

The Hilltop Homes **Stella Maris, Long Island, The Bahamas**

Four Attractive Single Family Homes
With breathtaking views of the Atlantic Ocean and the Caribbean

Location:

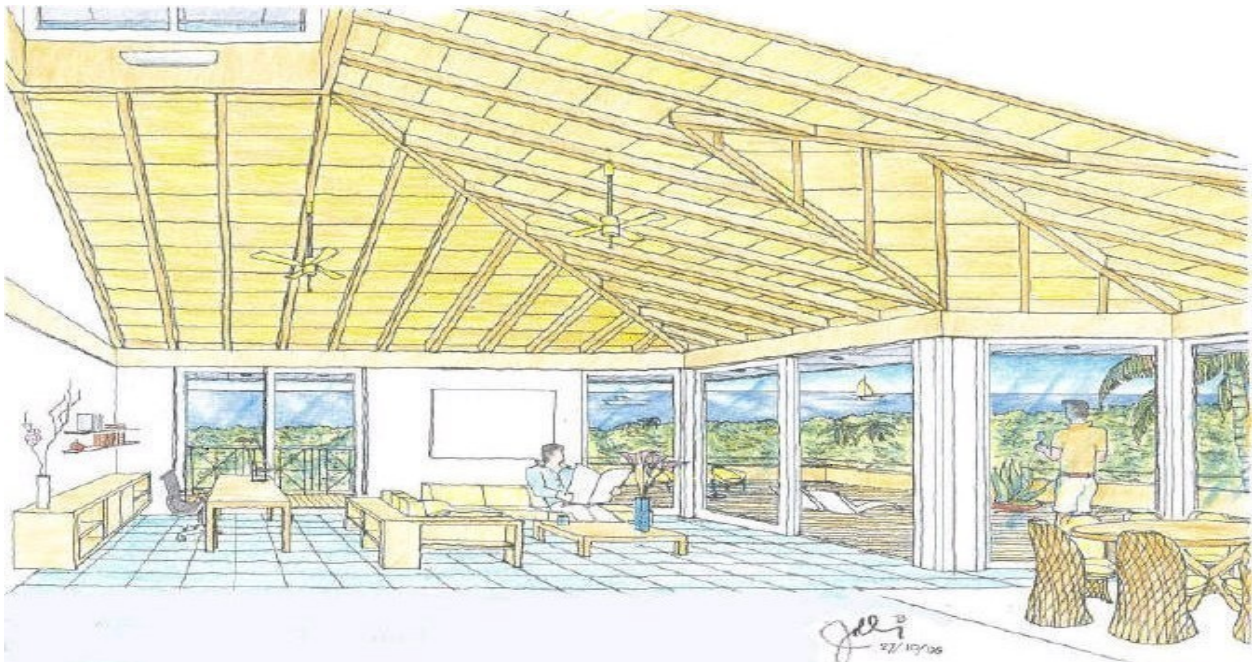
The four attractive homes are located on a high slope in the northern part of Long Island, the “Beauty-Queen of The Bahamas”, just a mile away from the renowned Stella Maris Resort Club.

The high elevation of the lots are offering an unobstructed view of Long Island's coast-lines and you will be able to enjoy most beautiful sunrises and sunsets almost every day of the year.

Project:

The project contains buildings erected in a typical Bahamian-Caribbean style. Four homes will be built on a site of approximately 48,400 sqft. (4,500 m²), with each building being allotted 12,100 sqft. (1,150 m²) of land. Conveyance of ownership is for property and building.

The 3 bedroom 2 bath buildings with a living area of 1,500 sqft. (140 m²) have an open, high standard kitchen and a large living and dining area facing a spacious, partially covered porch. There is additional space in the basement for a 700 sqft. (65 m²) apartment for guests with 2 bedrooms and 2 baths, completely separated from the upstairs.



Special Features:

Close attention has been given to the placement of the four homes to guarantee each owner a spectacular view of the Atlantic Ocean and the Caribbean Sea.

High ceilings are allowing a system of desirable "cross-ventilation". The buildings are naturally cooled with the predominant south-easterly ocean breezes, in particular during the warmer summer months. Large, covered porches offer ample shade, thus enhancing outdoor living. A small porch near the entrance, well protected from adverse weather, lets you catch the last rays of the evening sun.



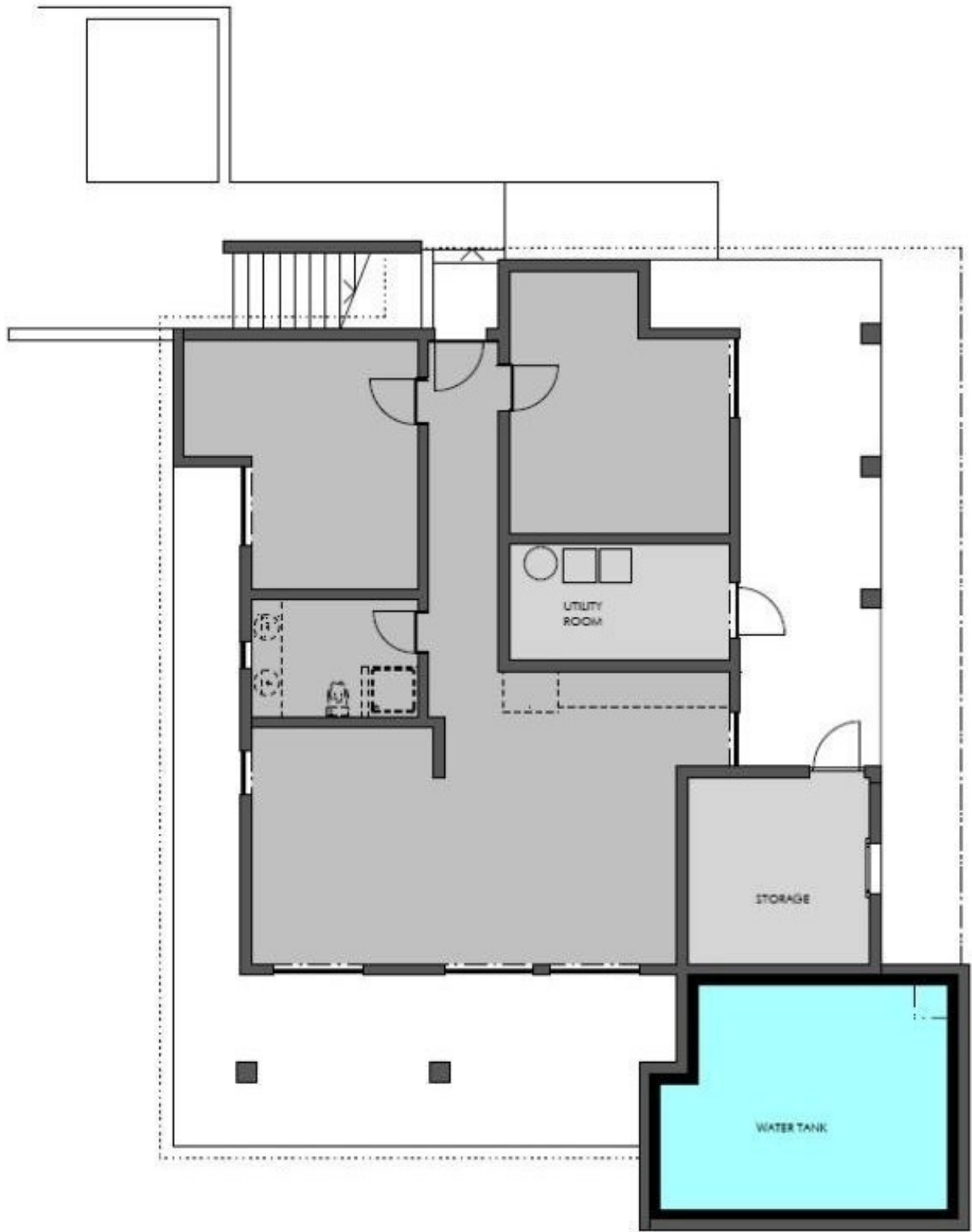
Product Quality:

Stella Maris and Long Island are not far away from - but certainly not in the middle of - a crowded civilization. The unique charm of this island is reflecting in the style and construction of the homes. The base structures of the buildings are in concrete and concrete blocks with a fair faced cement finish. The pressure-treated wooden roof construction, first class asphalt shingles and high standard safety windows and sliding doors complete an outer shell resistant to wind, water and even hurricanes.

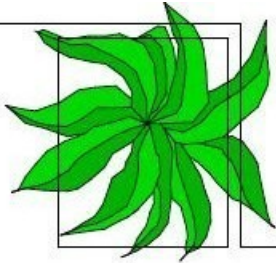
To build the homes will take about 10-12 months, as all building material has to be imported from the United States. However, this will ensure that the homes are being erected in accordance with the current US building and hurricane codes.

Individual high standard material selection of the interior decoration may be arranged upon agreement. Please refer to Construction Specification for a detailed layout of materials.

Hilltop Homes, Stella Maris, Long Island, The Bahamas Basement Floor Plan



Hilltop Homes, Stella Maris, Long Island, The Bahamas Ground Floor Plan



Construction Specification of the 'Hilltop' Homes'

Structural:	Concrete septic tank and water holding tank. Concrete slab, columns and level slab. Regular steel with US concrete mix or green steel with local concrete mix. Concrete blocks 8-10 inch. Cement rough cast and cement finish, fair faced.
Utilities:	Underground utilities from street (electric/telephone), government water supply if available.
Roof construction:	Beams and rafters in cypress wood, pressure treated, white primer. Tongue and groove boards, pressure treated, white primer. Slat base on boards, roll insulation in fiberglass approx. 3 inch, loose between slat base. Plywood pressure treated, 1/2 - 3/4 inch. Felt underlay and first quality asphalt shingles, white (grey). All bracings and fasteners pursuant to US hurricane codes, tropical hardware package.
Soffit:	Outside soffit in chipboard, tongue and groove 3/4 inch, large scale 30 inch wide.
Gutter:	Rain water collection, plastic inlaid, downpipes inlaid in roof/wall construction.
Roof ventilation:	Transparent, moveable and sealable slats, electric powered, screened.
Entrance:	Wood or metal construction, glass panels.
Windows and sliding doors:	Vinyl, construction pursuant to hurricane code, double glazing, white or light grey. Metal fittings and fixtures in tropical hardware package. Fiberglass screens, windows outside, sliding doors inside.
Inside walls:	Concrete blocks 4-10 inch, cement rough cast and cement finish, fair faced.
Bathrooms:	Walls ceramic tiles floor to ceiling, floors ceramic tiles, large scale, premium quality.
Appliances:	Bathtub in master bathroom, shower in second bathroom. Custom vanities in synthetic resin, counter top in synthetic resin. Ceramic sink, American standard faucets, large mirrors.

Ceilings:	Suspended ceilings panels in bathrooms and entrance.
Floors:	Ceramic or natural tiles, large scale (16 inch), possibly in natural Travertin.
Deck:	Hardwood boards on slat base.
Kitchen:	Custom cabinets in synthetic resin finish, counter top in synthetic resin, ceramic sink and American standard faucets.
Appliances:	Refrigerator with deep freezer, water and ice machine. Electric glass ceramic stove with self-cleaning oven. Microwave built-in. Water-saving dishwasher. Range hood. American standard faucet.
Inside doors:	6-panel molded doors on wood frame, stainless steel hardware.
Walk-in closets:	Louvered sliding doors, wooden or plastic shelves.
Fittings:	All fittings and fixtures in tropical hardware package.
Electric:	Ceiling spots in soffit and suspended ceilings. Ceiling ventilators in living room and bedrooms. Inside wiring for phone and internet, hook-up for appliances i.e. range, fridge, washer/dryer, hot water heater, water pump, generator. Light switch and power outlets with white plastic cover.
Air Conditioning:	Mini-Split system in living room and bedrooms.
Painting:	Outside walls with one coat primer and two coats in 100 % acrylic paint with anti-mildew effect. Inside walls with one coat primer and two coats in acrylic paint. All wood surfaces with one primer coat and two finishing coats in acrylic paint.
Railing:	Aluminum or plastic construction, white or light grey
Proximity:	Walkway construction in natural stone or concrete.

C O N T A C T

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