

Ocean View Villas & Condominiums



FACT SHEET



Introduction

The Point at Petite Calivigny (The Point) is a luxury boutique Private Residence Club and Resort situated on the spectacular southern coast of Grenada. This entirely new development is constructed on 11 acres of private property located in the affluent community of Petite Calivigny and consists of 3 exquisite ocean view villas and 12 condominiums, gym & wellness centre, spa, secluded waterfront and marina.

The Point is a contemporary 5-star residential community perfectly suited to the affluent couple or family seeking a unique living or vacation experience.

Geo location 12°00'18.3"N 61°43'37.6"W

The Developer

C.A. Partners Ltd. is an experienced property development and project finance company based in Grenada. The company's portfolio boasts a range of local and international residential, resort, and commercial projects in the Czech Republic, United States and Grenada.





Property Type <i>3-Bedroom / 3-Bathroom</i>	Price (USD)	Availability
Villa Lotus	\$1,595,000	1

Seaview Residences <i>2-Bedroom / 2-Bathroom</i>	Price (USD) <i>Availability 3</i>	Availability
Moonstone (#1)	\$740,000	1 (currently off plan)
Ruby (#3)	\$720,000	1
Amethyst (#6)	\$750,000	1



Villa Floor Plan

Virtual Reality Tour: <https://my.matterport.com/show/?m=4wBTThLP8Yyi>

Photos: <https://www.dropbox.com/sh/l1ganw7g82hxx7i/AAAw6ObkyXvcHFgbClSFLjOCa?dl=0>

Video slide: https://youtube.com/shorts/FMw_Dm40hvE





Villa Property Specifications

Chefs Kitchen (SMEG Appliances)

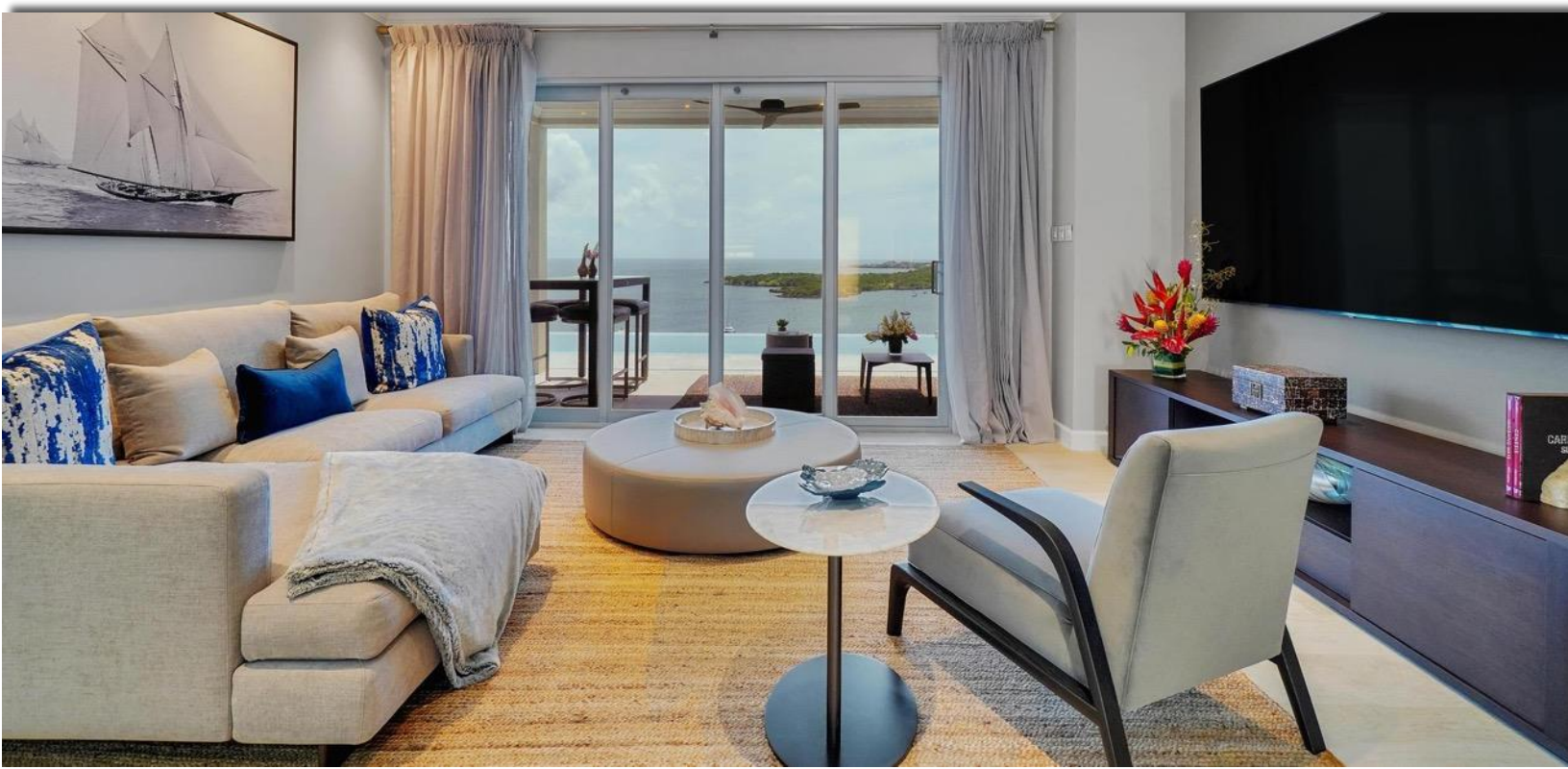
Electric range & convection oven
Microwave convection oven, Dishwasher, Refrigerator/Freezer, Washer & Dryer
Corian Counter-Tops

Three Levels of Luxury Accommodation (3000sq. ft. / 279 sq. mt. excl. Balconies)

Three Bedrooms, Three bathrooms
Porcelain Floors and Tile
28' x 12' Infinity Pool
Outdoor Grilling Station
Garage with Laundry
Hardwood Mouldings
Bespoke Furniture

Amenities

Gym & Wellness Center
Private Access Waterfront
Private Marina
Private Waterfront Bar & Hammock Lounge





Villa Owner Benefits

Single title - Freehold Whole Ownership:

Rental Rates:

US\$1,200 - \$1,700 per Night during high season (mid-December - end April)

US\$900- \$1,400 per night low season (May - mid-December)

Income Summary - PPT Villas

DPY*	ANRR*	Utility PA***	PT ****	INS*****	HOA*****	Net Income
120	\$900	\$9,600	\$4,355	\$4,251	\$16,800	\$72,994

*Days Per Year ** Average Net Rack Rate *** Utility Per Annum

**** Property Tax. ***** Assumes Full coverage with All Riders + Liability

***** Assumes HOA @ US\$1400PM

Note: Direct cost of rentals are 40% consisting of VAT, Service Fee and booking agents fees.



Villa Homeowner Fees Structure

Each Owner will pay an annual “Regular Assessment” estimated at:

Summary of Annual Home Owners Expense Per Unit Cost No FF&E Replacement Reserves

	Villa	
	EC\$	US\$
PPC Head Office	24,510	9,118
Development - Operating Expenses	6,977	2,595
Maintenance - Operating Expenses	1,500	558
Amenities - Operating Expenses	880	327
Annual Costs - Total	33,867	12,598
Monthly Costs Per Owner	3,763	1,400



Lot #3

Asking price - \$50USD per sq ft.



Special Offer

Villa + Lot #3

Enquire for more information





Sea View Condominiums



The Point at Petite Calivigny | **ADDRESS:** 1 Welcome Road, PO Box 3222 Burns Point, St. Georges, Grenada
TEL: +473.440.2727 **M:** 1.473.534.3032 | **EMAIL:** info@pointcalivigny.com | **WEBSITE:** <http://www.pointcalivigny.com>

the
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Ruby

2-bedroom / 2-bathroom luxury suite with pool and ocean view

Newly
Furnished



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Virtual Tour: <https://my.matterport.com/show/?m=eApVfsoJv8e>
Video: <https://youtu.be/ek4J8RS8CQc>



Experience the epitome of island elegance in this stunning 2-bedroom ground floor condo.

Enjoy panoramic pool and ocean views right from your doorstep and unwind each evening with breathtaking daily sunsets.

Inside, sophisticated marble floors and rich mahogany wood trimmings set the tone for true luxury. The thoughtfully curated furniture offers both comfort and style, creating a space that's perfect for relaxing or entertaining.

This is your chance to embrace the best of the Caribbean—luxurious finishes, inspiring views, and the gentle rhythm of waterfront living.

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Photos:

<https://www.dropbox.com/scl/fo/4vpt12mzalkoy3i7bcrpw/AM1bcC1VbLe2i99EBJRrffs?rlkey=pofbw9mti1zu12pfetlhchy8t&dl=o>

Amethyst

2-bedroom / 2-bathroom luxury suite with uninterrupted ocean view



View photos: https://www.dropbox.com/scl/fo/j2ouzxObxnstleryce036/AHwKK-p_XGW5kvfAbL5Y-CO?rlkey=a2mrlox8289ixf9wrigwwrq4&dl=0

Video: <https://www.youtube.com/watch?v=LtwOLOtEkzw>



Discover bright, modern living in this elegant upper-floor Amethyst condo.

Featuring sweeping pool and ocean views, the interior is light-filled with a contemporary design and luxury décor throughout.

Enjoy serene Caribbean sunsets and sophisticated comfort in this stylish retreat above the vibrant waterfront.

Enquire about our special buyer incentives.

See what's inside!

View Virtual Tour:

<https://my.matterport.com/show/?m=ztUyKZoZ6fG&sm=2&sr=-2.65,.19,3.04&sp=.95,5.54,-4.32>



Condominium Property Specifications

Chefs Kitchen (SMEG Appliances)

Electric stovetop & convection oven

Microwave convection oven, dishwasher, refrigerator/freezer, washer & dryer

Corian Solid Surface Counter-tops

Accommodation (1480 sq ft or 137.5 sq mt. excl. balconies)

Two bedrooms, Two Bathrooms:

En Suite Primary Bedroom with SP Porcelanosa Fixtures

Guest bedroom with adjacent bathroom (combined shower/ bathtub)

Peruvian Marble Floors

Mahogany Cabinetry / Hardwood Mouldings (select suites only)

Bespoke furniture

Amenities

45' swimming pool with swim up bar

Gym & Wellness Center

Private Access Waterfront

Private Marina

Private Waterfront Bar & Hammock Lounge



Condominium Owner Benefits



Single Title - Freehold Whole Ownership

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Rental Rates:

US\$500- \$800 per Night during high season (mid-December - end April)

US\$450 - \$600 per night low season (May - Mid December)

Note: Direct cost of rentals are 40% consisting of VAT, Service Fee and booking agents fees.

Homeowners Fees

Each Owner will pay "Regular Assessment" // Homeowner Fees.

*Property tax is estimated at US\$ 730 per annum
Insurance (property and liability) estimated at US\$1600 per annum (contents and structure)**



Each Owner will pay an annual "Regular Assessment" estimated at:
Summary of Annual Home Owners Expense Per Unit Cost (No FF&E Replacement Reserves)

South Condo Building Block

EC\$

US\$

Development - Operating Expenses

- Insurance (liability and common areas)
- Electricity
- Water
- Internet
- Communication systems
- CCTV camera systems (maintenance and servicing)
- Housekeeping 1 x weekly
- Laundry (associated with weekly housekeeping)
- Administrative and maintenance staff fees
- Marketing fee

Maintenance – Common Area Operating Expenses

- Grill servicing
- Access gates (maintenance and servicing)
- Gym Equipment (servicing of equipment and cleaning)
- Gardening
- Painting of structures and amenities

Amenities - Operating Expenses

- Pool cleaning and servicing of pumps
- Generator system, fuel and peripherals

Reserves

- Roof maintenance
- Road matinenance
- Resurfacing / retiling of pool
- Replacement grill
- Replacement pool pump

Annual Costs - Total

26,088

9,600

Monthly Costs Per Owner

2,174

800



Special
Buyer
Incentives
Available

Your forever home awaits...

Welcome Home



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Photos of furnishings depicted in this document are for reference only. Final finishes may differ, but the developer guarantees comparable quality and style.

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