

CARLETTENSPERGER

OVER WATER VILLAS
DELLIS CAY



DELLIS
CAY



THE RESIDENCES
MANDARIN ORIENTAL
DELLIS CAY





“LIVING OVER WATER INVOKES A UNIQUE NATURAL ENVIRONMENT; IMPERCEPTIBLY THE RHYTHM OF MIND AND BODY BECOMES THE RHYTHM OF THE SEA.”

Carl Ettensperger

The Inspiration
Inspired by his award-winning work in Asia, which set a new standard for over water living, Carl Ettensperger’s villas at Dellis Cay bring a new level of refinement to their unique Caribbean context. To create them, the simple geometries of an Asian fishing village have been painstakingly re-imagined and perfectly designed into their surrounds: the villas appear to float free, a natural presence against a backdrop of boundless ocean.

The Architect
Carl Ettensperger has been closely associated with some of the most prestigious global projects in the hospitality industry, working extensively in India and South East Asia. A graduate of Art Center College of Design in California, he exhibits an unwavering commitment to producing innovative, world-class designs.

After leading a number of renowned practices, including for many years Hirsch/Bedner & Associates, in 2001 Ettensperger established C&C Studio in Singapore, where he jealously guards the freedom and flexibility that has enabled him to extend his vision to resorts around the world. C&C Studio produces design work that is true to itself and to the

project, and above all appropriate to its setting: timeless architecture that creates modern, comfortable and naturally human environments.

About Dellis Cay
The best-kept secret in the Caribbean, Dellis Cay is an unspoiled 560-acre island in the Turks and Caicos archipelago. Private and secluded, yet only an hour from Miami, Dellis Cay combines ease of accessibility with complete privacy in a setting of alluring natural beauty.

About Mandarin Oriental
All Ettensperger Over Water Villa residents will have privileged access to the amenities of Mandarin Oriental hotel. Resident owners will be treated as permanent guests of the hotel, celebrated for its legendary service. Attention to detail, efficiency and discreet service are paramount, bringing purity and simplicity to the island experience.

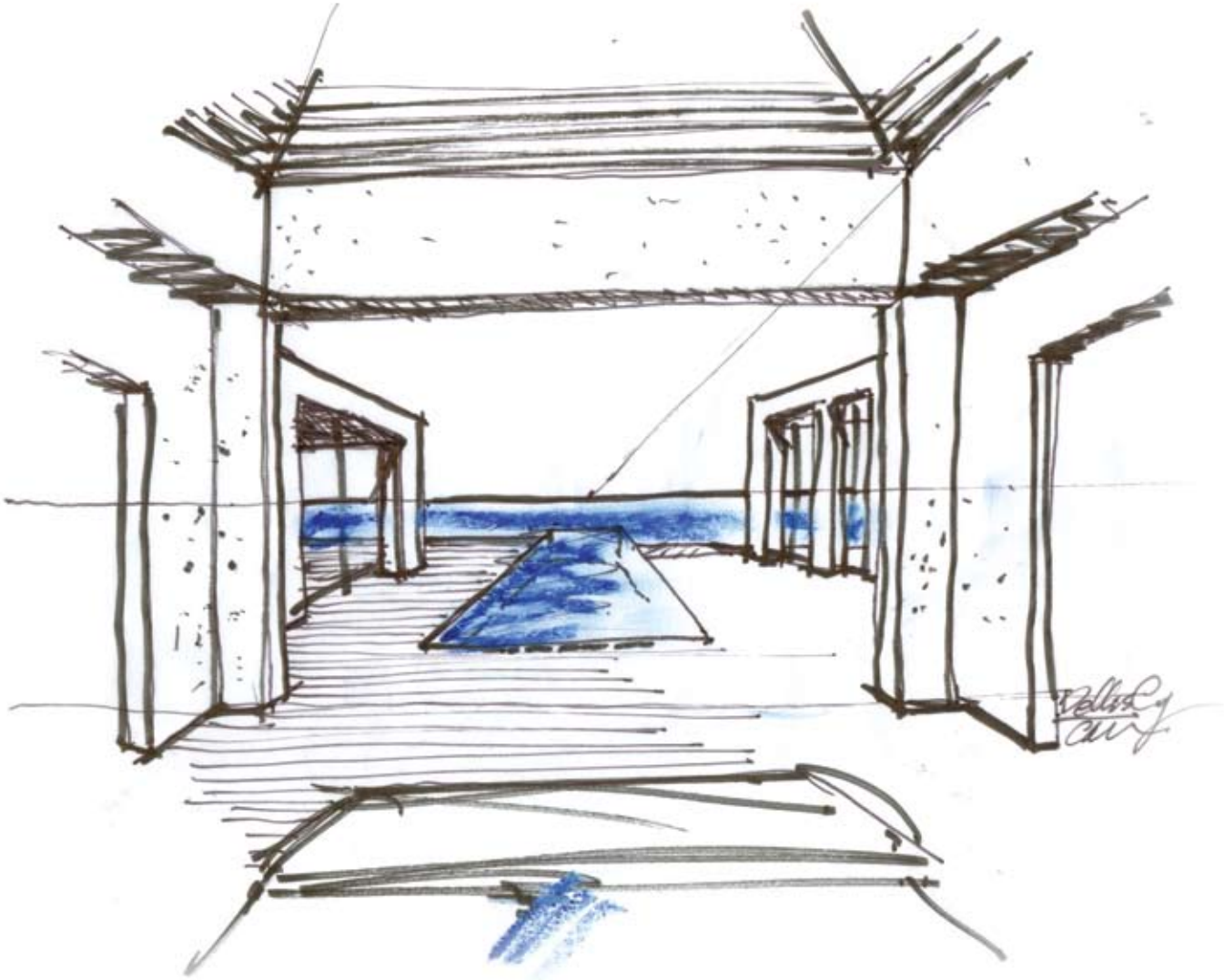
ARCHITECTURE
AND DESIGN

The design of the Over Water Villas makes a functional and aesthetic unity of three connected elements: the villas, held as if suspended above the ebb and flow of the tides, the walkways that connect the villas to the land, and the island itself, on whose southern shore these timeless structures are elegantly integrated into a fully realized vision.

Each villa is a setting of four pavilions, composed around an extensive courtyard deck: simple materials embrace the widest expanse of nature, and an infinity pool draws the eye seamlessly to the horizon's edge. The pavilions each serve their specific purpose: a master bedroom with its capacious bathroom, a guest suite and a stunning living area. Generous openings in every pavilion consciously frame the surrounding ocean views. The two bedrooms and living area open out completely into the outdoor spaces, enabling the creation of a perfect balance between interior and exterior living. Spaces for relaxation, entertaining and water-borne activities are all built into the ocean frontage of the villas.

Divided between 5543 square feet of fully outdoor space and 2226 square feet of covered areas, the villas' overall dimensions – in excess of 7750 square feet – are rendered in neutral, natural tones throughout, effortlessly complementing the brilliant abundance of the surrounding water.

More than 5000 square feet of ipe decking holds the pavilions in a perfect embrace, sensitively zoned to support numerous groupings, moods and activities, yet entirely at one with sea and sky. Around the master bathroom, a screened area creates complete privacy; between the great room pavilion and pool a wide expanse for communal entertaining steps down to a recessed seating area for a more intimate gathering. The outdoor dining space descends to a deck that literally floats on the water to create a docking area and direct access to ocean swimming.











THE GREAT ROOM

The achievement of grandeur is built on a flawless grasp of detail, and in the Great Room, where the villa design finds its center of gravity, the discerning hand of Carl Ettensperger is evident in every feature.

The arrangement of light oak sliding pocket side doors and an entirely openable front on the seaward side dissolve the bounds

of enclosure at whim, while gaining every possible benefit from the cooling breath of the tradewinds. Look down, and the glass floor reveals the reality of over water living – a natural aquarium, creating an infinite variety of ambient moods.

And in his choice of furniture, Ettensperger sets the ideal tone – Maxalto chairs and

writing desk, an exposed wood Holly Hunt sofa, all illuminated, as the sky darkens, by the understated perfection of Flos lighting.



KITCHEN

Set in the gray oak finish of a Boffi LT system, each of the villa kitchen's array of Gaggenau appliances marries perfect utility with immaculate design. From the 36" refrigerator/freezer with integrated front panel, through 36" ceramic induction cooktop and 24" ovens – both steam and conventional – to the 24" microwave

and coffee maker, everything is chosen to promote culinary inspiration and easy entertaining at a moment's notice.





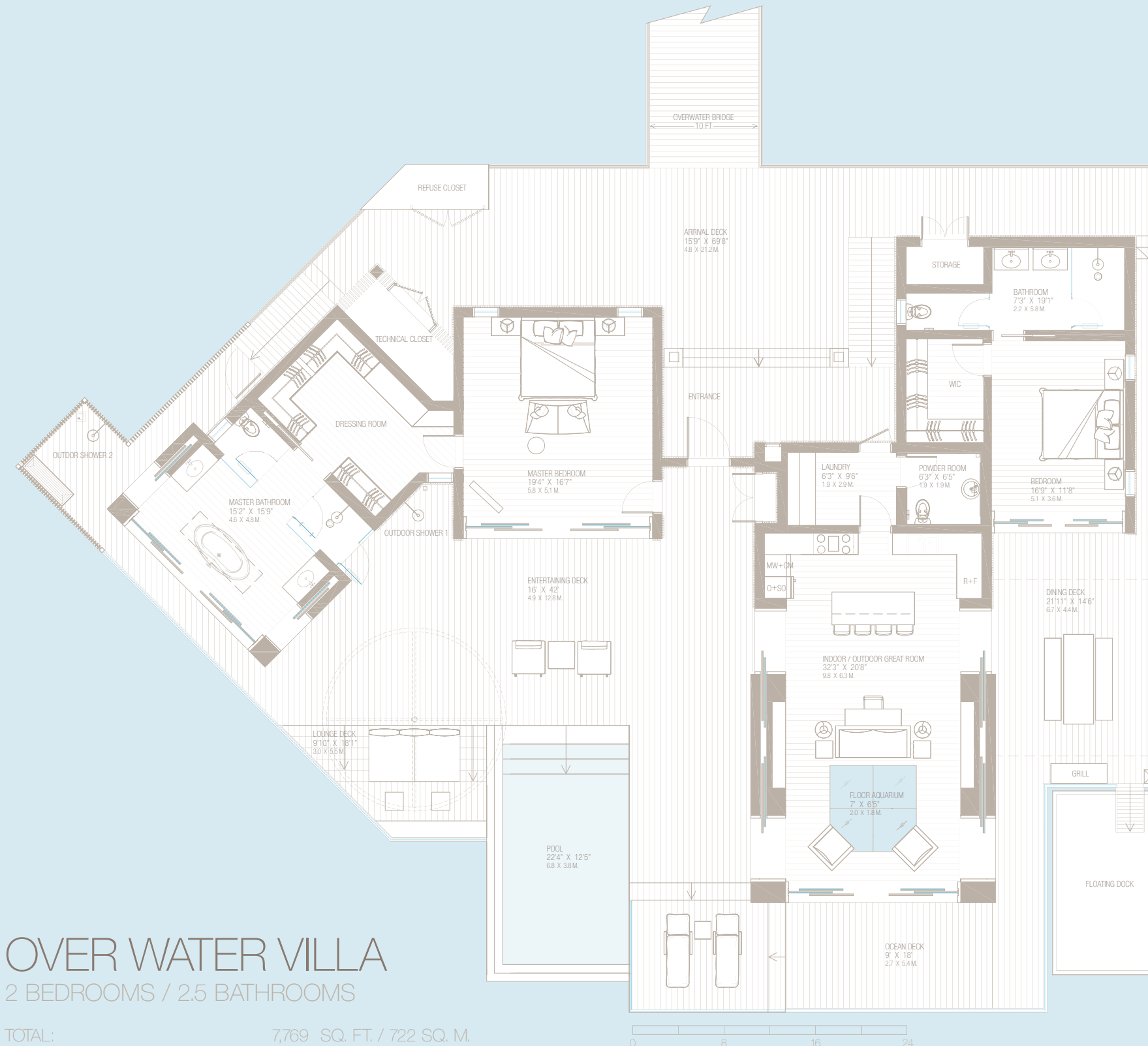
MASTER BEDROOM

Beneath the exposed timbers of its 20 foot vaulted ceiling, the clean lines of the master bedroom face out across the deck towards the ocean, creating a sanctuary of restful calm. With bed and sofa by Holly Hunter and tables by Maxalto, the airy interior perfectly captures a simple elegance, and through its wide glass doors gently dissolves into the blue beyond.

In the adjacent pavilion, the master bathroom opens out from an expansive, naturally lit dressing room. A haven for retreat and repose, this room occupies a sacred place in the architectural whole, by day illuminated through a filtered skylight and at night awash with stars, poised between sea and air. Set in frames of light oak, the scalloped bath and basins by Flaminia are

supplied by flawlessly elegant Zucchetti fittings, and a choice of showers – indoor and out – complete this beautiful realisation of a master suite.





OVER WATER VILLA





Developer

The O Property Collection
Created to establish the highest level of design and service across a variety of territories, The O Property Collection concentrates on detail and pioneering new levels of excellence in services and property management. It aims to become one of the most admired luxury brands - irrespective of sector. In 1990, Dr. Cem Kinay and Mr. Oguz Serim founded the Magic Life Group. During its lucrative 14-year history, this group has become synonymous with ground-breaking business practices in the travel and property sectors. 2004 saw the sale of the Magic Life Group to TUI, one of the world's largest tour operators, and the two immediately set about to found The O Property Collection.

Hotel Operator

Mandarin Oriental Hotel Group
As one of the finest luxury hoteliers in the world, Mandarin Oriental is famous for the service that is at once gracious and sincere, steeped in the values of the Orient. The group focuses on bringing '21st century luxury with Oriental charm' to a highly discriminating global clientele who seek the ultimate in luxury and privacy in the most idyllic spots in the world. Through a provision of bespoke services and amenities for the residents on the island, Mandarin Oriental will create the finest experience on every possible level that will be found nowhere else.

The Team

Architects
Shigeru Ban, David Chipperfield,
Carl Ettensperger, Zaha Hadid, Kengo
Kuma, Piero Lissoni, Chad Oppenheim

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Disclaimer

The O Property Collection and its affiliates are the developers and offerors of the real property being offered for sale as The Residences at Mandarin Oriental Dellis Cay, Turks and Caicos ('Residences'). Neither Mandarin Oriental Hotel Group nor any affiliate thereof ('Mandarin Oriental'), nor their respective officers, directors, agents or employees are in any way offerors, issuers or underwriters of any offering for sale of the Residences. Mandarin Oriental has not assumed and shall not have any liability arising out of the sale of the Residences, including, without limitation, any liability or any responsibility for any financial statements, projections or other financial information contained in any sales and marketing materials, prospectus or similar written or oral materials. Mandarin Oriental does not guarantee or represent that all or any of the Residences will remain branded as 'Mandarin Oriental' for any set term, since the relevant license may be terminated by the parties thereto at any time in accordance with its terms or at law. This is not an offering in any jurisdiction where prior qualification is required and no marketing or sales literature will be forwarded to or disseminated in such jurisdictions. Purchasers are advised to seek their own professional legal, financial and business advice before entering into any agreement concerning the Residences. Plans, amenities, uses, dimensions, boundaries, locations, specifications, materials and availability are subject to change without notice. All facilities are currently proposed only. The images and floorplans depicted herein are conceptual renderings based on current development plans which are subject to change without notice.

Obtain the property report required by federal law and read it before signing anything.

No federal agency has judged the merits or value, if any, of this property.

The complete offering terms are in offering plans available from sponsor.

File NO-H07-0019 and CD07-0439

