

## PIERO LISSONI

"My inspiration was the light. I have designed all the buildings trying to capture this light, I have tried to have the light going through all the spaces like a blade. The design is sophisticated but based on simplicity."







## OCEAN AND BEACH VILLAS BY PIERO LISSONI

Tucked away along the splendid beaches of Dellis Cay are the luxurious five- and six-bedroom villas designed by Piero Lissoni. Eight Beach Villas and nine Ocean Villas sit tranquilly on approximately 1 acre of private beachfront property designed to accentuate the indoor-outdoor lifestyle of the tropics - all under the precise management of Mandarin Oriental Dellis Cay.

Understated and discreet, the Ocean and Beach Villas were conceived under the testament of complete privacy and luxury. The close relationship of man and nature, so predominant in Lissoni's design ethos, is shown to great effect in the design of each villa. His restrained yet thoughtful interplay of materials also serves to diminish the physical barrier imposed between indoors and out.

- 1 Ocean Villas
- 2 Beach Villas
- 3 Mandarin Oriental Dellis Cay
- 4 Spa at Mandarin Oriental Dellis Cay





## OCEAN VILLAS MANDARIN ORIENTAL DELLIS CAY

The nine Lissoni Ocean Villas constitute a world unto themselves - quiet, secluded, with unspoiled beaches and unending westerly panoramas of the mesmerizing Caribbean Sea. Each 6-bedroom, 7-bath villa offers approximately 4,800 square feet of thoughtfully interior living space in a relaxing, sophisticated environment.

Residents can while away the day conceived in more than 9,000 square feet of outdoor space, as their guests indulge in their own luxurious accommodations. Two master bedrooms, award-winning Boffi Table System kitchens, private pool, and a choice of two Lissoni furniture packages complete these handsomely appointed Ocean Villas.







OCEAN VILLAS | MANDARIN ORIENTAL DELLIS CAY





OCEAN VILLAS | OUTDOOR LIVING





OCEAN VILLAS | GREAT ROOM





OCEAN VILLAS | MASTER BEDROOM



# OCEAN VILLAS

## MANDARIN ORIENTAL DELLIS CAY

### VILLA FEATURES

- 6 bedrooms and 7 bathrooms
- Private pool with expansive sun deck and chaise lounges
- Expansive wraparound terraces with Iroko wood shade systems
- Floor-to-ceiling impact resistant glazed glass windows and exterior doors
- Terraced living/dining area with bbq range
- 2 Master bedrooms
- Dark oak wood flooring throughout
- Piero Lissoni designed door hardware
- Piero Lissoni custom-designed closets and cabinets
- Piero Lissoni custom-designed recessed lighting fixtures
- Owner's closet

### DOUBLE HEIGHT GREAT ROOM & KITCHEN

- Great room and kitchen with direct ocean view
- Dining room with double-height ceiling
- Award winning Piero Lissoni designed Boffi "Table System" cabinetry in engineered oak wood and polished lacquer with Corian™ counter top
- Award winning Piero Lissoni designed Boffi "Table System" kitchen island with dining counter finished in engineered oak wood and polished lacquer with stainless steel top
- 3 kitchen cabinet color options, grey/white/oak
- Boffi "Series 3000" double sink with garbage disposal
- Boffi "Mixer" tap
- 24" glass-ceramic induction cook top
- 15" electric barbeque grill
- Boffi fully vented exhaust hood
- 24" built-in single induction oven
- 24" built-in single steam oven
- 24" built-in warming drawer
- 24" built-in microwave
- 24" built-in espresso machine

- 54" refrigerator with integrated front panel
- Wine cooler
- Dishwasher with integrated front panel
- Laundry room with washer/dryer and pressing area with general storage

### OUTDOOR LIVING & DINING

- 671 square foot (62 square meter) terrace with panoramic ocean views
- Outdoor grill

### SUNDECK & POOL

- 870 square foot (81 square meter) sundeck
- 30'8" x 16'9" (9.3 meter x 5.1 meter) swimming pool

### MASTER BEDROOM ONE

- Private wraparound terrace with Iroko wood shade system
- Direct ocean views.
- Piero Lissoni custom-designed his and her walk-in closets

### MASTER BATHROOM ONE

- Full height glass walls providing panoramic views
- Marble flooring and wall cladding
- Piero Lissoni designed double vanity with stone top
- Piero Lissoni custom-designed mirror
- Piero Lissoni custom-designed recessed lighting
- Bathtub in lacquered glossy white finish
- Glass enclosed shower stall
- Chrome taps and showerheads
- Chrome bathroom accessories
- Private his and her water closets with concealed cistern toilets

### MASTER BEDROOM TWO

- Direct ocean views
- Pool-front private terrace
- Piero Lissoni custom-designed walk-in closet

### MASTER BATHROOM TWO

- Full height glass walls providing panoramic views
- Marble flooring and wall cladding
- Piero Lissoni designed double vanity with stone top
- Piero Lissoni custom-designed mirror
- Piero Lissoni custom-designed recessed lighting
- Bathtub in lacquered glossy white finish
- Glass enclosed shower stall
- Chrome taps and showerheads
- Chrome bathroom accessories
- Private water closet with concealed cistern toilet

### SECONDARY BEDROOMS

- 4 additional bedrooms with en suite bathrooms
- Marble flooring and wall cladding
- Piero Lissoni designed double vanity with stone top
- Piero Lissoni custom-designed mirror
- Piero Lissoni custom-designed recessed lighting
- Glass enclosed shower stall
- Chrome fixtures
- Chrome bathroom accessories, wall mounted toilet with concealed cistern

# OCEAN VILLAS

## FURNITURE PACKAGE

### GREAT ROOM

- 3 seat sofa
- 2 armchairs
- Daybed
- 2 coffee tables
- 8 dining chairs
- Set of dinnerware for 24
- Set of cutlery for 24
- Set of small kitchen appliances
- Dining table
- 3 decorative lighting
- 2 custom wooden round tables
- Custom wood and lacquered TV-hifi cabinet
- 42" flat screen TV
- 2 small round tables
- 2 area rugs

### OUTDOOR LIVING

- 2 armchairs
- 3 seat sofa
- Dining table
- 6 dining chairs
- 2 coffee tables
- 4 chaise lounges

### MASTER BEDROOM ONE

- King size bed with headboard and mattress
- 2 custom night tables with small drawer
- Custom tv-hifi unit with drawers
- Sofa
- 2 armchairs
- Coffee table
- 3 decorative lighting
- Bedding and other home textiles
- Area rug
- 2 outdoor chaise lounges
- 2 outdoor tables

### BEDROOM ONE

- Queen size bed with headboard and mattress
- 2 round night tables
- Small armchair
- 3 decorative lighting
- Area rug
- Bedding and other home textiles

### BEDROOM TWO

- Twin bed with headboard and mattress
- 2 custom night tables with small drawer
- Area rug
- Small armchair
- 3 decorative lighting
- Bedding and other home textiles

### BEDROOM THREE

- Queen size bed with headboard and mattress
- 2 custom night tables with small drawer
- 3 decorative lighting
- Area rug
- 2 small armchairs
- Bedding and other home textiles

### GUEST HOUSE MASTER BEDROOM

- King size bed with headboard and mattress
- 2 night tables
- Bedding and other home textiles
- 2 small armchairs
- 3 decorative lighting
- Custom tv-hifi unit with drawers
- 2 outdoor armchairs
- Area rug

### GUEST HOUSE BEDROOM

- Queen size bed with headboard and mattress
- 2 round night tables
- 3 decorative lighting
- Custom tv-hifi unit with drawers
- Small armchair
- 2 outdoor armchairs
- Bedding and other home textiles



## BEACH VILLAS MANDARIN ORIENTAL DELLIS CAY

Nestled peacefully on the island's south bay are the eight Lissoni Beach Villas. The seamless flow between the indoors and out incorporates lushly landscaped private pathways leading to elegant residences of more than 3,800 square feet of matchless indoor living space.

Each Beach Villa has 5 bedrooms, including 2 exquisite master suites, and 6-1/2 lavishly appointed baths. The more than 9,000 square feet of outdoor living space makes this villa an ideal place for entertainment with its private pool, pool house, barbecue and dining area. Additional amenities include award-winning Boffi Table System kitchens, top-tier appliances, and a choice of two Lissoni furniture packages.

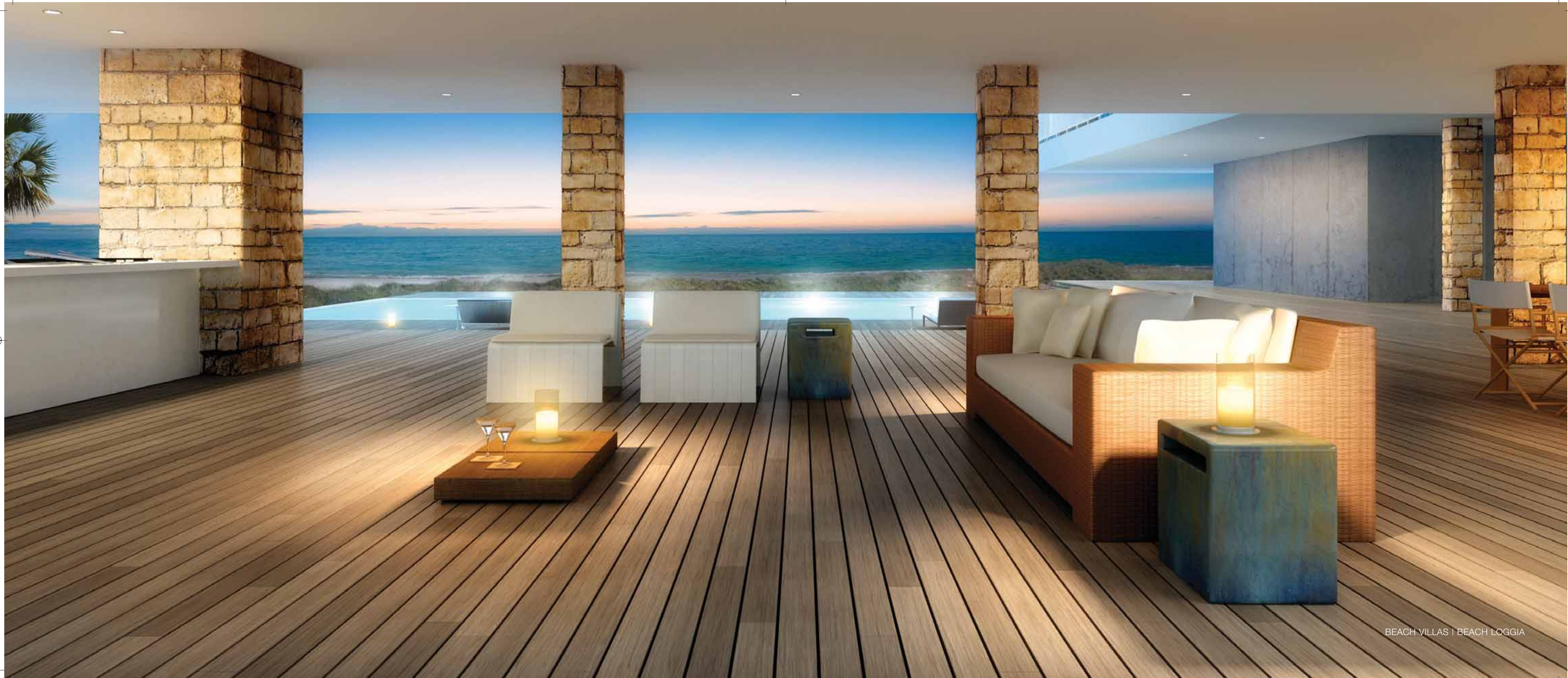






BEACH VILLAS | MANDARIN ORIENTAL DELLIS CAY





BEACH VILLAS | BEACH LOGGIA





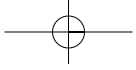
BEACH VILLAS | GREAT ROOM





BEACH VILLAS I MASTER BEDROOM





# BEACH VILLAS

## MANDARIN ORIENTAL DELLIS CAY

### VILLA FEATURES

- 5 bedrooms and 6 bathrooms plus powder room
- Private pool with expansive sun deck and chaise lounges
- Expansive wraparound terraces with Iroko wood shade systems
- Floor-to-ceiling impact resistant glazed glass windows and exterior doors
- Terraced living/dining area with bbq range
- 2 master bedrooms
- Dark oak flooring throughout
- Piero Lissoni designed door hardware
- Piero Lissoni custom-designed closets and cabinets
- Piero Lissoni custom-designed recessed lighting fixtures
- Owner's closet

### OUTDOOR LIVING & DINING

- 2,696 square foot (251 square meter) beach loggia with panoramic ocean views
- Outdoor grill
- Outdoor kitchen
- Changing room with bathroom
- Storage

### SUNDECK & POOL

- 33' x 14'9" (10.1 meter x 4.5 meter) swimming pool
- 1,120 square foot (104 square meter) sundeck with outdoor shower

### GUEST HOUSE WITH BATHROOM

- Marble flooring
- Piero Lissoni custom-designed modular vanity with stone top
- Piero Lissoni custom-designed mirror
- Piero Lissoni custom-designed recessed lighting
- Glass enclosed shower stall
- Chrome fixtures
- Chrome bathroom accessories
- Wall mounted toilet with concealed cistern

### GREAT ROOM & KITCHEN

- Great room and kitchen with direct ocean views
- 12 foot ceiling heights
- Award winning Piero Lissoni designed Boffi "Table System" cabinetry in engineered oak wood and polished lacquer with Corian™ countertop
- Award winning Piero Lissoni designed Boffi "Table System" kitchen island with dining counter finished in engineered oak wood and polished lacquer with stainless steel countertop
- 3 kitchen cabinet color options, grey/white/oak
- Boffi "Series 3000" double sink with garbage disposal
- Boffi "Mixer" tap
- 24" glass-ceramic induction cook top
- 15" electric barbeque grill
- Boffi fully vented exhaust hood with reflecting mirror finish
- 24" built-in single induction oven
- 24" built-in single steam oven
- 24" built-in warming drawer
- 24" built-in microwave
- 24" built-in espresso machine
- 54" refrigerator with integrated front panel
- Wine cooler
- Dishwasher with integrated front panel
- Laundry room with washer/dryer

### MASTER BEDROOM ONE

- Private wraparound terrace with Iroko wood shade system
- Direct ocean views
- Piero Lissoni custom-designed walk-in closets

### MASTER BATHROOM ONE

- Full height glass walls providing panoramic views
- Marble flooring and wall cladding
- Piero Lissoni designed double vanity with stone top
- Piero Lissoni custom-designed mirror
- Piero Lissoni custom-designed recessed lighting
- Bathtub in lacquered glossy white finish

- Glass enclosed shower stall
- Chrome taps and showerheads
- Chrome bathroom accessories
- Private water closets with concealed cistern toilets

### MASTER BEDROOM TWO

- Direct ocean views
- Pool-front private terrace
- Piero Lissoni custom-designed walk-in closet

### MASTER BATHROOM TWO

- Full height glass walls providing panoramic views
- Marble flooring and wall cladding
- Piero Lissoni designed double vanity with stone top
- Piero Lissoni custom-designed mirror
- Piero Lissoni custom-designed recessed lighting
- Bathtub in lacquered glossy white finish
- Glass enclosed shower stall
- Chrome taps and showerheads
- Chrome bathroom accessories
- Private water closet with concealed cistern toilet

### SECONDARY BEDROOMS

- 3 additional bedrooms with en suite bathrooms
- Marble flooring and wall cladding
- Piero Lissoni designed double vanity with stone top
- Piero Lissoni custom-designed mirror
- Piero Lissoni custom-designed recessed lighting
- Glass enclosed shower stall
- Chrome fixtures and accessories
- Wall mounted toilet with concealed cistern

### POWDER ROOM

- Marble flooring and wall cladding
- Piero Lissoni custom-designed vanity with stone top
- Piero Lissoni custom-designed mirror
- Piero Lissoni custom-designed recessed lighting
- Chrome fixtures and accessories
- Wall mounted toilet with concealed cistern

# BEACH VILLAS

## FURNITURE PACKAGE

### GREAT ROOM

- 3 seat sofa
- 2 armchairs
- Daybed
- 2 coffee tables
- 6 dining chairs
- Set of dinnerware for 24
- Set of cutlery for 24
- Set of small kitchen appliances
- Dining table
- 3 decorative lighting
- 2 custom wooden tables
- Custom wood and lacquered TV-hifi cabinet
- 42" flat screen TV
- 2 small round tables
- Area rug

### OUTDOOR LIVING

- 2 armchairs
- 3 seat sofa
- Dining table
- 6 dining chairs
- 2 coffee tables
- 4 chaise lounges

### MASTER BEDROOM ONE

- King size bed with headboard and mattress
- 2 custom night tables with small drawer
- Custom tv-hifi unit with drawers
- 2 seat sofa
- 2 armchairs
- Coffee table
- 3 decorative lighting
- Bedding and other home textiles
- Area rug
- 2 outdoor chaise lounges
- 2 outdoor tables

### MASTER BEDROOM TWO

- King size bed with headboard and mattress
- 2 night tables
- Bedding and other home textiles
- 2 small armchairs
- 3 decorative lighting
- 2 outdoor armchairs
- Area rug

### BEDROOM ONE

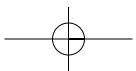
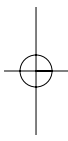
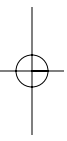
- 2 twin size beds with headboard and mattress
- 2 round night tables
- Small armchair
- 3 decorative lighting
- Area rug
- Bedding and other home textiles

### BEDROOM TWO

- Queen bed with headboard and mattress
- 2 custom night tables with small drawer
- Area rug
- Small armchair
- 3 decorative lighting
- Bedding and other home textiles

### GUEST HOUSE BEDROOM

- Queen size bed with headboard and mattress
- 2 round night tables
- 3 decorative lighting
- Small armchair
- Bedding and other home textiles
- Area rug





## DELLIS CAY SERVICES & AMENITIES

### PRIVATE ISLAND

- Secluded Beaches & Gardens
- Gazebo / Pavilion
- Swimming Pools
- Promenade
- Nature Reserve / Bird Sanctuary

### ISLAND AMENITIES

- Helipad
- Medical Clinic
- Gourmet Shop
- Gift Boutique

### WATER ACTIVITIES

- Certified Scuba Diving
- Snorkeling
- Kayaking
- Bone Fishing
- Deep Sea Fishing
- Hobie Cat
- Yacht Charters
- Windsurfing

### OUTDOOR SPORTS

- Tennis
- Jogging Course
- Beach Volleyball
- Half Court Basketball

### NATURE ACTIVITIES

- Biking & Hiking
- Guided Eco Tours / Nature Walks

## MANDARIN ORIENTAL SERVICES & AMENITIES

### HOTEL SERVICES

- Valet Guest Service
- Concierge
- 24-hour Security
- Business Centre
- Multimedia Room
- Reading Room
- Laundry / Dry Cleaning Services

### DINING

- Signature Restaurant with Gourmet Cuisine
- Private Dining
- Poolside Dining
- Beach Grill

### BARS & LOUNGES

- Cigar Lounge
- Pool Lounge
- MO Bar
- Beach Grill Bars

### SPA

- Salon Facilities
- Separate Men's and Women's Facilities
- 17 Treatment Rooms
- Saunas and Vitality Pools
- Hammam
- Steam Bath & Experience Showers
- SPA Boutique
- Tea Lounge

### FULLY EQUIPPED FITNESS CENTER

- Fitness & Aerobics Studio
- Yoga & Pilates Studio
- Tai Chi / Chigong Room





# DELLIS CAY SALES AND DESIGN LOUNGE

Salt Mills Plaza - Suites 40/41  
PO BOX 127, Grace Bay Road, Providenciales  
Turks and Caicos Islands, British West Indies

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## DEVELOPER

### THE O PROPERTY COLLECTION

The O Property Collection was created to establish the highest level of design and service across a variety of territories. Concentrating on detail and pioneering new levels of excellence in services and property management, O 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.

Inaugurated in 2005, the company invests, develops and manages premium realty ventures, in addition to owning luxury hotels and resorts. The O Property Collection commences operations by concentrating on projects located in the Caribbean, from which, the company plans to extend its vision into Mediterranean and Asian markets.

## HOTEL & RESIDENCES MANAGEMENT

### MANDARIN ORIENTAL HOTEL GROUP

As one of the finest luxury hotelier in the world, Mandarin Oriental is legendary 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 that seeks 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

### EXCLUSIVE MARKETING

Corcoran Sunshine Marketing Group

### PUBLIC RELATIONS

Nadine Johnson Associates

### GRAPHIC DESIGN

Ilona Agency

### ILLUSTRATION AND PHOTOGRAPHY

Dbox, Inc 2006®



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 .