

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."



MANDARIN ORIENTAL DELLIS CAY

Sitting on the westernmost end of the island The Residences at Mandarin Oriental Dellis Cay demonstrate a respectful attitude towards nature and the island's intimacy. This exclusive collection comprises Hotel Residences and the small enclave of Beach House Residences at Mandarin Oriental Dellis Cay designed by the prestigious architect Piero Lissoni.

Under the management of Mandarin Oriental, the Residences offer a range of services and facilities to delight owners beyond their expectations.

- 1 Mandarin Oriental Hotel and Residences
- 2 Beach House Residences
- 3 Spa at Mandarin Oriental Dellis Cay



HOTEL RESIDENCES MANDARIN ORIENTAL DELLIS CAY

Enhanced by all the gracious splendor and superb services of the Mandarin Oriental, the twenty-four private residences at Mandarin Oriental Dellis Cay will offer a wondrous living style. Each of the Hotel Residences is very much a home of its own, whether you choose a one-bedroom duplex, an expansive two-bedroom residence, or the three- and four-bedroom penthouses with panoramic sea views. All will bear the unique stamp of Piero Lissoni, both in sophisticated contemporary design and distinct furniture packages accentuated by Lissoni's impeccable grasp of form and color. The Hotel Residences will also feature private terraces, Boffi kitchens, top-tier appliances and lavish finishes and amenities throughout.

In addition, the Hotel Residences will place all the delights of the Mandarin Oriental within your reach. Only a few short steps away are the pleasures of the signature restaurant, a variety of pools, the MO Bar, boutique shops and the lush tropical landscaping that virtually envelops you at Dellis Cay.





LOBBY | MANDARIN ORIENTAL DELLIS CAY



GREAT ROOM | TWO-BEDROOM | HOTEL RESIDENCE



MASTER BEDROOM | HOTEL RESIDENCE



RESTAURANT | MANDARIN ORIENTAL DELLIS CAY

HOTEL RESIDENCES
MANDARIN ORIENTAL DELLIS CAY

RESIDENCE FEATURES

- Panoramic views from great room, master bedroom and master bathroom
- Private outdoor terraces with Iroko wood folding shade systems
- Floor-to-ceiling impact resistant glazed windows and exterior doors
- Oak wood flooring throughout
- Piero Lissoni custom-designed doors and door hardware
- Piero Lissoni custom-designed closet and cabinets
- Owner's closet
- General storage
- Ceiling fans
- 10 foot ceilings

LIVING ROOM/KITCHEN

- Private large terrace with Iroko wood folding shade system
- Piero Lissoni custom-designed Boffi cabinetry with a tropical weather resistant engineered laminate
- Boffi kitchen island with cantilever dining counter finished with a tropical weather resistant engineered laminate
- Two kitchen cabinet color options-white or grey
- Steel cabinetry handles
- Boffi "Series 3000" sink with garbage disposal
- Boffi "Mixer"tap
- 12" glass-ceramic electric cook top
- 12" electric barbeque grill
- Boffi fully vented exhaust hood with reflecting mirror finish
- 24" built-in single induction oven
- 24" built-in warming drawer
- 24" built-in microwave
- 27" refrigerator with integrated front panel
- 24" under counter wine cooler
- 24" dishwasher with integrated front panel
- Laundry room with washer and dryer

MASTER BEDROOM

- Private large terrace with Iroko wood folding shade system and lockable sliding wood privacy door
- Separate dressing areas with Piero Lissoni custom-designed walk-in closet

MASTER BATHROOM

- Full height glass walls providing panoramic views
- Limestone flooring
- Piero Lissoni designed 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

SECOND BATHROOM

- Limestone flooring and wall cladding
- Piero Lissoni designed 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

- Oak flooring
- Piero Lissoni custom-designed mirror
- Piero Lissoni custom-designed free-standing custom sink
- Piero Lissoni custom-designed recessed lighting
- Chrome fixtures
- Chrome bathroom accessories
- Wall mounted toilet with concealed cistern

HOTEL RESIDENCES|ONE BEDROOM
FURNITURE PACKAGE

GREAT ROOM

- 2 seat sofa-bed
- 2 armchairs
- Round dining table
- 2 dining chairs
- Dinnerware and cookware for 8
- Custom tv-hifi unit
- 3 custom wooden square coffee tables
- Area rug
- 3 decorative lighting fixtures
- 42" flat screen TV

TERRACE

- 2 outdoor armchairs
- Outdoor chaise lounge
- Custom wooden dining table
- 3 outdoor dining chairs
- 2 small round tables

MASTER BEDROOM

- King size bed with headboard and mattress
- 2 custom night tables with small drawer
- Custom tv-hifi unit with drawers
- Wooden daybed with seat and back cushions
- 2 small armchairs
- 2 custom wood coffee tables
- Area rug
- Small round table
- Bedding and other home textiles
- 3 decorative lighting fixtures

HOTEL RESIDENCES|TWO BEDROOM
FURNITURE PACKAGE

GREAT ROOM

- 3 seat sofa
- 2 armchairs
- Dining table
- 4 dining chairs
- Dinnerware and cookware for 12
- 2 custom wooden square coffee tables
- 2 custom wooden round tables
- Custom lacquered tv-hifi cabinet
- Entry cabinet
- Area rug
- 3 decorative lighting fixtures
- 42" flat screen TV

TERRACE

- 2 outdoor armchairs
- Custom wooden dining table
- 3 outdoor dining chairs
- Outdoor chaise lounge
- 2 small round tables

MASTER BEDROOM

- King size bed with headboard and mattress
- 2 custom night tables with small drawer
- Custom tv-hifi unit with drawers
- Wooden daybed with seat and back cushions
- 2 small armchairs
- 2 custom wood coffee tables
- Area rug
- Small round table
- Bedding and other home textiles
- 3 decorative lighting fixtures

BEDROOM

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

BEACH HOUSE RESIDENCES MANDARIN ORIENTAL DELLIS CAY

Piero Lissoni will be creating nine 3-story buildings that exquisitely complement the island's natural landscape and line the powder-sand beaches of Dellis Cay. There will be only six Beach House Residences per building, with two and three-bedroom residences ranging from 2,000 to more than 3,000 square feet - many featuring expansive private terraces. Artfully positioned around a central pool, the Beach House Residences will offer a variety of picturesque pools and ponds for relaxation and exercise - all interconnected by a series of lushly landscaped walkways that also provide direct beach access.

The Beach House Residences boast unobstructed ocean views and are fully serviced by the staff of Mandarin Oriental Dellis Cay - catering to your every requirement. Each residence features distinctive furniture packages, state-of-the-art Boffi kitchens, spacious master suites and lavishly equipped bathrooms. Situated to maximize privacy and seclusion, every Beach House Residence is designed to highlight the natural beauty of Dellis Cay.





BEACH HOUSE RESIDENCES | MANDARIN ORIENTAL DELLIS CAY



GREAT ROOM | TWO-BEDROOM | BEACH HOUSE RESIDENCE



GREAT ROOM | BEACH HOUSE RESIDENCE PENTHOUSE



BEDROOM | BEACH HOUSE RESIDENCE

BEACH HOUSE RESIDENCES
MANDARIN ORIENTAL DELLIS CAY

RESIDENCE

- Panoramic ocean views
- Beach access
- Private large terraces with Iroko wood folding shade systems
- Floor-to-ceiling impact resistant glazed glass windows and exterior doors
- Bleached oak flooring throughout
- Piero Lissoni custom-designed doors and door hardware
- Piero Lissoni custom-designed closets and cabinets
- Piero Lissoni custom-designed recessed lighting fixtures
- Owner's closet
- General storage
- Ceiling fans
- 9 foot ceilings

GREAT ROOM & KITCHEN

- Private large terrace with Iroko wood shade system
- Piero Lissoni custom-designed Boffi cabinetry with a tropical weather resistant engineered laminate
- Boffi kitchen island with cantilever dining counter finished with a tropical weather resistant engineered laminate
- Two kitchen color options—white or grey
- Steel cabinetry handles
- Boffi "Series 3000" sink with garbage disposal
- Boffi "Mixer" tap
- 12" glass-ceramic electric cook top
- 12" electric barbeque grill
- Boffi fully vented exhaust hood with reflecting mirror finish
- 24" built-in single induction oven
- 24" built-in warming drawer
- 24" built-in microwave
- 36" refrigerator with integrated front panel
- 24" under counter Wine cooler
- 24" dishwasher with integrated front panel
- Laundry room with washer and dryer

MASTER BEDROOM

- Private large terrace with Iroko wood shade system with lockable sliding privacy door
- Piero Lissoni custom-designed walk-in closet

MASTER BATHROOM

- Full height glass walls providing panoramic views
- Limestone flooring
- Piero Lissoni designed 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 BATHROOMS

- Stone flooring
- Piero Lissoni designed 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

POWDER ROOM

- Stone flooring
- Piero Lissoni free-standing sink
- Piero Lissoni custom-designed mirror
- Piero Lissoni custom-designed recessed lighting
- Chrome fixtures and accessories
- Wall mounted toilet with concealed cistern

BEACH HOUSE RESIDENCE | TWO BEDROOM
FURNITURE PACKAGE

GREAT ROOM

- 3 seat sofa
- 2 armchairs
- Dining table
- 6 dining chairs
- Dinnerware and cookware for 12
- 4 custom wooden square coffee tables
- 4 custom wooden round tables
- Custom lacquered tv-hifi cabinet
- 42" flat screen TV
- Entry cabinet with mirror
- Area rug
- 3 decorative lighting fixtures

TERRACE

- 4 outdoor armchairs
- Custom wooden dining table
- 6 outdoor dining chairs
- 2 outdoor chaise lounges
- 4 small round tables

MASTER BEDROOM

- King size bed with headboard and mattress
- 2 custom night tables with small drawer
- Custom tv-hifi unit with drawers
- Wooden daybed with seat and back cushions
- Wooden armchair
- 2 custom wood coffee tables
- Area rug
- Small round table
- Bedding and other home textiles
- 3 decorative lighting fixtures

BEDROOM

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

BEACH HOUSE RESIDENCE | THREE BEDROOM
FURNITURE PACKAGE

GREAT ROOM

- 3 seat sofa
- 2 armchairs
- Dining table
- 6 dining chairs
- Dinnerware and cookware for 12
- 4 custom wooden square coffee tables
- 4 custom wooden round tables
- Custom lacquered tv-hifi cabinet
- Entry cabinet with mirror
- Area rug
- 4 decorative lighting fixtures
- 42" flat screen TV

TERRACE

- 4 outdoor armchairs
- Custom wooden dining table
- 6 outdoor dining chairs
- 2 outdoor chaise lounges
- 4 small round tables

MASTER BEDROOM

- King size bed with headboard and mattress
- 2 custom night tables with small drawer
- Custom tv-hifi unit with drawers
- Wooden daybed with seat and back cushions
- Wooden armchair
- 2 custom wood coffee tables
- Small round table
- Bedding and other home textiles
- 3 decorative lighting fixtures

BEDROOM 1

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

BEDROOM 2

- Twin beds with headboards
- 2 round night tables
- Small armchair
- Area rug
- 3 decorative lighting fixtures
- Bedding and other home textiles

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



DELLIS CAY SALES AND DESIGN LOUNGE

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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 .