



DOLPHIN

POINT CLUB

MODERN LUXURY LIVING





INTRODUCTION

Joseph Imparato, 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 45 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 herb garden, children's splash pad and a dog park. In addition to the unique seawater lagoon there are 3 swimming pools: an adult only pool, an easy entrance kid pool and the 110 foot main pool.







FINISHINGS

- Impact solid 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
- Living walls and hanging gardens
- Tile feature walls
- Individual outdoor kitchens (upgrade)
- Smart Doorbell
- Smart Learning Thermostats
- Double vanities
- Stone counter tops
- Soaking tubs
- Rain shower heads
- Lighted Medicine Cabinets
- Electrolux & KitchenAid appliances
- Recessed window pockets (electric shade compatible)



PANORAMIC SEA VIEWS





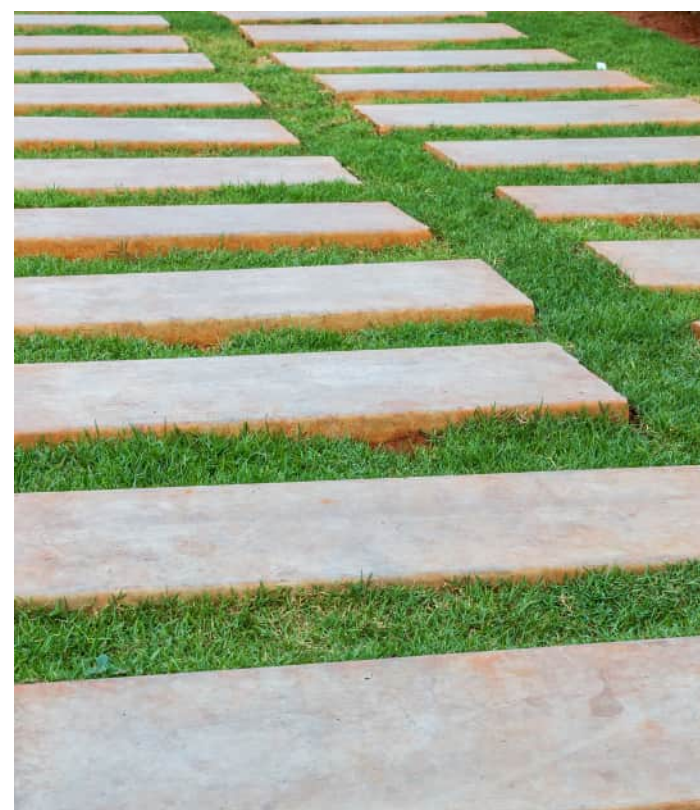
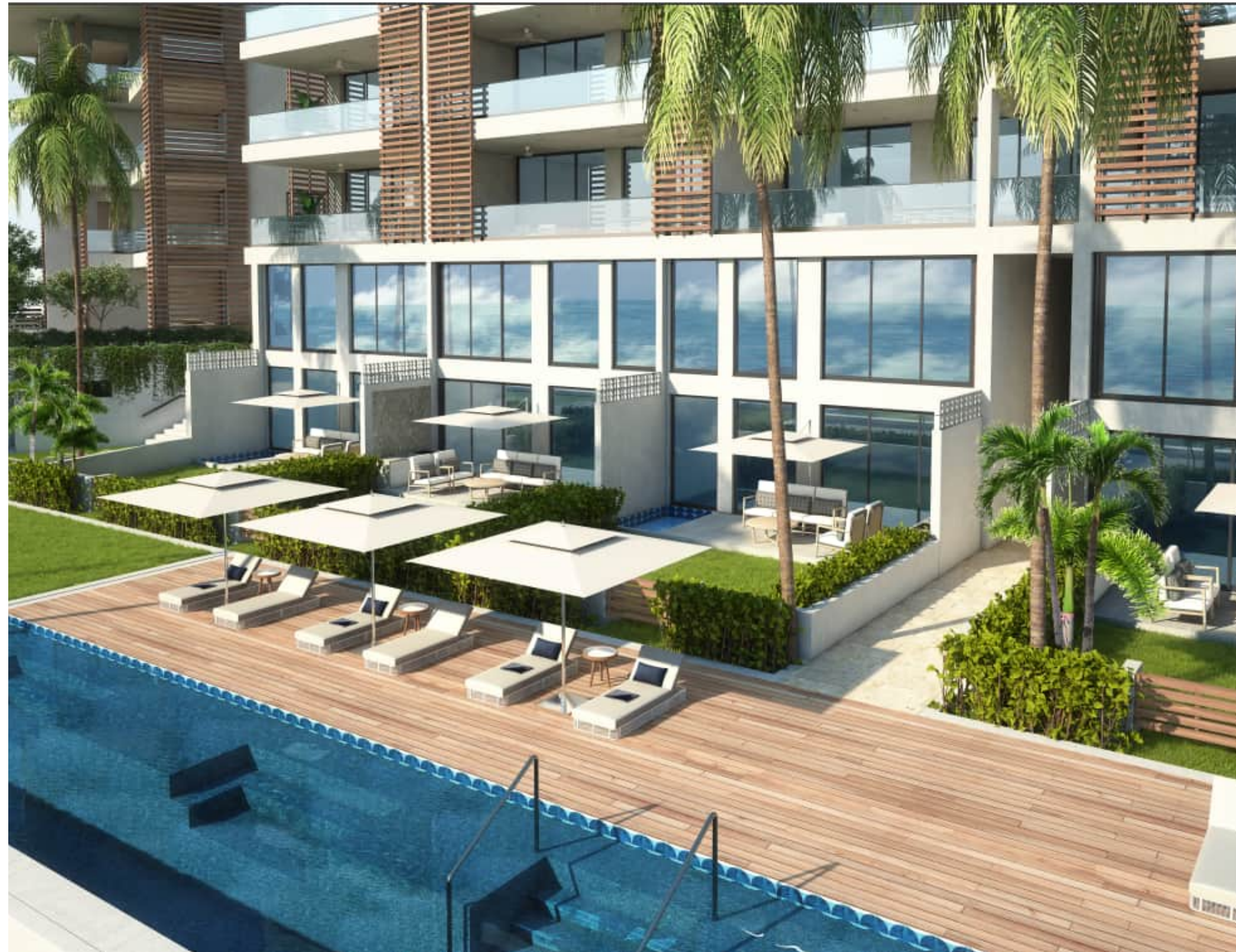
AMENITIES

- Gated Entry with 24-hour security
- Property manager
- Formal lobby and reception
- Six-foot perimeter wall
- Keyed elevators
- Daily maid service (premium)
- 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 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
- Electric car charging stations
- Sustainable landscaping including fruit trees
- Community herb garden



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 as one of our many owner benefits. 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 will be managed by a team of experienced, customer service-savvy professionals who will leverage their well-established, highly-coveted relationships with overseas luxury travel agents, brokers, and wholesalers with a view to facilitating maximum occupancy and returns for owners. From the initial outfitting and furnishing of your residence to reservations, on-site property management, housekeeping and concierge services, you won't have to lift a finger. Our professional management team not only markets and maintains each participating residence, but also oversees the entire guest experience.





SCUBA 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, Sentinel 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 deep, it disappears down to about 6000ft. Throughout this area the species commonly spotted include eagle rays, turtles, grouper, snapper, eels and large groups of schooling fish.

Each owner at DPC will benefit from a dive locker. 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.



DIVING

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

GROCERIES

3 minutes drive to Foster's IGA Supermarket and other essential stores at Republic Plaza



RESTAURANTS

Other than in house our rooftop restaurant, DPC is only minutes away from fabulous spots such as Vivo, Cracked Conch, Macabuca, Tukka West, Pappagallos and Calypso Grill!

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BEACH

2 minute drive to Seven Mile Beach. 10 minute drive to Barkers National Park and Beach - location to some of the best kite boarding in the world!



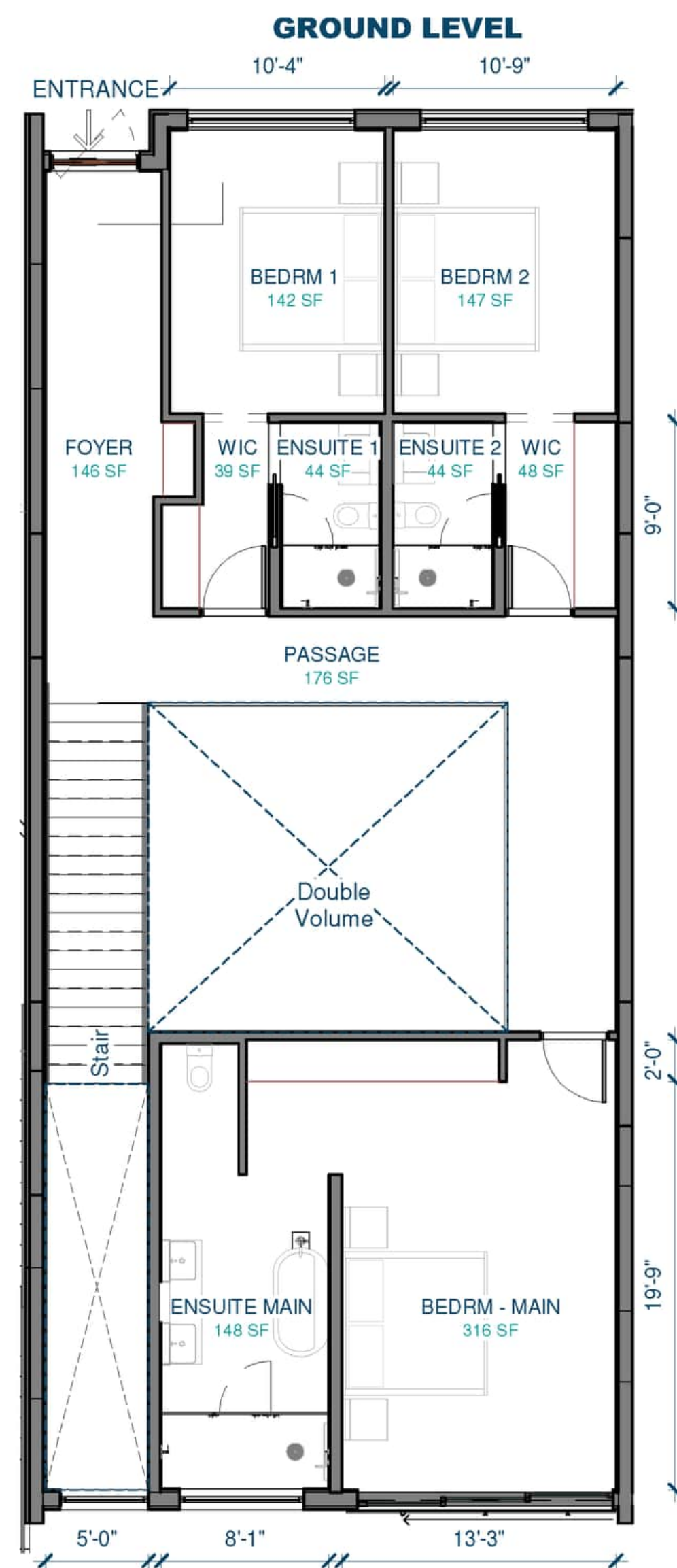
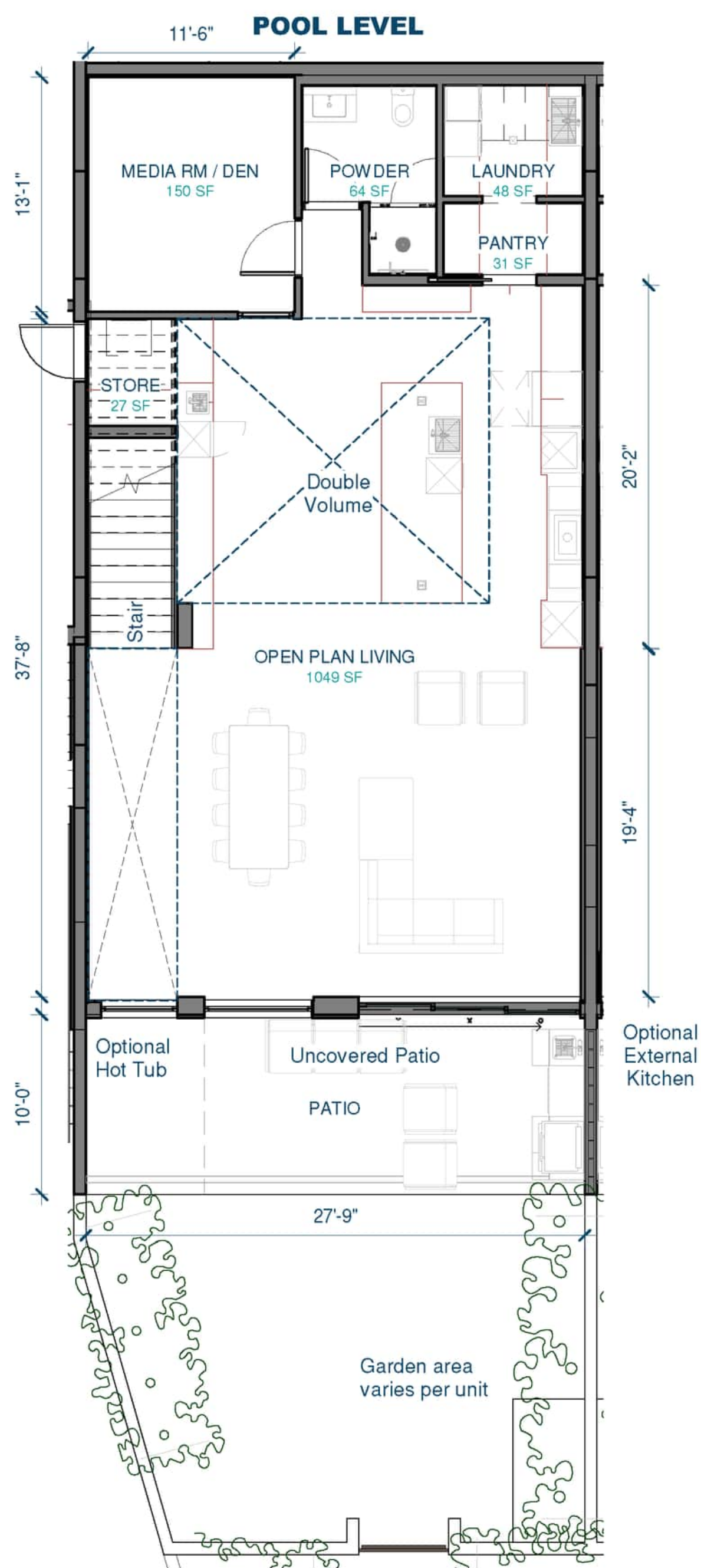
AIRPORT

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 cinema, and a weekly farmer's market.





UNIT TYPE 1

BEDROOMS: 3
 MEDIA ROOM: 1
 BATHROOMS: 4

TOTAL AREA: 3172

LOWER LEVEL
 (INTERIOR): 1485
 LOWER LEVEL
 (EXTERIOR): 294
 UPPER LEVEL
 (INTERIOR): 1394

GARDEN AREA*: 516

APPLICABLE UNIT NUMBERS
 103, 105, 107, 109 AND MIRROR 104, 106, 108, 110

*EXTERIOR SQUARE FOOTAGE RANGES FROM
 771-855 SQUARE FEET ON UNIT TYPE 1

STRUCTURAL COLUMNS NEXT TO STAIR MAY
 VARY IN UNIT 105 AND 108

UNIT TYPE 2 (GROUND FLOOR)

BEDROOMS: 3
BATHROOMS: 3
POWDER: 1

TOTAL AREA: 3142
INTERIOR: 2300
EXTERIOR
(COVERED PATIO): 406
EXTERIOR
(UNCOVERED PATIO): 436

APPLICABLE UNIT NUMBERS
101 AND MIRROR 112





UNIT TYPE 2 (THIRD FLOOR)

BEDROOMS: 3
BATHROOMS: 3
POWDER: 1

TOTAL AREA: 2706
INTERIOR: 2300
EXTERIOR: 406

APPLICABLE UNIT NUMBERS
301 AND MIRROR 312

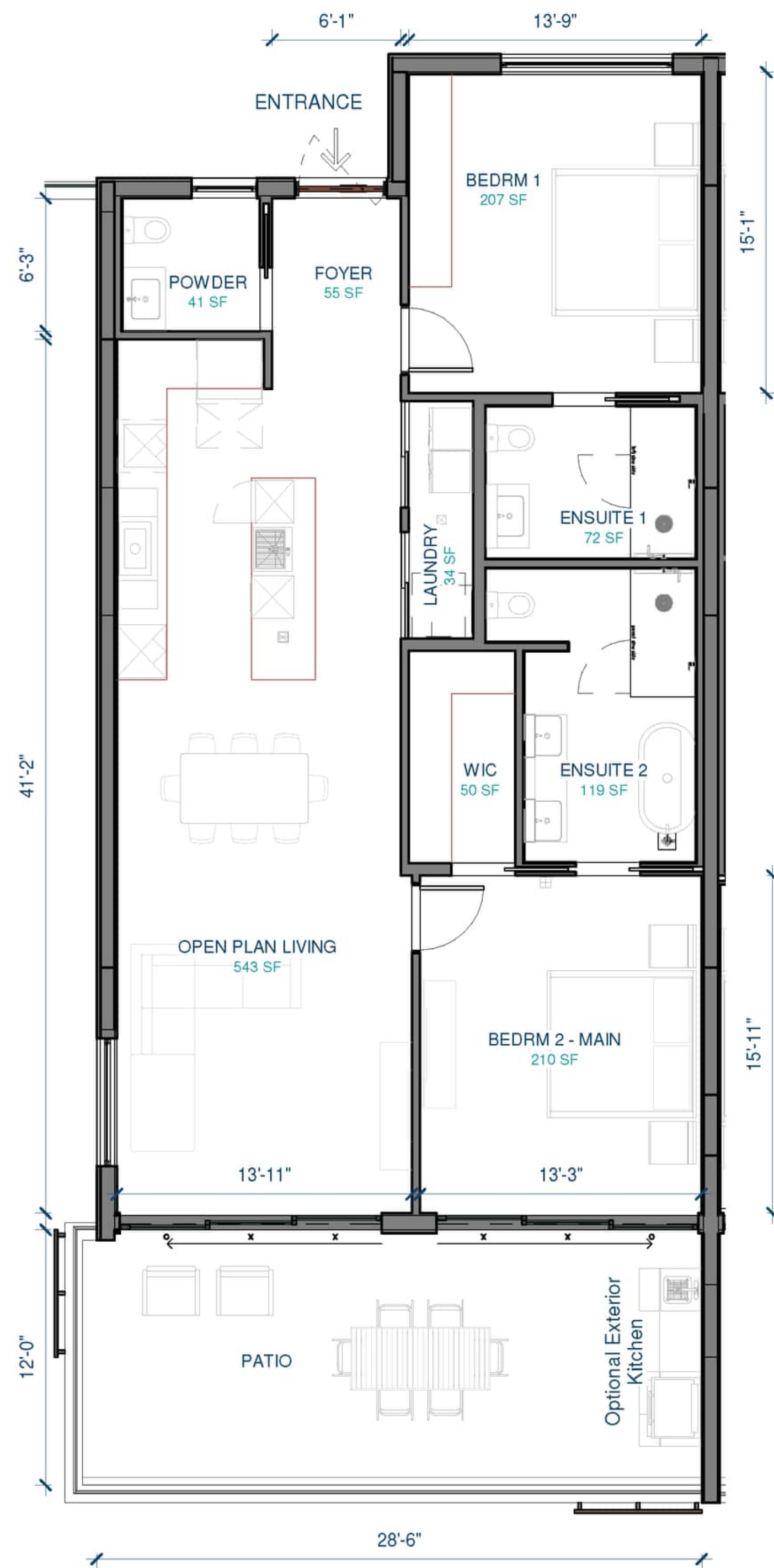
UNIT TYPE 3

BEDROOMS: 1
DEN: 1
BATHROOMS: 2

TOTAL AREA: 1851
INTERIOR: 1308
EXTERIOR: 543

APPLICABLE UNIT NUMBERS
302 AND MIRROR 311





UNIT TYPE 4

BEDROOMS:	2
BATHROOMS:	2
POWDER:	1

TOTAL AREA:	1850
INTERIOR:	1468
EXTERIOR:	382

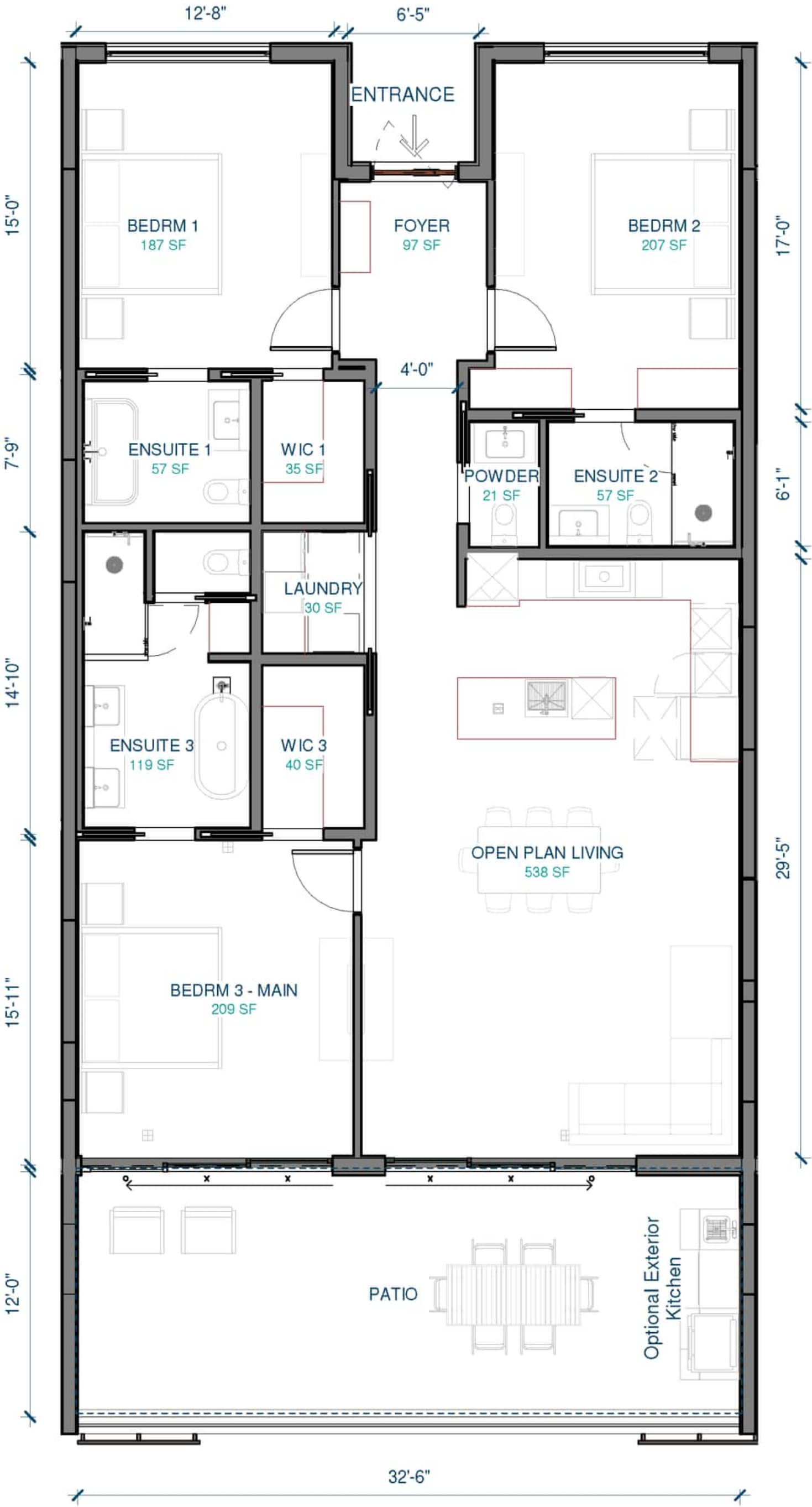
APPLICABLE UNIT NUMBERS
203, 303, 403 AND MIRROR 210, 310, 410

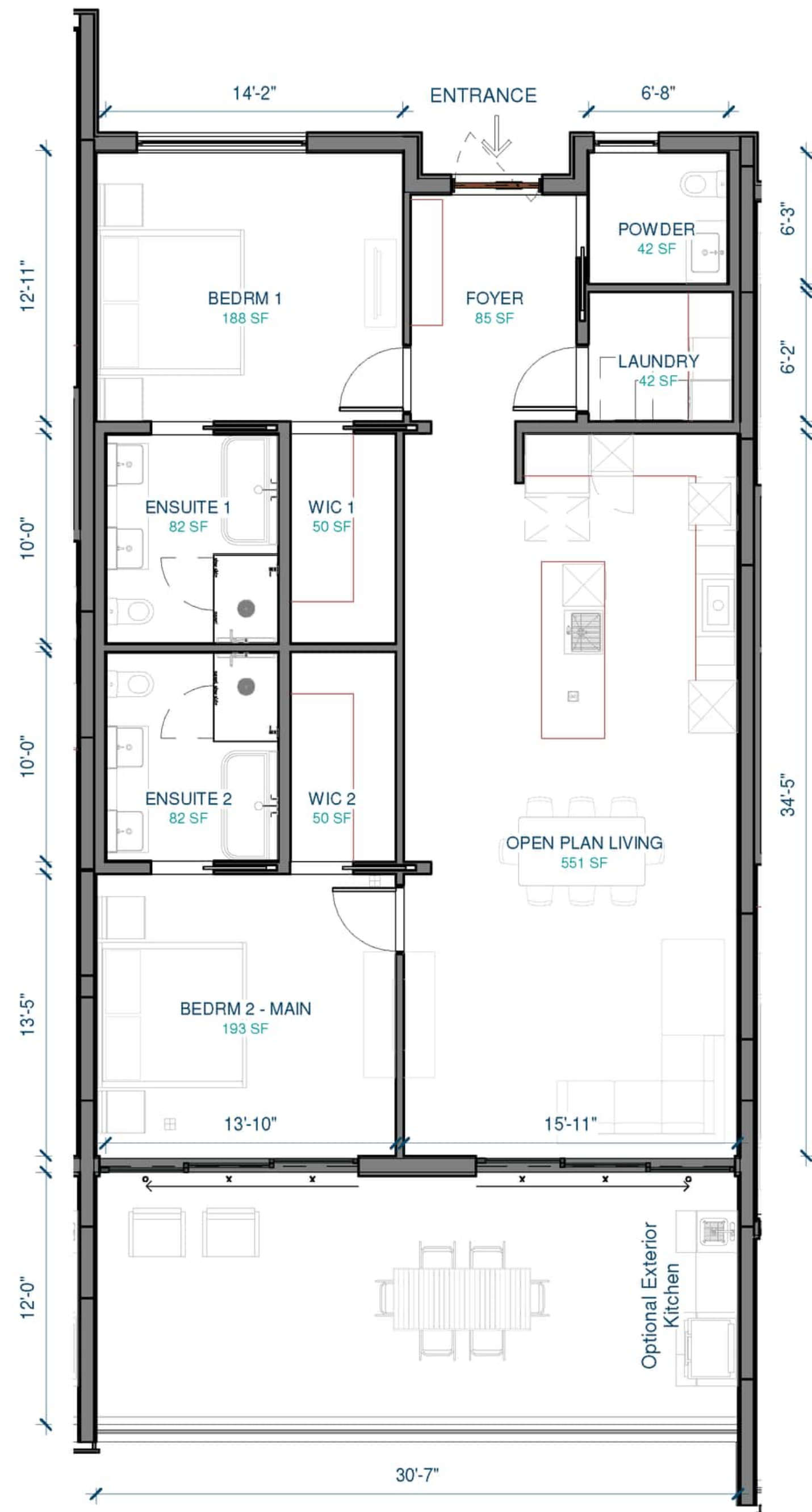
UNIT TYPE 5

BEDROOMS: 3
BATHROOMS: 3
POWDER: 1

TOTAL AREA: 2200
INTERIOR: 1775
EXTERIOR: 425

APPLICABLE UNIT NUMBERS
204, 304, 404 AND MIRROR 209, 309, 409





UNIT TYPE 6

BEDROOMS:	2
BATHROOMS:	2
POWDER:	1

TOTAL AREA:	1913
INTERIOR:	1513
EXTERIOR:	400

APPLICABLE UNIT NUMBERS
205, 305, 405 AND MIRROR 208, 308, 408

UNIT TYPE 7

BEDROOMS: 4
STUDY: 1
BATHROOMS: 4
POWDER: 1

TOTAL AREA: 4561
INTERIOR: 3538
EXTERIOR
(COVERED PATIO): 1023

APPLICABLE UNIT NUMBERS
201 AND MIRROR 212





UNIT TYPE 8

BEDROOMS: 4
BATHROOMS: 4
POWDERS: 2

TOTAL AREA: 7715
INTERIOR: 4021
EXTERIOR
(COVERED PATIO): 1022
EXTERIOR
(UNCOVERED PATIO): 2672

APPLICABLE UNIT NUMBERS
401

UNIT TYPE 9

BEDROOMS: 2
BATHROOMS: 2
POWDER: 1

TOTAL AREA: 1674
INTERIOR: 1317
EXTERIOR: 358

APPLICABLE UNIT NUMBERS
206, 306, 406 AND MIRROR
207, 307, 407





UNIT TYPE 10

BEDROOMS:	2
BATHROOMS:	2
POWDER:	1

TOTAL AREA:	2442
INTERIOR:	1615
EXTERIOR (COVERED PATIO):	236
EXTERIOR (UNCOVERED PATIO):	591

APPLICABLE UNIT NUMBERS
102 AND MIRROR 111



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