



DOLPHIN

POINT CLUB



INTRODUCING DOLPHIN POINT CLUB

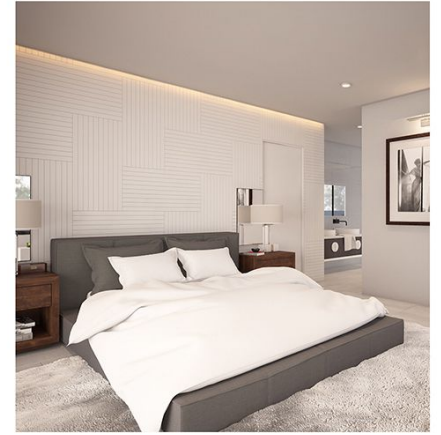
Joseph Imperato, the developer behind Caribbean Club and Rum Point Club, invites you to discover Dolphin Point Club, Grand Cayman's most exciting new address. Enjoying a rare oceanfront situation with unrivalled views down the full length of Seven Mile Beach, Dolphin Point Club offers the perfect backdrop for a new type of family-friendly community in Grand Cayman. Dolphin Point Club has been meticulously crafted using eco-friendly construction methods to reflect the very best of modern tropical architecture.

Located at the tip of North West Point in West Bay, Dolphin Point Club consists of 42 open-plan residences ranging from luxurious one-bedroom units to sprawling 4 bedroom sky villas. Each home features panoramic, hurricane-rated windows and expansive tempered glass balconies to maximize natural light and take full advantage of Cayman's spectacular sunsets.

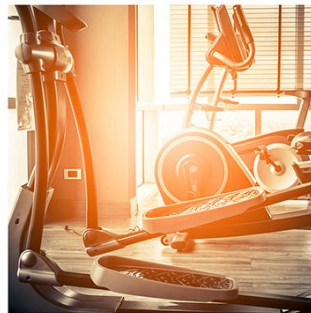
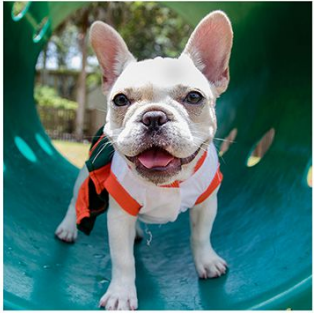
Lifestyle is of paramount importance at Dolphin Point Club. Amenities include Cayman's first high-end rooftop restaurant (offering room service to all residences), private gym with infrared sauna, multi-use clubroom, communal roof garden, children's splash pad and a dog park, not to mention the stunning 110ft infinity pool and a unique private seawater lagoon.

FINISHES

- Impact solid wood pivot doors
- Open plan living
- Expansive balconies
- Black aluminium window frames
- Hurricane rated glass
- 10-foot vaulted ceilings
- Floor to ceiling balcony doors and windows
- Tankless water heaters
- Electric car charging stations
- Covered parking over 20 feet above sea level
- First floor at 21 feet above sea level
- Living walls and hanging gardens
- Tile feature walls
- Individual outdoor kitchens (upgrade)
- Nest x Yale Door Handle and Locks
- Nest Hello Doorbell
- Smart Learning Thermostats
- Double vanities
- Stone counter tops
- Soaking tubs
- Rain shower heads
- Kohler Verdera Lighted Medicine Cabinets
- Electrolux, Miele, & Thermador appliances
- Recessed window pockets (electric shade compatible)
- Tesla powerwall (upgrade)
- In room elevator for two story units (upgrade)







AMENITIES

- Gated Entry with 24-hour security
- Onsite property manager
- Formal lobby and reception
- Six-foot perimeter wall
- Keyed elevators
- Daily maid service (premium)
- Storage closets
- Private air conditioned garages (premium)
- Gated dog park with wash area
- Fine dining, roof top restaurant and bar
- Natural, saltwater lagoon
- In-room dining service (premium)
- Outdoor dining area with barbecue pavilions
- Iron-shore fire pits
- 110-foot ground floor infinity main pool and sand area
- Adults only pool and beach area
- Children's splash pad, pool and beach area
- Fitness Center with infrared sauna
- Spa treatment facility
- Multipurpose clubroom
- SCUBA assembly area + private dive lockers

** Selections may be substituted for similar products based on availability and compatibility*



GREEN LIVING

- Energy efficient and sustainable construction
- Solar-powered common areas
- Energy efficient appliances
- Low solar heat gain coefficient glass windows
- Daylight-controlled lighting systems
- Rain-water harvesting
- Smart Learning Thermostats
- LED lighting
- Tankless water heaters
- Tesla Powerwall (upgrade)
- Outlets for electric car charging
- Sustainable landscaping including fruit trees



DIVING

With over 365 established dive sites in the Cayman Islands, there is a new dive for every day of the year! Six pristine dives can be accessed directly from the shore in front of Dolphin Point Club: Bonnies Arch, Northwest Point, Dolphin Point, Orange Canyon, Sentinal Rock and Big Tunnels. These sites are renowned for vast coral arches, tunnels, swim-throughs and giant finger-like pinnacles of coral. Swim to the edge of these dive sites to peek over the wall and down into the abyss. While the top of the wall is only 60ft/20m deep, it disappears down to about 6000ft/2000m. Throughout this area the species commonly spotted include eagle rays, turtles, grouper, snapper, eels and large groups of schooling fish.

Dolphin Point Club is carefully designed with every scuba diver in mind. Each owner will benefit from a scuba and snorkel locker which will be dually accessible to personal vehicles as well as to the seaside. Close to the shore is a scuba assembly site, complete with equipment washing area and outdoor shower. Swimmers can enter the water by stepping into Dolphin Point Club's unique lagoon or climbing off ladder on the diver's platform.

Scuba tanks will be available for rent by certified divers who wish to explore the shore dives on their own, and less experienced divers can book guided shore dives with dive masters who are able to point out the features and details one might otherwise miss. Dolphin Point Club's concierge will also arrange guided scuba and snorkeling trips across Cayman for those seeking further underwater exploration.



HOTEL PROGRAM

For those owners who wish to transform their newly acquired residence into an income-producing asset, Dolphin Point Club is pleased to offer a professionally managed, turn-key Hotel Program. Participating residences are placed into the club's official rental pool and are seamlessly transformed into a bespoke, luxury hotel product, that rivals even the most luxurious Caribbean resort destinations.

Dolphin Point Club's Hotel Program will be managed by a team of experienced, customer service-savvy professionals who will leverage their established relationships with overseas luxury travel agents, brokers and wholesalers to facilitate maximum returns for each owner. The professional management team not only markets and maintains each participating residence, but also oversees the entire guest experience, including daily housekeeping as well as reception and concierge services.

The official Dolphin Point Club Hotel Program is an owner-managed cooperative – not a for-profit entity. Operation and control of the Hotel Program will be managed by the Executive Committee of the Strata Management Corporation. Hotel rates are split 70% to the owner and 30% to the management. All commissions retained by the Strata Management Corporation will be used to offset resort operating expenses with any excess allocated for the benefit of the cooperative. Owners choosing to participate in the hotel program can allocate unlimited time for personal use provided advance notice.





DIVING

World class diving right at your doorstep. Famous dive sites include Bonnie's Arch, Orange Canyon, and Dolphin Drop off.

GROCERIES

3 minute drive to Foster's IGA Supermarket at Republic Plaza.



RESTAURANTS

Only minutes from Vivo , Cracked Conch, Catch, Calypso Grill, Pappagallos , Alfresco, West Bay Diner and more.

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BEACH

2 minute drive to Seven Mile Beach and 10 minute drive to Barkers National Park and Beach.



AIRPORT

18 minute drive to Owen Roberts International Airport with direct access to over 20 international destinations.

CAMANA BAY

12 minute drive to Cayman's largest community center: Camana Bay, which includes shops, restaurants, a movie theater and weekly farmer's market.





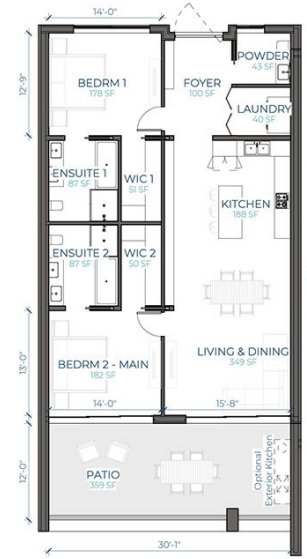


ONE BEDROOM

Bedrooms: 1
Bathrooms: 1.5

Interior: 1,163 sf
Exterior: 372 sf
Total Area: 1,535 sf

Units: 202, 211, 302 and 311

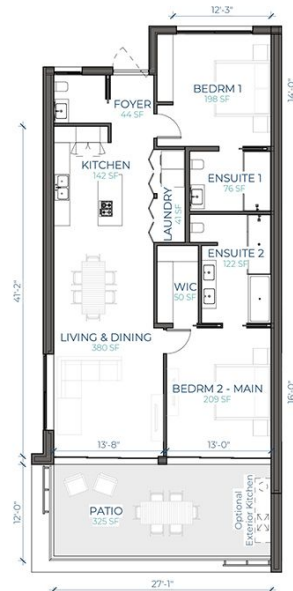


TWO BEDROOM, B

Bedrooms: 2
Bathrooms: 2.5

Interior: 1,451 sf
Exterior: 359 sf
Total Area: 1,810 sf

Units: 205, 208, 305, 308, 405 and 408



TWO BEDROOM, A

Bedrooms: 2
Bathrooms: 2.5

Interior: 1,371 sf
Exterior: 325 sf
Total Area: 1,696 sf

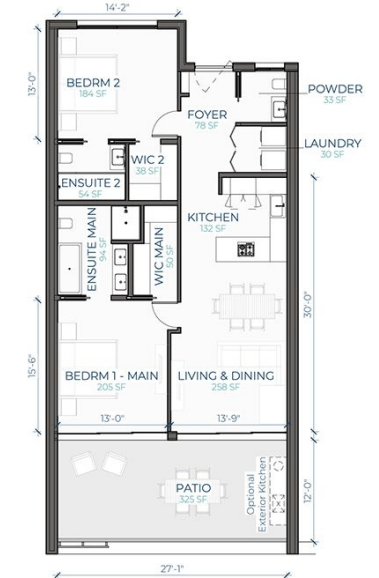
Units: 203, 210, 303, 310, 403 and 410

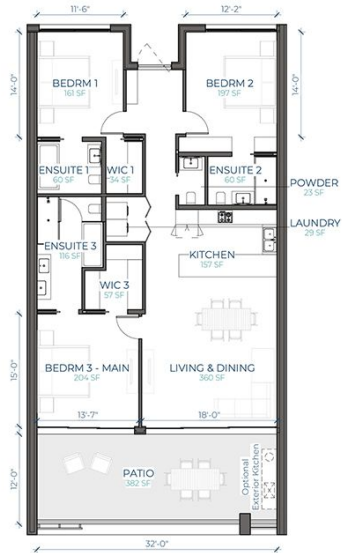
TWO BEDROOM, C

Bedrooms: 2
Bathrooms: 2.5

Interior: 1,270 sf
Exterior: 322 sf
Total Area: 1,592 sf

Units: 206, 207, 306, 307, 406 and 407





THREE BEDROOM

Bedrooms: 3
Bathrooms: 3.5

Interior: 1,676 sf
Exterior: 384 sf
Total Area: 2,058 sf

Units: 204, 209, 304, 309, 404 and 409



THREE BEDROOM, MEZZANINE

Bedrooms: 3
Bathrooms: 3.5

Lower Level: 1200
Upper Level: 1168
Exterior: 505 sf
Total Area: 2,873 sf

Units: 103, 104, 105, 106, 107, 108, 109 and 110

THREE BEDROOM, CORNER

Bedrooms: 3
Bathrooms: 3.5

Interior: 2,116 sf
Exterior: 443 sf
Total Area: 2,558 sf

Units: 201, 212, 301 and 312



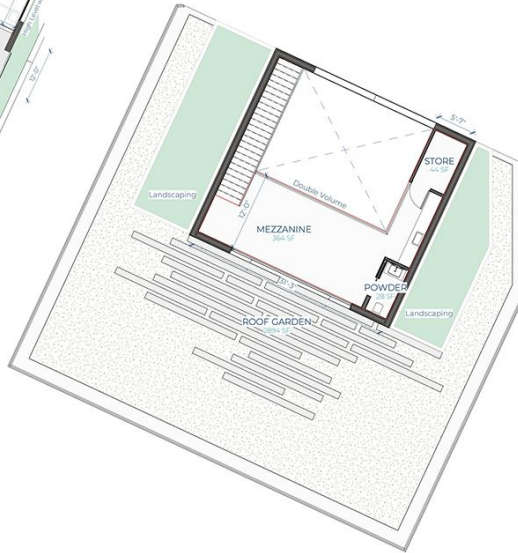
FOUR BEDROOM, VILLA

Bedrooms: 4
Bathrooms: 4.5

Interior: 3,443 sf
Exterior: 1544 sf
Total Area: 4,987 sf

Units: 101 and 112





FOUR BEDROOM, SKY VILLA

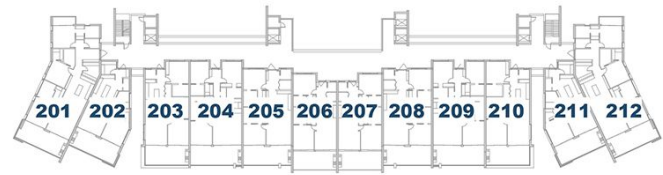
Bedrooms: 4
 Bathrooms: 4
 Half Bath: 2

Interior: 4,462 sf
 Exterior: 4,451 sf
 Total Area: 8,913 sf

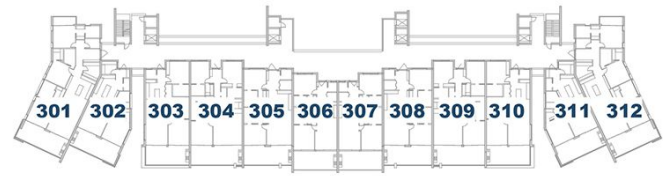
Units: 401 and 112



GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



FORTH FLOOR

The background of the entire page is an underwater scene. At the top, there are bright, shimmering reflections of light on the water's surface. Below this, the water is a deep, clear blue-green. In the lower half of the image, there is a dense field of coral reefs in various shades of green and brown, with some white sandy patches visible.

JOIN THE CLUB

contact@dolphinpointclub.com

www.dolphinpointclub.com