

## THE VISIONARY

"The beauty of this island shall be fully realized by the vision of its architects and the luxury services of Mandarin Oriental. This has always been my dream. Now it is to become a reality."  
- Dr. Cem Kinay, Chairman and CEO of The O Property Collection.



## DELLIS CAY, TURKS & CAICOS ISLANDS

Secluded and tranquil, Dellis Cay is a world unto itself. A 560-acre private island embraced by crystal clear waters, and surrounded by porcelain white beaches, Dellis Cay belongs to the necklace of islands in the Turks and Caicos archipelago, united by the vibrant hues of the Caribbean Sea.

With the talents of seven internationally renowned architects - Shigeru Ban, David Chipperfield, Carl Ettensperger, Zaha Hadid, Kengo Kuma, Piero Lissoni, Chad Oppenheim - and the award-winning luxury hospitality services of Mandarin Oriental Hotel Group. Dellis Cay will provide the world's rarest living experience in a limited collection of private residences and villas. This unique development is the vision of Dr. Kinay, Chairman and CEO of the prestigious international real estate development group, The O Property Collection.



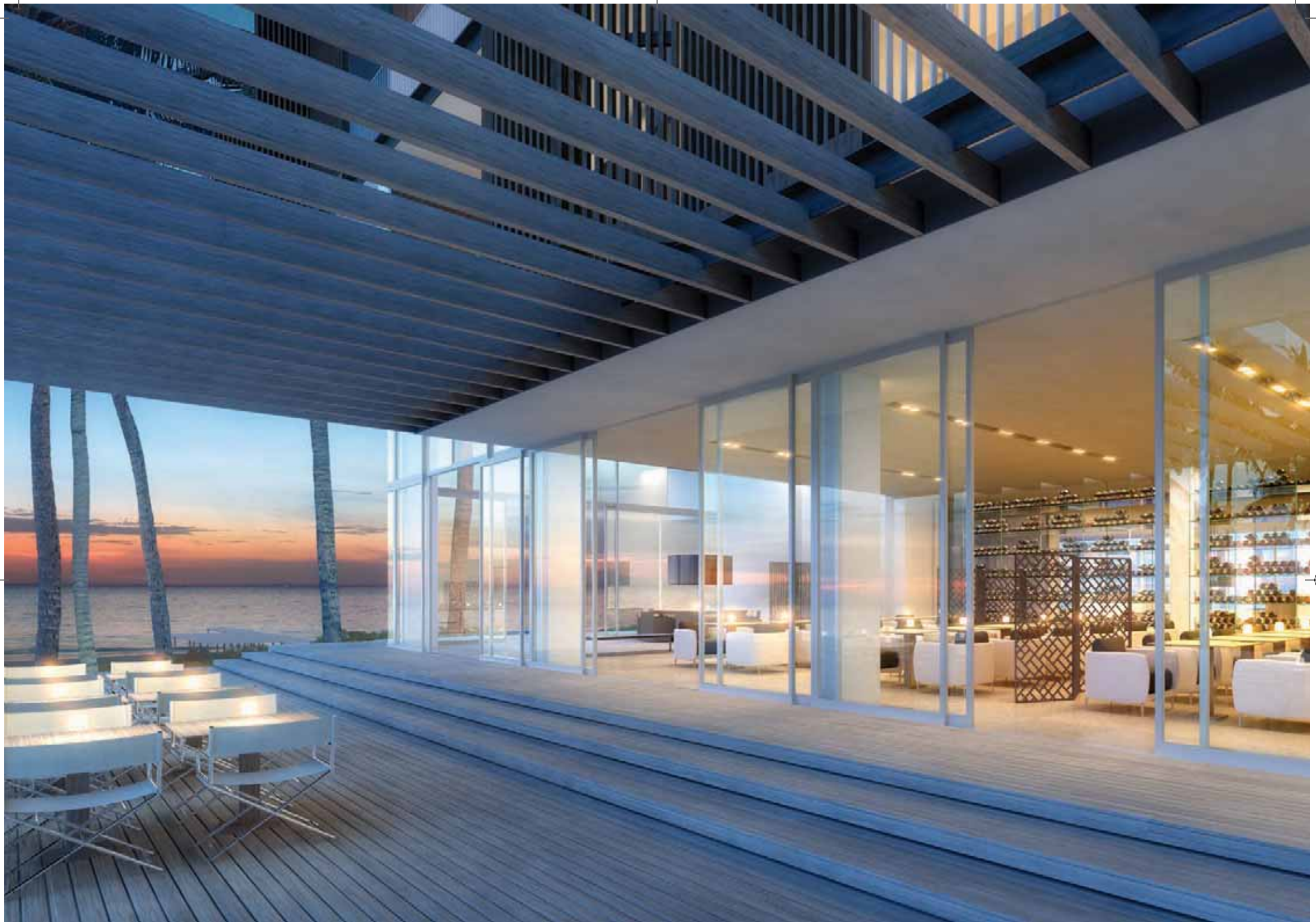


## MANDARIN ORIENTAL HOTEL GROUP

Mandarin Oriental, recognized as one of the finest luxury hotel groups in the world, lends its expertise to Dellis Cay to create a perfect template for total relaxation and sheer indulgence. Under Mandarin Oriental's meticulous management, residential owners of Dellis Cay will enjoy the exquisite services and amenities of a five-star luxury hotel.

Artfully conceived by Piero Lissoni, the hotel will serve as an eloquent statement as to the uniqueness and exclusivity of this very private island. It is situated so as to take full advantage of the ever-present ocean breezes and breathtaking water vistas. Intimate in size, the Mandarin Oriental Dellis Cay will offer highly personalized guest services and facilities, including a fine dining restaurant, the MO bar, a cinema, library, business centre, cigar room, boutique shop and a private dining room.





## DINING AT MANDARIN ORIENTAL DELLIS CAY

In addition to the signature restaurant in the Mandarin Oriental Dellis Cay, there are numerous, more casual, dining experiences to be found throughout the hotel, including the Beach Grill on the bay and the Poolside Café. All will justify the Mandarin Oriental's worldwide reputation for imaginative, beautifully prepared cuisine with outstanding service.





## POOL LOUNGE AT MANDARIN ORIENTAL DELLIS CAY

The Pool Lounge will be a cool and comfortable meeting spot for both residents and their guests. The décor will be stylish and sophisticated with an island flair, enhanced by picturesque vistas of the tranquil Caribbean Sea.



## THE SPA AT MANDARIN ORIENTAL DELLIS CAY

Hidden in a sea of protected mangroves, the Spa at Mandarin Oriental Dellis Cay will be the largest spa in the Caribbean. It will feature the very latest in spa therapies and tailored fitness programs. Set in pavilions designed by Kengo Kuma, it will float serenely over the lake and promote a sense of relaxation and well-being even before one enters. As with all Mandarin Oriental spas the 30,000 square foot Spa at Dellis Cay is holistically devoted to restoration and renewal of mind, body and soul.

The staff is skilled in the newest and most beneficial facial and body treatments along with meditative rituals, such as Shiatsu, Ayurveda, Reflexology, Yoga, Thai massage and Tui Na. 17 private treatment rooms, luxurious salon facilities and committed personal trainers assure that residents will be able to maximize the spa experience.



## THE ARCHITECTS

Seven of the world's foremost architects will bring Dellis Cay to life, with masterful designs that harmonize with the island's own natural beauty.

Piero Lissoni



Kengo Kuma



Shigeru Ban



Chad Oppenheim



Carl Ettensperger



David Chipperfield



Zaha Hadid





- |                 |                                      |                      |                   |
|-----------------|--------------------------------------|----------------------|-------------------|
| 1 PIERO LISSONI | Mandarin Oriental Hotel & Residences | 6 CHAD OPPENHEIM     | Treetop Villas    |
| 2 PIERO LISSONI | Beach House Residences               | 7 SHIGERU BAN        | Beach Villas      |
| 3 PIERO LISSONI | Beach Villas                         | 8 CARL ETTENSPERGER  | Over Water Villas |
| 4 PIERO LISSONI | Ocean Villas                         | 9 DAVID CHIPPERFIELD | Shore Villas      |
| 5 KENGO KUMA    | Spa+Spa Villas                       | 10 ZAHA HADID        | Marina Villas     |
|                 |                                      | 11 ALL ARCHITECTS    | Villa Collection  |





## PIERO LISSONI

PIERO LISSONI IS ELEGANCE, SIMPLICITY AND AN UNDERSTANDING OF RESTRAINT.

Prolific and proficient as both architect and designer, Piero Lissoni has in recent years turned his attention to creating luxury hotels. His chic, contemporary style will serve us well at Dellis Cay. Lissoni will design the Mandarin Oriental Dellis Cay, Beach House Residences, Ocean Villas and Beach Villas. All accommodations will be designed with expansive outdoor terraces and balconies, providing panoramic views of the ocean and beachfront.

Piero Lissoni founded Lissoni Associati (1986) and Graph.x (1996), developing projects in architecture, interiors and design linked by his singular sense of style and simplicity. He was recently selected for the "Hall of Fame of Interior Design" and also won the "Best Kitchen 2005" Elle Décor International Award for a "Table System" designed for Boffi.





## KENGO KUMA

KENGO KUMA BLURS THE RELATIONSHIP BETWEEN WHAT IS BUILT AND WHAT HAS ALWAYS BEEN THERE.

Kuma has been chosen to create the 30,000 square foot Spa at Mandarin Oriental Dells Cay and the Spa Villas. The thoughtfully conceived architecture, set against the fluidity of the pools, shallow ponds and reflective water surfaces, invites the natural and environmental qualities of water into the built spaces.

Kuma established Kengo Kuma & Associates in 1990. His numerous residential works, museums, and other public facilities have received on-going critical acclaim and have won him several national and international awards. Renowned projects include the LVMH Group Japan headquarters, Great (Bamboo) Wall, and Water/Glass.





## SHIGERU BAN

SHIGERU BAN TRANSFORMS MATERIALITY INTO LIGHT AND EMOTION.

For Mandarin Oriental Dellis Cay, Ban will lend his expertise to the design of Beach Villas linked to over-the-water guesthouses by a wood-deck bridge. Harmoniously balancing Japanese minimalism with a refined use of material, Ban's villas touch the earth with a lightness and transparency that draw you into serenity.

A Tokyo-based architect and artist, Shigeru Ban is known for his extensive focus on the use of innovative materials, especially Paper Tube structures. His recent projects include the Japanese Pavilion at Expo 2000 and the New Pompidou Centre in Metz, France.



## CHAD OPPENHEIM

CHAD OPPENHEIM'S WORK SPEAKS OF A PRIMAL ELEGANCE  
AND AUTHENTICITY OF PLACE.

It's Dellsis Cay - from a totally original perspective. Chad Oppenheim will create a collection of inspired homes that soar to tree top level -- and beyond. From these lofty residences, one will be able to take in the wonders of the island and the surrounding waters. Among the planned highlights: a pool floating ethereally between ground and sky as well as a star gazing platform.

Chad Oppenheim has made a career of unique residential projects -- simultaneously daring and sensible, romantic and reductive, evocative and essential. Raised in New Jersey, long resident in Miami, Oppenheim founded his own architectural firm in 1999 and has become one of the leading exponents of the modernist tropical aesthetic. Significant projects include Ten Museum Park in Miami, the One Hotel, Washington DC, and the Delano/Mondrian Hotels in Las Vegas.





## CARL ETTENSBERGER

CARL ETTENSBERGER TRANSPORTS YOU IMMEDIATELY INTO PLACE.

This much acclaimed Singapore-based designer will create a limited collection of the Caribbean's first over-the-water villas which will follow the natural curves of the Dells Cay shoreline while offering unobstructed views of the sea. Ettensperger believes in the power of the human connection to water. His villas create a unique balance of true luxury - understated, elegant and connected.

Carl Ettensperger's illustrious career is highlighted by some of the most prestigious projects in the hospitality industry, including The Residence Hotel in Tunisia; St George's Terrace, Australia; the Mandarin Oriental Hotel, Hong Kong; Leela Palace Hotels in Bangalore and Bombay; and the Hilton, Maldives.





## DAVID CHIPPERFIELD

DAVID CHIPPERFIELD BUILDS FRAMES WITHIN WHICH WE EXPERIENCE LIFE.

Chipperfield will design an exclusive collection of private villas on the north shore, where residents will enjoy magnificent views of the glistening water and protected stands of mangroves. The sense of drama lives outside in nature, while inside, a perfect synthesis of form, balance and absolute proportion prevails.

A visiting professor and lecturer in architecture around the world, David Chipperfield has also worked for Douglas Stephen, Richard Rogers and Norman Foster. In 1984, he established his own firm, David Chipperfield Architects, which has won much praise and awards for its work in Europe, Japan, and the U.S.





## ZAHA HADID

**ZAHA HADID CAPTURES MOVEMENT IN THE FLUIDITY OF SPACE.**

Hadid has overseen the Master Plan for Dellis Cay. In addition, it is planned that, she will create luxury residences, beachfront Marina Villas, restaurants and boutiques, and the marina. Zaha's work redefines our perception of architecture in its environment and compels us to rethink the relationship between form and space.

Recipient of the 2004 Pritzker Architecture Prize, Zaha Hadid experiments with new spatial concepts in relation to existing urban landscapes, from urban scale to products, interiors, and furniture. Some of her best known work: Vitra Fire Station, LFOne/Landesgartenschau, Bergisel Ski Jump, Lois and Richard Rosenthal Center for Contemporary Art, BMW Plant Central Building, and Ordrupgaard Museum Extension.

# DELLIS CAY

## SERVICES & AMENITIES

### PRIVATE ISLAND

- Secluded Beaches & Gardens
- Gazebo / Pavilion
- Swimming Pool
- 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

Various services and amenities described herein will not be provided or owned by the developer and may be subject to use restrictions and fees imposed by third parties. All facilities are currently proposed only and are subject to change. 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. We are pledged to the letter and spirit of U. S. policy for the achievement of equal housing opportunity throughout the nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status, or national origin.







## TURKS AND CAICOS ISLANDS

The Islands of the Turks and Caicos represent a world at one with the water and, as such, they offer inexhaustible pleasures and endless opportunities to explore the seas around us with their colorful coral reefs, enchanting bays and harbours.

A British Overseas territory, the Turks and Caicos Islands offer year-round sunshine and are situated just 575 miles southeast of Miami, 30 miles south of the Bahamas, and 90 miles north of the Dominican Republic. The main and largest island, Providenciales, is home to a challenging golf course and a myriad of other local treasures.

Ideally located a few miles from the main island and only accessible by private boat, Dellis Cay is the springboard from which you can delight in all the pleasurable experiences of land and sea and the incomparable natural beauty of the Turks and Caicos Islands.



## 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

P + 1 649 941 7201 / + 1 800 644 0533  
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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.

## HOTEL & RESIDENCES MANAGEMENT

### MANDARIN ORIENTAL HOTEL GROUP

As one of the finest luxury hoteliers 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

### CREATIVE AGENCY

Ilona Agency

### ILLUSTRATION AND PHOTOGRAPHY

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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.