



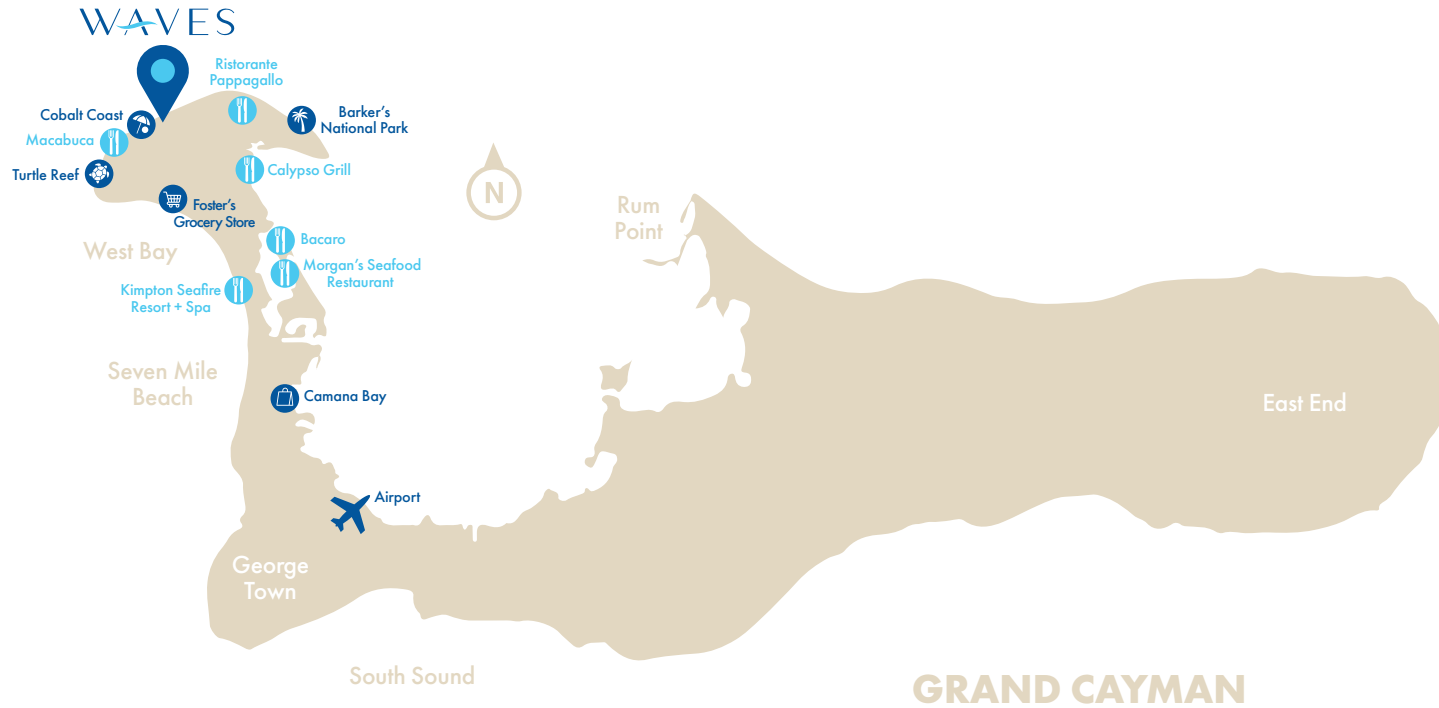
DIVE INTO WAVES



DIVE INTO YOUR OCEANFRONT OASIS

WAVES is a new luxury 16-residence oceanfront retreat nestled on the tranquil north-west coast of West Bay, Grand Cayman. A collaboration between leading residential, commercial and hospitality developer, NCB Group, and RAM Property Group, WAVES captures island-living at its best. Designed by award-winning architect John Doak, each of its oceanfront one-storey condos and three-storey townhomes boasts unparalleled views of the Caribbean Sea, open plan layouts, an abundance of natural light and private outdoor spaces.





THE LOCATION

WAVES is located on the northern shores of Grand Cayman; the largest of the three Cayman Islands which are only a one-hour flight from Miami. The development embraces the lifestyle that this laid-back part of the island is renowned for, with some of the island's most celebrated dive sites and restaurants close by. WAVES is also only a few minutes' drive away from the revered shopping of Seven Mile Beach, and lively waterfront town, Camana Bay. Combine this with Grand Cayman's high standard of living, modern amenities and infrastructure, along with active arts, cultural and sporting calendars, WAVES is an incredible place to make your primary or second home.

THE LIFESTYLE

WAVES combines the best of Cayman Islands living. Relax into the property's incredible ocean views, breath-taking sunsets and the soothing sounds of water lapping against its shoreline. Discover the flourishing snorkelling and dive spots located just offshore or explore the neighbouring national park. Sink into a good book on your private patio or take your pick of Grand Cayman's many award-winning restaurants. However you choose to spend your days, life at WAVES will rejuvenate your mind and nourish your soul.





THE AMENITIES

WAVES' resort-style pool and hot tub create a quintessential Caribbean retreat, adorned by shady cabanas perfect for relaxing or entertaining. Each condo has its own private patio, offering a front row seat to the Cayman Islands' world-famous sunsets, with expansive roof-top terraces also built into the townhomes' design and ideal for entertaining al fresco.



THE RESIDENCES

There are eight one-storey, three-bedroom condos and eight three-storey, three-bedroom plus den townhomes to choose from so that you can pick a floorplan that suits your needs and lifestyle.

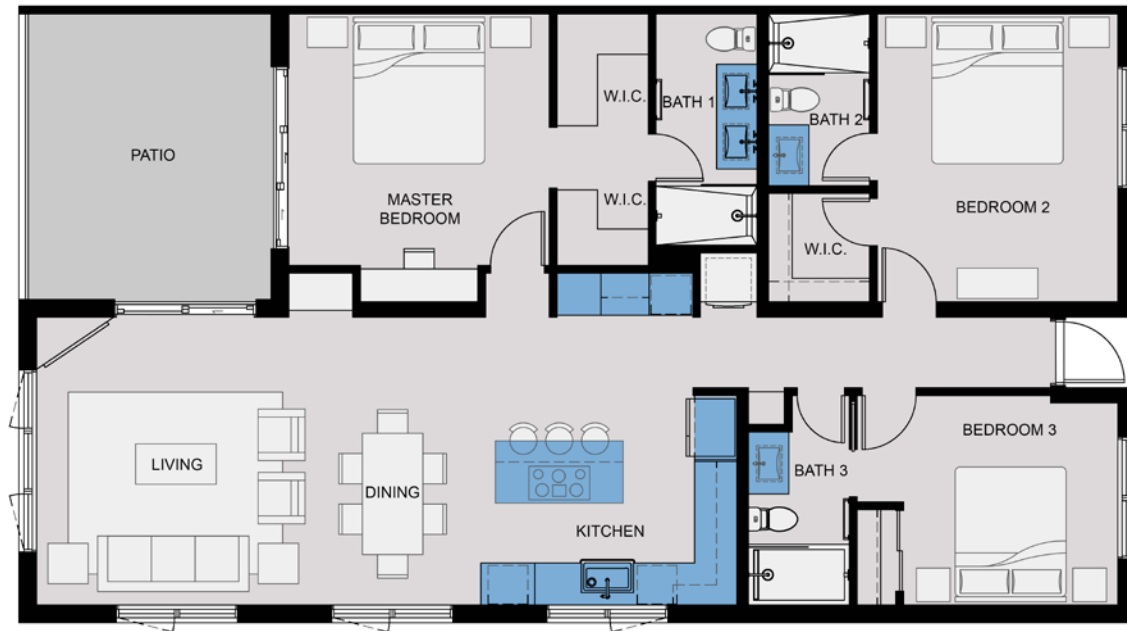
Each residence has an open plan kitchen, living and dining area, and its own private patio. State-of-the-art kitchens feature high-end, energy-efficient, stainless-steel appliances, quartz countertops, shaker-style cabinets, and floating shelves. In the living areas, wooden beamed ceilings bring warmth and dimension, whilst beautiful tiling throughout creates seamless indoor/outdoor living.

All bedrooms have en-suite bathrooms, and the master bedroom features oceanfront views, his and hers walk-in closets and access to the patio in the one-storey layout. The three-storey townhome has a bonus den area, ideal for a home office, fourth bedroom or playroom, and an expansive rooftop terrace.





ONE-STOREY, THREE BEDROOM CONDO *



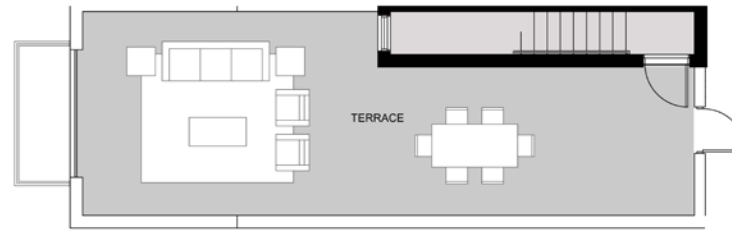
FIRST FLOOR

UNIT TYPE A

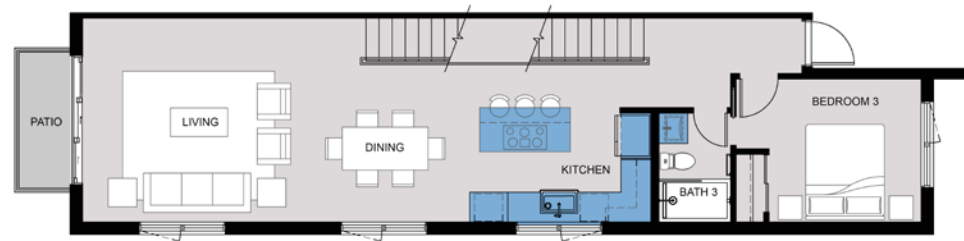
TOTAL AREA: 1,675 SQ.FT.

* representative floorplan

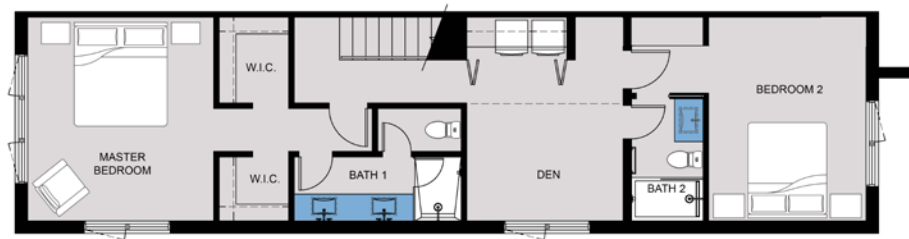
THREE-STOREY THREE BEDROOM + DEN/FOUR BEDROOM TOWNHOME *



ROOF TERRACE



FOURTH FLOOR



THIRD FLOOR

UNIT TYPE D

TOTAL AREA: 2,455 SQ.FT.**

ROOF TERRACE AREA: 590 SQ. FT.

* representative floorplan

** includes roof top terrace



THE INVESTMENT OPPORTUNITY

Grand Cayman is a stable British Overseas Territory with no direct taxation, and its sophisticated infrastructure, unique to the Caribbean, has resulted in a thriving offshore financial centre. The islands' steadily increasing short and long-term rental markets, which are always in high demand, are also creating lucrative returns for investors. Whether WAVES is your primary residence, your home-away-from-home or part of your investment portfolio, market research shows that pre-construction purchases, like WAVES, are experiencing an average appreciation rate of 40% within two to three years.





THE DEVELOPMENT TEAM

NCB GROUP, DEVELOPER

Known for creating communities of distinction and luxury sustainable developments that inspire, NCB Group is one of Cayman's premier residential developers. Covering ten service lines, including Construction, Project Management and Property Services, NCB Group provides integrated construction and management solutions. NCB Group is behind some of Cayman's iconic residential communities, including TIDES, SOLARA and, most recently, OLEA.

RAM PROPERTY GROUP, DEVELOPER

RAM Property Group is headquartered in Toronto, Canada and has been developing properties in North America for over 30 years. The company's driving principles include integrity, diligence, and excellence. This approach has resulted in many prestigious awards, including Best Master Planned Community in Orlando, Florida. RAM Property Group recently completed SeaDreams, their first condominium project in Cayman.

JOHN DOAK, ARCHITECT

John Doak is one of Cayman's most prominent and awarded architects. The creative mind behind many stunning commercial and residential properties, John has over 40 years of experience in the industry. Also, one of the leading authorities in architectural preservation, John's passion for historical Caribbean architecture accumulated into his book *Cayman Style*.

CONTACT

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WAVES

