

SHIGERU BAN  
BEACH VILLAS AT DELLIS CAY



“DELLIS CAY IS A UNIQUE CANVAS ON WHICH I HAVE FULLY REALIZED MY ARCHITECTURAL VISION – BUILDINGS IN HARMONY WITH NATURE THAT OFFER A COMPLETELY NEW LEVEL OF LUXURY, DELIGHTING AND INSPIRING IN EQUAL MEASURE.”

## INTRODUCTION

“At Dellis Cay, we have been presented with a unique opportunity, a site that fuses land, sky and sea. In response we have created two complementary designs – Maison H and Maison S – as well as a sweep of graceful Ocean Pavilions.” Shigeru Ban

### About the Architect

Shigeru Ban is one of the world's most innovative contemporary architects, renowned for bringing technologically demanding concepts to life. The work of his studio is infused with a spirit of simplicity and a commitment to environmental responsibility. Ban has designed over 40 private villas around the world, reworking the classic glass pavilion and breathing new life into the modernist aesthetic.

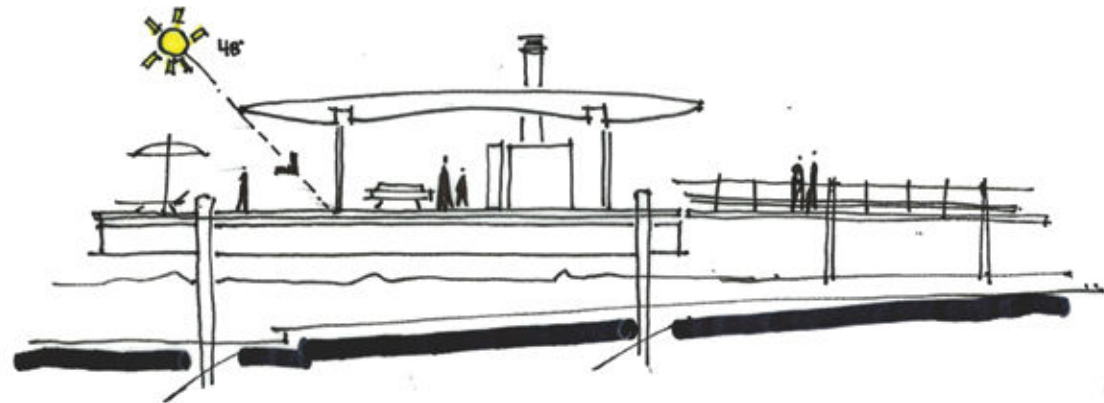
Born in Tokyo in 1957, Shigeru Ban studied in the USA and now maintains offices in Tokyo, New York and Paris. Recent projects include the Centre Pompidou's new cultural outpost in Metz, France, and the Nomadic Museum in New York.

### 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 Shigeru Ban Beach 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.





# DELLIS CAY MASTER PLAN

- ① Mandarin Oriental Hotel & Residences
- ② Beach House Residences
- ③ Piero Lissoni Beach Villas
- ④ Piero Lissoni Ocean Villas
- ⑤ The Spa at Mandarin Oriental Dellis Cay
- ⑥ Shigeru Ban Beach Villas: Maison H & Maison S





# DELLIS CAY TURKS AND CAICOS ISLANDS

Dellis Cay is a paradise location in itself, but the Turks and Caicos Islands of which it is a part, offer a whole new world of exhilaration and enchantment.

In the shallow coastal waters are some of the most spectacular coral reefs in the world, making the Islands an enviable destination for scuba diving and snorkeling. A little further out to sea, big-game fishers find waters famous for their abundance of stock and variety of species. And every year, one of nature's greatest shows comes through town – the entire Atlantic herd of migrating humpback whales and their magical, enigmatic song.

Back on land, the sporting challenge of the Provo Golf and Country Club, one of the best courses in the Caribbean, can be found on Providenciales.



# MAISON H BY SHIGERU BAN

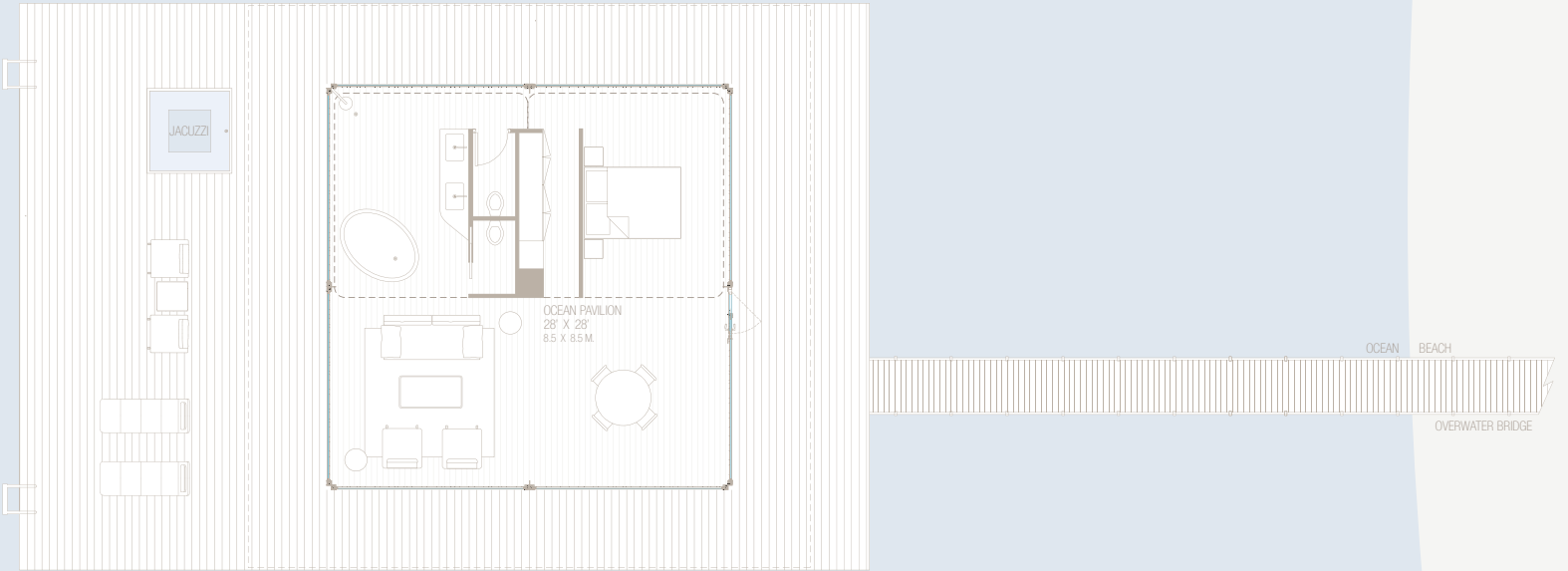


SHIGERU BAN  
MAISON H





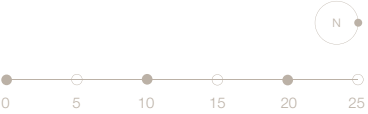
FLOOR PLAN  
MAISON H



SHIGERU BAN  
MAISON H  
5 BEDROOMS / 5.5 BATHROOMS



MAISON H:	4,946 SQ. FT. / 459.5 SQ. M.
INTERIOR:	2,984 SQ. FT. / 277.2 SQ. M.
EXTERIOR:	1,962 SQ. FT. / 182.3 SQ. M.
OCEAN PAVILION:	2,249 SQ. FT. / 208.9 SQ. M.
INTERIOR:	783 SQ. FT. / 72.8 SQ. M.
EXTERIOR:	1,466 SQ. FT. / 136.1 SQ. M.
TOTAL:	7,195 SQ. FT. / 668.4 SQ. M.





SHIGERU BAN  
MAISON H



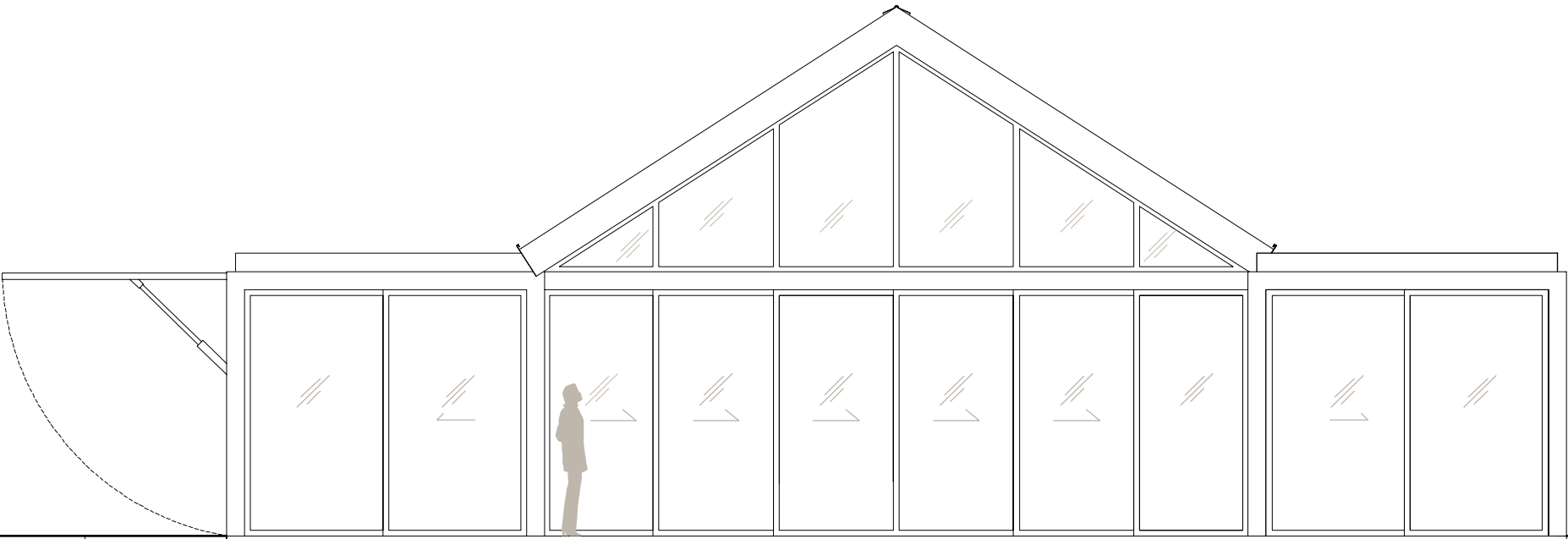


# OVERVIEW MAISON H

Maison H is a design of alluringly classical simplicity, with fully retractable glass walls at either end that open out onto a reflecting pond and swimming pool – an engaging conceit that makes the villa appear to float on water. Maison H includes a double-height Great Room, a master bedroom with its own direct access to the swimming pool, plus a further three bedrooms in a self-enclosed guest wing, all with solid hardwood flooring.

Each villa has its own Ocean Pavilion, a complete, self-contained house in its own right. The 2,249 square foot pavilion is linked to the main villa by a private bridge from the beach. With its own bedroom, bathroom, living space and large semi-shaded outdoor deck, it's the perfect place to spend a lazy day over the sea. Together, Maison H and the Ocean Pavilion total 7,195 square feet of space.

Front view



Side view





# GREAT ROOM MAISON H

The focal element of the Maison H design is the Great Room, the central component around which all the other rooms are distributed. The Great Room is flanked by a swimming pool to the south and reflecting pond to the north, creating the illusion of the house as a self-contained island, floating on a shimmering surface.

Inside, materials are natural, lightweight and refined, with Shigeru Ban's signature light-colored hardwood flooring used throughout to unite the space. Exposed timber roofing rises to 22 feet in the Great Room, while floor-to-ceiling, impact-resistant glazing maximizes natural light and water views.





# INTERIORS MAISON H

Maison H is furnished exclusively using furniture selected by Shigeru Ban, including his own designs. In particular, Ban's L-unit range uses both slender, curved wood and structural wooden elements to create a series of elegant sculptural pieces that are perfectly suited to the interior architecture. In addition, the Great Room is provided with a large flat-screen TV, while decorative lighting elements allow you to control the atmosphere and ambience of the Maison depending on the time of day and your mood.

Everything you need is at hand and carefully chosen by Shigeru Ban to ensure complete harmony between architecture and décor.





# OCEAN PAVILION BEACH VIEW

The separate, self-contained Ocean Pavilion is a beautifully composed house that stands above the crystal-clear waters. The Pavilion provides the ultimate retreat, day or night. Reached by a slender jetty, the 783 square foot structure stands on a private 1,466 square foot deck. From this location, the most southerly point on Dellis Cay, the water stretches away to the horizon to create a view unlike any other.





SHIGERU BAN  
MAISON H





MAISON S BY  
SHIGERU BAN

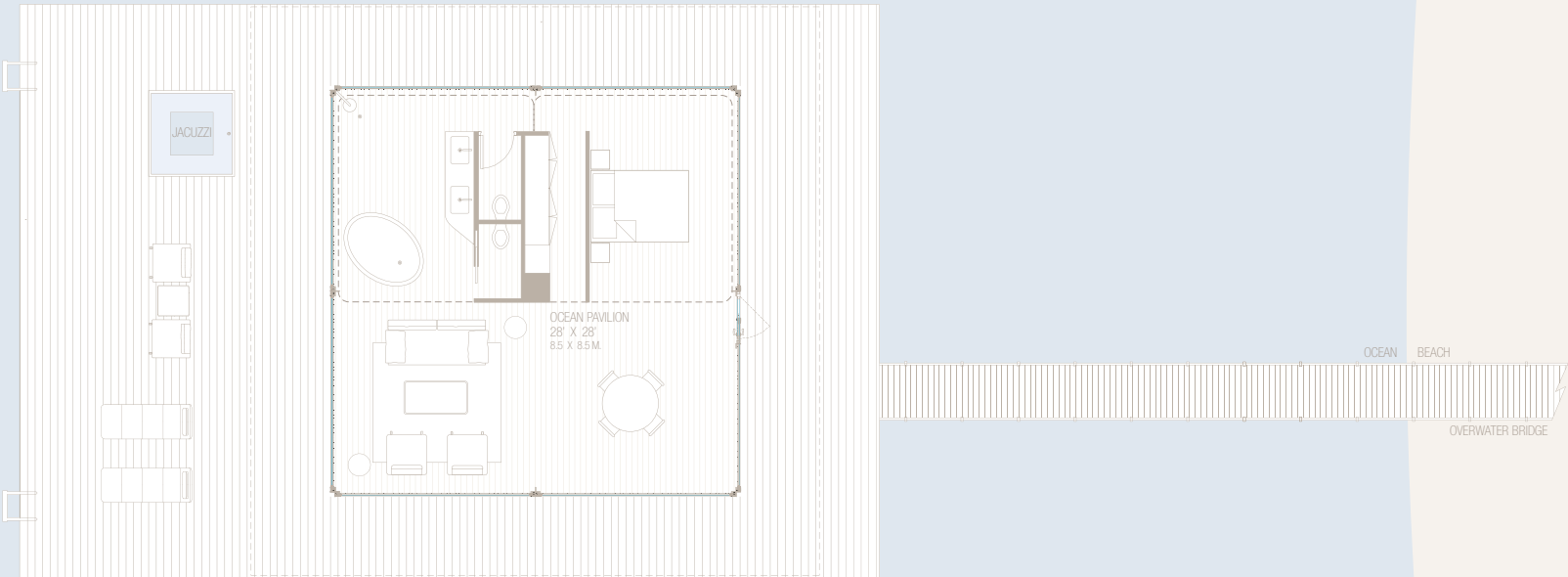


SHIGERU BAN  
MAISON S



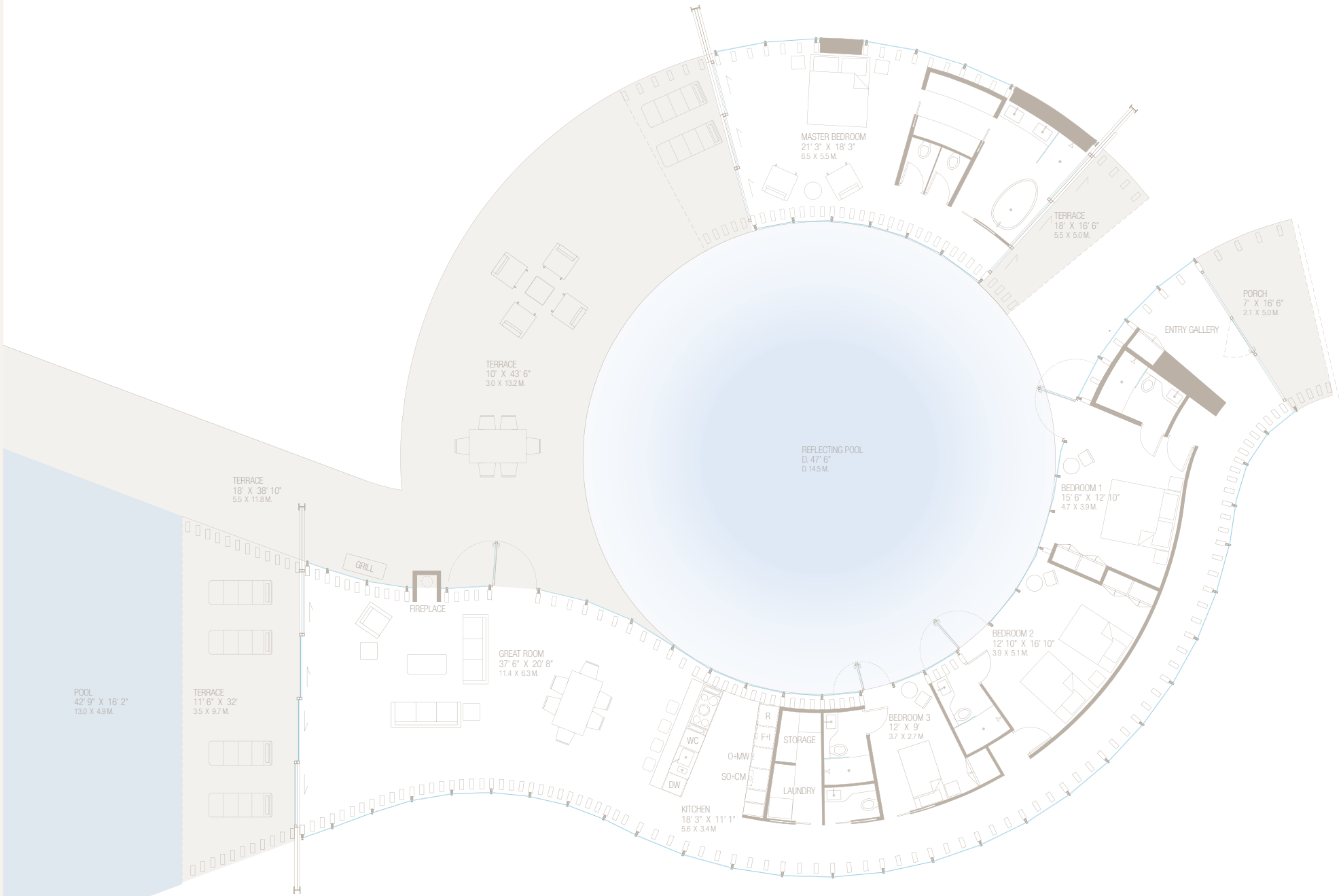


FLOOR PLAN  
MAISON S



SHIGERU BAN

MAISON S  
5 BEDROOMS / 5.5 BATHROOMS



MAISON S: 4,999 SQ. FT. / 464.5 SQ. M.  
INTERIOR: 2,969 SQ. FT. / 275.8 SQ. M.  
EXTERIOR: 2,030 SQ. FT. / 188.7 SQ. M.

OCEAN PAVILION: 2,249 SQ. FT. / 208.9 SQ. M.  
INTERIOR: 783 SQ. FT. / 72.8 SQ. M.  
EXTERIOR: 1,466 SQ. FT. / 136.1 SQ. M.

TOTAL: 7,248 SQ. FT. / 673.4 SQ. M.



SHIGERU BAN  
MAISON S



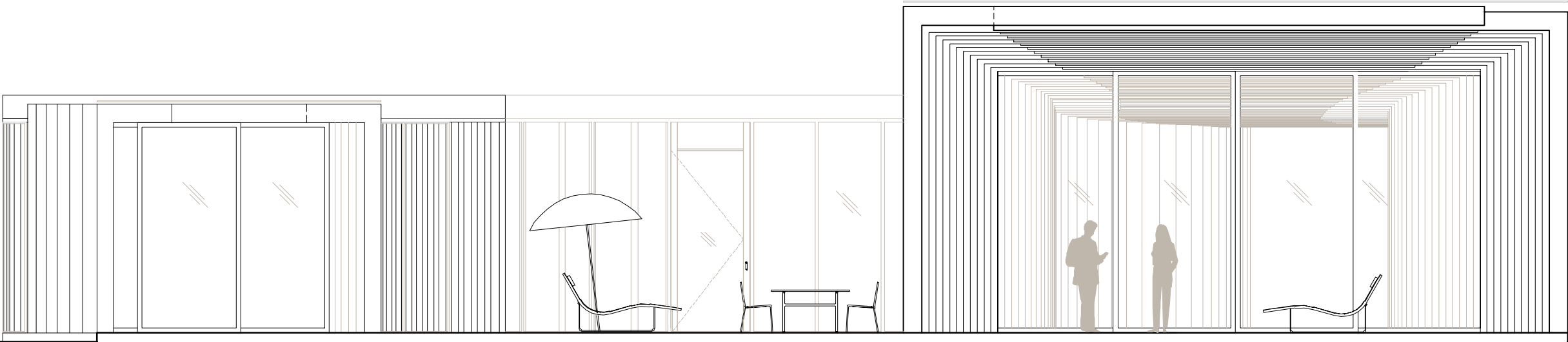


# OVERVIEW MAISON S

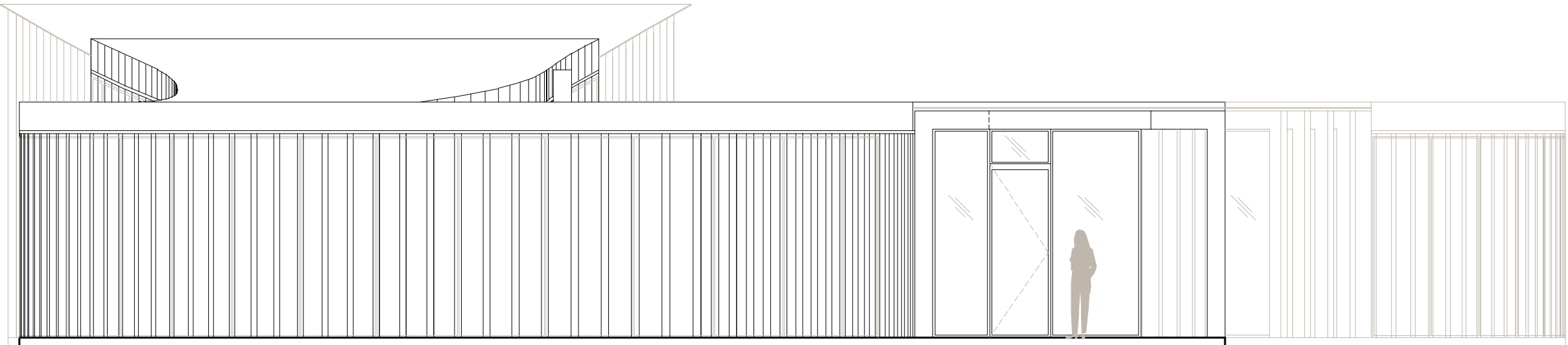
The sinuous curves of Maison S project a futuristic, organic outline that wraps round a circular reflecting pond before opening out towards the angled swimming pool and the powder-blue sea beyond. Together with the Ocean Pavilion, Maison S totals a floor area of 7,248 square feet, which includes 3,496 square feet of terraces and 3,752 square feet of living space.

Inside Maison S, there are four generous bedrooms, including a detached Master Pavilion, as well as a spectacular glass-walled Great Room. Accessed from a private bridge, the separate Ocean Pavilion is a discreet getaway that contains a large bedroom, expansive bathroom and seating area. The Ocean Pavilion functions as either deluxe guest accommodation or personal sanctuary.

Front view



Back view





# GREAT ROOM MAISON S

The Great Room of Maison S is poised between pool, sea and sky, the infinity pool blurring the gap between sea and horizon. Unwind by the pool to the south, the west-facing terrace, or in the living and dining space itself, which contains a selection of beautifully-designed furniture personally selected by Shigeru Ban. The inside/outside space in Maison S is characterized by a textured concrete floor finish, a polished material that conveys natural warmth and blends beautifully with the expansive polished concrete sun deck.

Everything required to relax is at hand the minute you arrive on the island. All you need is your suitcase and as much time as you can spare.





# MASTER BEDROOM MAISON S

The Master Bedroom suite in Maison S is set apart from the main arc of the house. Features include a walk-in wardrobe and a selection of contemporary furniture specially chosen by Shigeru Ban. The Master Bathroom suite overlooks the central pool, creating a private spa featuring highly contemporary fixtures and fittings, warm materials and a luxurious sense of space. Discreetly distanced from the three guest suites and the Great Room, the Master Bedroom is a luxurious private enclave, an island within an island.





# OCEAN PAVILION

## OCEAN VIEW

The Ocean Pavilion stands elegantly above the waves, apart from the main house. It can function as the ultimate private retreat or guest accommodation. Alternatively, the 783 square foot structure can be treated as additional living space, a place from which to swim in the warm waters, sunbathe on the 1,466 square foot deck or simply soak in the bathtub as the sun sets on the ocean.





SHIGERU BAN  
MAISON S





# KITCHEN MAISON H AND S

The Boffi Xila kitchens are fully equipped with Gaggenau appliances, including Gaggenau wine refrigerators. Everything is state-of-the-art; the ultra-white finish of the vertical surfaces and sleek Corian® countertop – complete with integrated sink – create a harmonious and beautiful space.

Appliances include a 36” glass-ceramic induction cook top, alongside a 24” Gaggenau single induction oven, built-in microwave and built-in warming drawer. A double-fronted 48” refrigerator-freezer is concealed behind a matching front panel, while the 24” Gaggenau dishwasher is also concealed.





# BATHROOM MAISON H AND S

The bathroom is a masterpiece of refined minimalism. Shigeru Ban has brought together natural wood, pure white lacquer cabinets and luxurious fixtures from the renowned Italian manufacturer Zucchetti. Every other surface is clad in simple white mosaic tiles. Privacy is provided by a combination of floor-to-ceiling sliding doors and timber screens. Maison H has a secluded outdoor shower area to capitalize on Dellis Cay's spectacular climate, while Maison S rewards bathers with a calming view of the villa's inner circular pool and the ocean beyond.





**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 renowned for the legendary 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 Dellis Cay will create an unparalleled experience in luxury island living.

**The Team**

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

**Exclusive Global Marketing and Sales Consultant**  
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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.

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