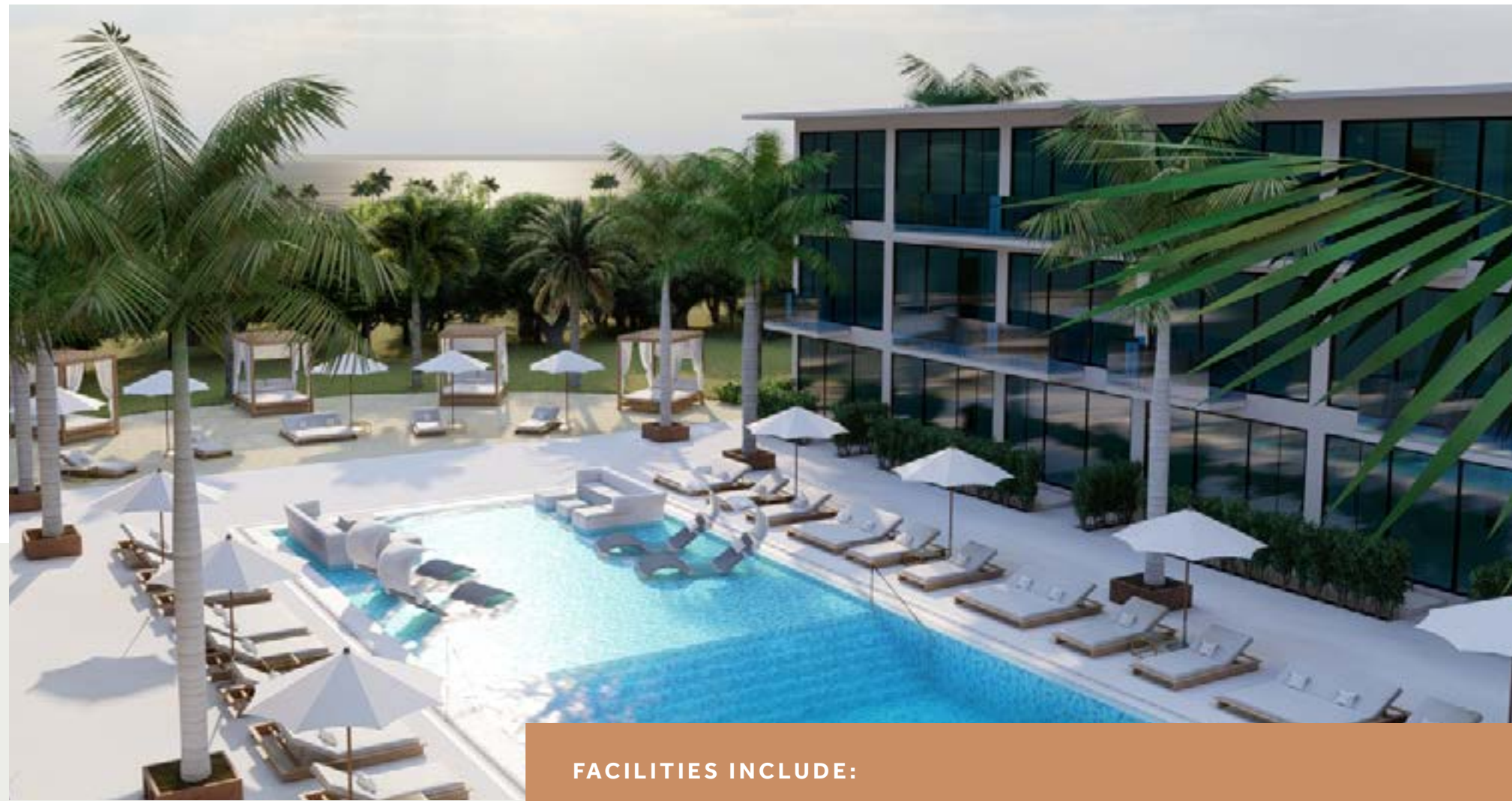


THE RESORT

A Bespoke Caribbean Lifestyle

Cas en Bas Beach Resort comprises two ultra-modern, low-rise apartment buildings bordering one of the longest swimming pools in St Lucia and its surrounding sun terraces.

The resort's aspect has been thoughtfully planned to follow the path of the sun, which passes over the pool through the day while shielding the residences from excessive direct sunlight. A mix of sunny and shaded areas are provided for sunbathing or chilling, as your mood takes you.



At the northern end of the pool sits the impressive Ice Bar and restaurant with its large, elevated terrace overlooking the pool. At the opposite end is a relaxing 'pieds dans l'eau' lounge area, next to the elegant four-poster sunbeds adorning our sandy Cabana Beach.

FACILITIES INCLUDE:

- 50m swimming pool
- Beach access
- Rooftop Ice Bar & terrace
- Poolside terrace with al fresco dining
- Wellness and spa treatments
- Rooftop yoga
- Sports bar
- Tapas style wine bar
- Delicatessen, café and convenience store
- Guest services lounge
- Business centre
- Superfast wi-fi
- TV streaming services
- Parking



The resort's commercial centre is conveniently accessed via a small bridge spanning the stream that meanders through the resort's tropical garden.

An attractive enclosed courtyard for relaxed *al fresco* dining offers a tapas style wine bar, delicatessen and coffee shop, convenience store, sports bar, and Guest Services lounge.

With the popularity of remote working, why not extend your vacation and work seamlessly from your island home? In addition to super-fast Wi-Fi, our dedicated business centre provides modern office, secretarial and meeting facilities, making this a practical reality.

The Pineapple Beach Bar & Grill on Cas en Bas beach offers cocktails and casual 'barefoot'



dining, with locally caught fish and other delicacies prepared on the barbecue.

The Developer holds an option on the adjacent land, where planned future facilities include a spa and wellness centre, as well as a Teens' Social & Games Lounge.



CB

PRIVATE RESIDENCES

Beautifully designed studio, 1 & 2 bedroom freehold branded residences.

A collection of 90 contemporary branded residences, meticulously designed to optimise the expansive open plan accommodation.

Spacious, beautifully appointed rooms with en suite bathrooms, polished concrete floors, air-conditioning and premium fittings throughout, each residence benefits from a well-equipped kitchen for convenient 'at-home' dining.

Generous 2.5m ceilings and full height sliding doors maximise the natural light and the pool or tropical garden views, which open onto private balconies and terraces for comfortable indoor/outdoor living.

A stylish selection of premium quality furnishings is provided by our international interior design partner, which includes original artworks by renowned local artist Ollie Wallace.



OWNER BENEFITS

Purchasing a home at Cas en Bas Beach Resort presents a highly attractive investment and lifestyle opportunity to vacation homeowners and investors alike.

Generate valuable income through the resort's managed rental programme, which is projected by independent experts* to cover the annual running costs of your island home and leave a generous surplus.

- Exceptional value for a luxury branded residential resort offering such high quality design, FF&E, facilities and services, in this prestigious Cap Estate location.
- Tourism is booming; the World Bank forecasts a rapid return to St Lucia's peak 2019 levels, then 4% annual growth.
- High rental returns projected* for owners in the managed rental programme.



- Residents' Card provides in resort and external benefits and discounts.
- Low management and maintenance fees, which include insurances.
- A concierge will be on hand to assist with your day-to-day requirements.
- Airport transfers, activities and excursions arranged.
- Pre-arrival 'fridge stocking' service.
- A full range of housekeeping and maintenance services is provided.
- FF&E is covered within the operator's reserve budget; as such, once a furniture pack has been purchased, owners will never have to pay again to replace any item through wear and tear.

With all this and more, it is perhaps unsurprising that 50% of Phase 1 residences have been sold before the official launch.

* Rental forecasts have been independently validated by UHY Hacker-Young chartered accountants using St. Lucia Tourist Board and World Bank official data (Sept 2021).

NEVER A DULL MOMENT

St Lucia offers something for all ages and interests.

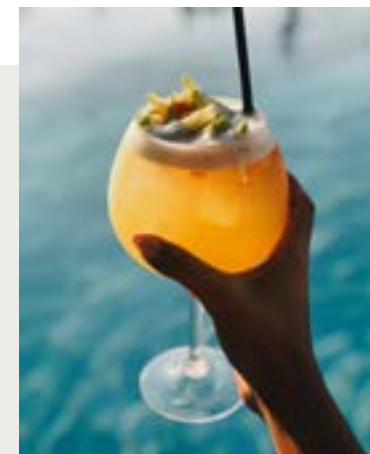
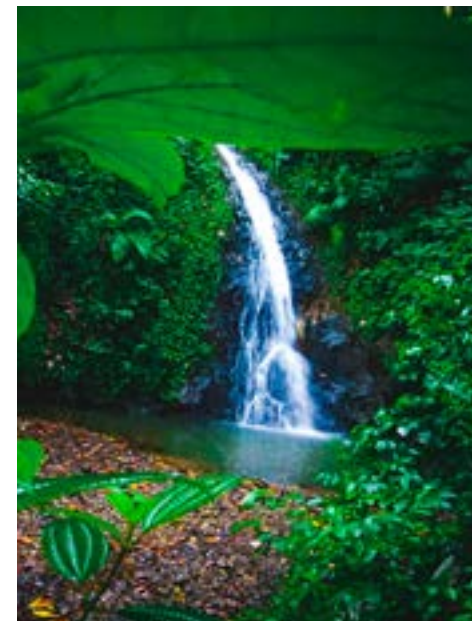
As may be expected in a popular tourist destination, the island provides a perfect backdrop for new adventures and experiences with a wide range of leisure, cultural and sporting activities including:

- Golf
- Sailing
- Scuba diving & snorkelling
- Kite & wind surfing
- Kayaking & paddle boarding
- Whale watching & dolphin spotting
- Seatrekking
- Water skiing
- Horse riding
- Rainforest zip-lining experience
- Rainforest aerial tram ride
- Cycling along rainforest trails
- Quad biking
- Climbing The Pitons
- Rainforest hiking
- Thermal springs, sulphur baths & rainforest waterfalls
- Pigeon Island National Park
- The Caribbean's only 'drive-through' volcano
- Vibrant bars and restaurants offering local and international culinary delights

The island also hosts the world-famous Atlantic Rally for Cruisers, the Caribbean's premier yachting event.



View over St. Lucia Golf & Country Club's championship course towards the resort and Cas en Bas Bay.



Warm and welcoming, St. Lucian's find any excuse to celebrate. With a blend of African, French and English cultures, there are colourful events throughout the year including St Lucia Carnival, Independence Day, the Jazz & Arts Festival, Creole Day, and La Margeurite Flower Festival.

A major part of the St. Lucian lifestyle is savouring the island's traditional foods. Over generations, these local delicacies have been created by the island's diverse cultural influences - a combination of French and Creole flavours, with a delightful West Indian twist.

And there are few more memorable experiences than soaking up the atmosphere at the weekly Anse La Raye Fish Friday, or at the famous Gros Islet Street Party, just a short drive away.

BRAND AND MANAGEMENT

BY DREAM HOTEL GROUP

By Dream Hotel Group is a curated collection of independent hotels that fosters each property's identity. Whether adaptive reuse or new build, By Dream Hotel Group blends intelligent and bespoke design with thoughtfully curated programming to deliver exceptional lifestyle experiences that entertain, connect and best serve the local culture and community.



A boutique hotel brand and management company with a rich, 30-year history of managing properties in some of the world's most competitive markets.

Committed to delivering forward-thinking design, vibrant dining and nightlife, and memorable guest experiences, Dream Hotel Group offers travelers an authentic connection to their chosen destination through a truly original approach.

Its portfolio includes By Dream Hotels, Time Hotels, Unscripted Hotels, and The Chatwal (ranked #1 Hotel in New York City 2021 by Conde Nast) and the group has a pipeline of over 20 new global locations scheduled to open in the coming 5 years.



The Bight By Dream Hotel Group
Providenciales, Turks & Caicos



Emma & Elissa by Dream Hotel Group
Playa del Carmen, Mexico

Discover reliably impeccable service alongside thoughtful amenities, catered specifically to put you in touch with the local culture and lifestyle of each destination.



The Time By Dream Hotel Group
New York, New York



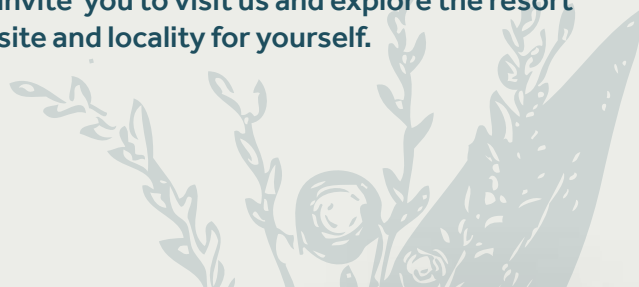
CAS EN BAS BAY, WITH ITS SPECTACULAR 1 KM SANDY BEACH,
IS ONLY 150 METRES WALK FROM THE RESORT.



INSPECTION VISIT

Interested purchasers can benefit from our exclusive rates at local 4* and 5* hotels, with an itinerary arranged around you and your interests, enabling you to fully experience the delights of the island first-hand and savour the exceptional tropical lifestyle you will enjoy as 'an Islander'.

Seeing is truly believing, so we are pleased to invite you to visit us and explore the resort site and locality for yourself.



View of Cas en Bas Bay



Moor Park House, Surrey

DEVELOPER

Wellington Estates develops and manages its own property portfolio and investments, which consist of unique properties delivering long term capital growth and high rent yields.

Over the past two decades, Wellington Estates and its Chairman have been involved in high-profile Grade I & II* listed projects of national importance across the UK, as well as resort and leisure developments in the Caribbean.

A highly experienced international property developer with a track record of delivering unique and prestigious sites, the company's expertise is in sourcing, buying and developing complex sites in the UK and overseas.

With such a comprehensive knowledge of international development and investment projects, Wellington Estates is the ideal partner for this prestigious project.



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