

ROSEWOOD
RESIDENCES
BAHA MAR

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WELCOME HOME

Overlooking the white sands and shimmering turquoise waters of Nassau's Cable Beach, Rosewood Residences at Baha Mar debut a new level of elegance and discernment for today's global resident.

Here, you'll discover impeccable turnkey one- to six-bedroom Residences and Villas by one of today's most sought-after luxury brands—Rosewood Hotels & Resorts®.

Featuring a distinctive collection of homes, Rosewood Residences incorporates cultural elements unique to this beautiful oceanfront location: a passage to a way of life that exists nowhere else, the guiding philosophy of Rosewood's A Sense of Place®.

This enclave of exclusivity offers unsurpassed personal service, a stunning array of amenities and a spectacular Bahamian lifestyle that can only be experienced as a resident at Baha Mar.



SPECTACULAR CARIBBEAN LIVING

The Commonwealth of The Bahamas is an archipelago of more than 700 islands, cays and islets known for their astonishing natural beauty and incredible experiences.

With an extensive history of stable, trusted and independent governance, The Bahamas is known as a leading international financial center within a tax-neutral jurisdiction. World-recognized banks and trust companies representing more than 25 countries, including Canada, France, Japan, Switzerland, United Kingdom and United States make their home here.

Its established infrastructure, with international schools, leading medical facilities and global accessibility, also makes The Bahamas a straightforward destination for full relocation.

Rosewood Residences at Baha Mar – experience the many benefits of living in a spectacular island luxury community.



Getting Here

Within a 35-minute flight from Florida and three hours from New York, Nassau's Lynden Pindling International Airport receives direct flights from the US, Canada, South America and the UK. Baha Mar is a convenient 12-minute drive from the airport and private jet terminals.

LANGUAGE	ENGLISH
CURRENCY	BAHAMIAN AND US DOLLAR
GOVERNMENT	CONSTITUTIONAL DEMOCRACY
ACQUISITION	TURNKEY WHOLE OWNERSHIP RESIDENCE, DEEDED IN PERPETUITY



In The Bahamas there are no personal or corporate income, capital gains, estate, gift or inheritance taxes.





LIFE AT *BAHA MAR*

Baha Mar is a \$4.2B integrated oceanfront resort and residential destination, featuring three world-renowned hotel brands: SLS, Rosewood Hotels & Resorts®, and Grand Hyatt.

Residents at Rosewood Baha Mar enjoy the destination's plentiful and varied amenities which include the elite NEXUS Club; private island, Long Cay; access to the 213-foot superyacht Eternity I; the spectacular Jack Nicklaus 18-hole Royal Blue course and Peter Burwash International Racquet Club; the largest casino in the Caribbean, and a tantalizing collection of dining and nightlife venues and luxury shopping.

With an incredible array of amenities, vibrant local culture, and the unforgettable beauty of The Bahamas, Baha Mar is an extraordinary world away from the everyday.

ROSEWOOD RESIDENCES



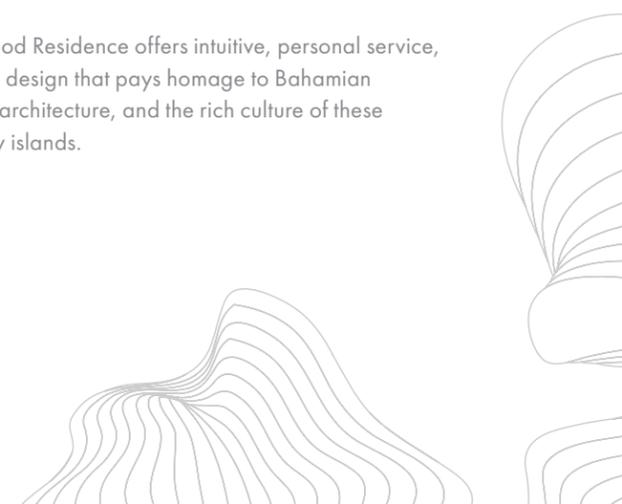


A SENSE OF PLACE®
A FEELING OF HOME



Experience the timeless beauty and relaxed refinement of The Bahamas at its very best.

Each Rosewood Residence offers intuitive, personal service, and exquisite design that pays homage to Bahamian island estate architecture, and the rich culture of these extraordinary islands.

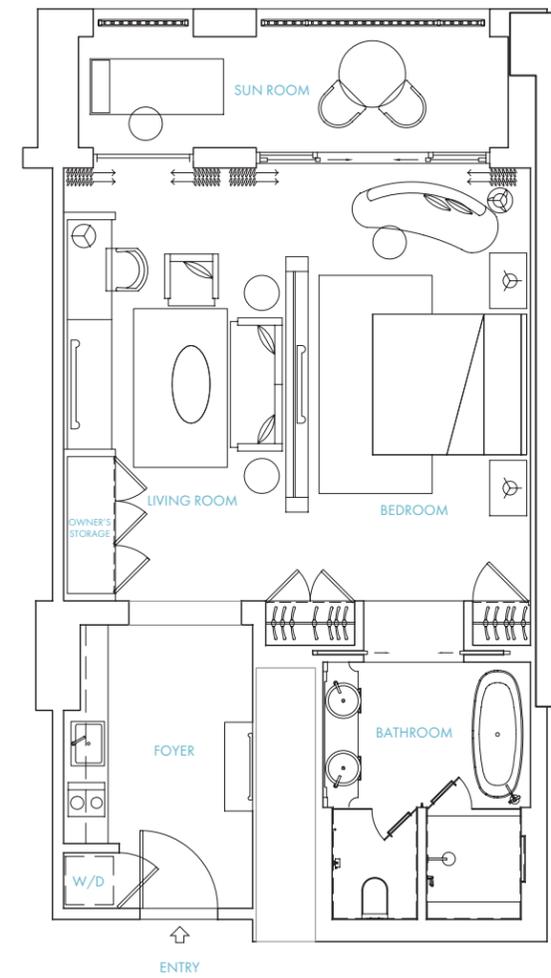


FLOOR PLANS



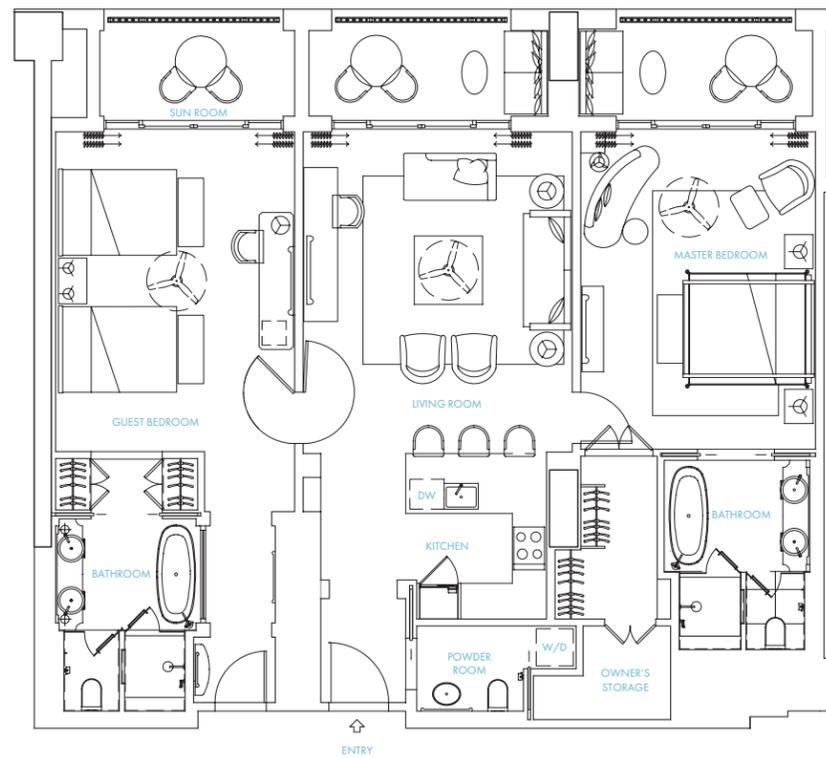
One-Bedroom Residence Studio

INTERIOR 635-719 SQ FT | EXTERIOR 117-213 SQ FT
TOTAL 752-932 SQ FT



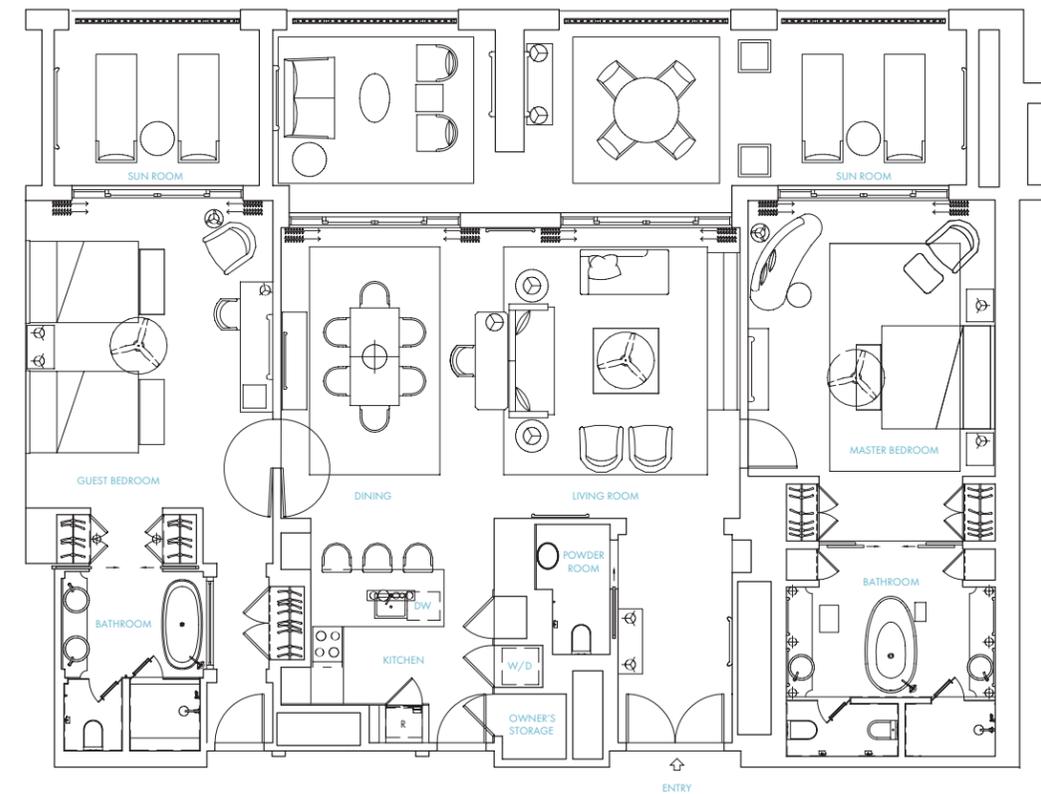
Two-Bedroom Residence

INTERIOR 1358-1407 SQ FT | EXTERIOR 224-476 SQ FT
TOTAL 1594-1871 SQ FT



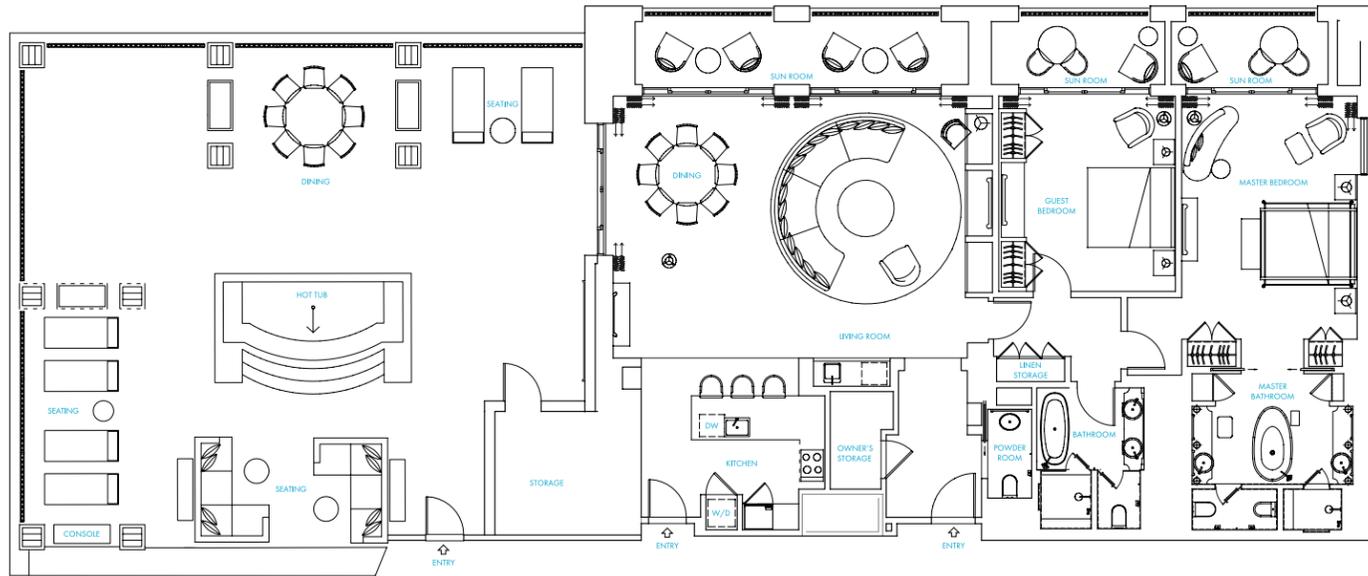
Two-Bedroom Large Residence

INTERIOR 1740-1757 SQ FT | EXTERIOR 328-980 SQ FT
TOTAL 2068-2737 SQ FT



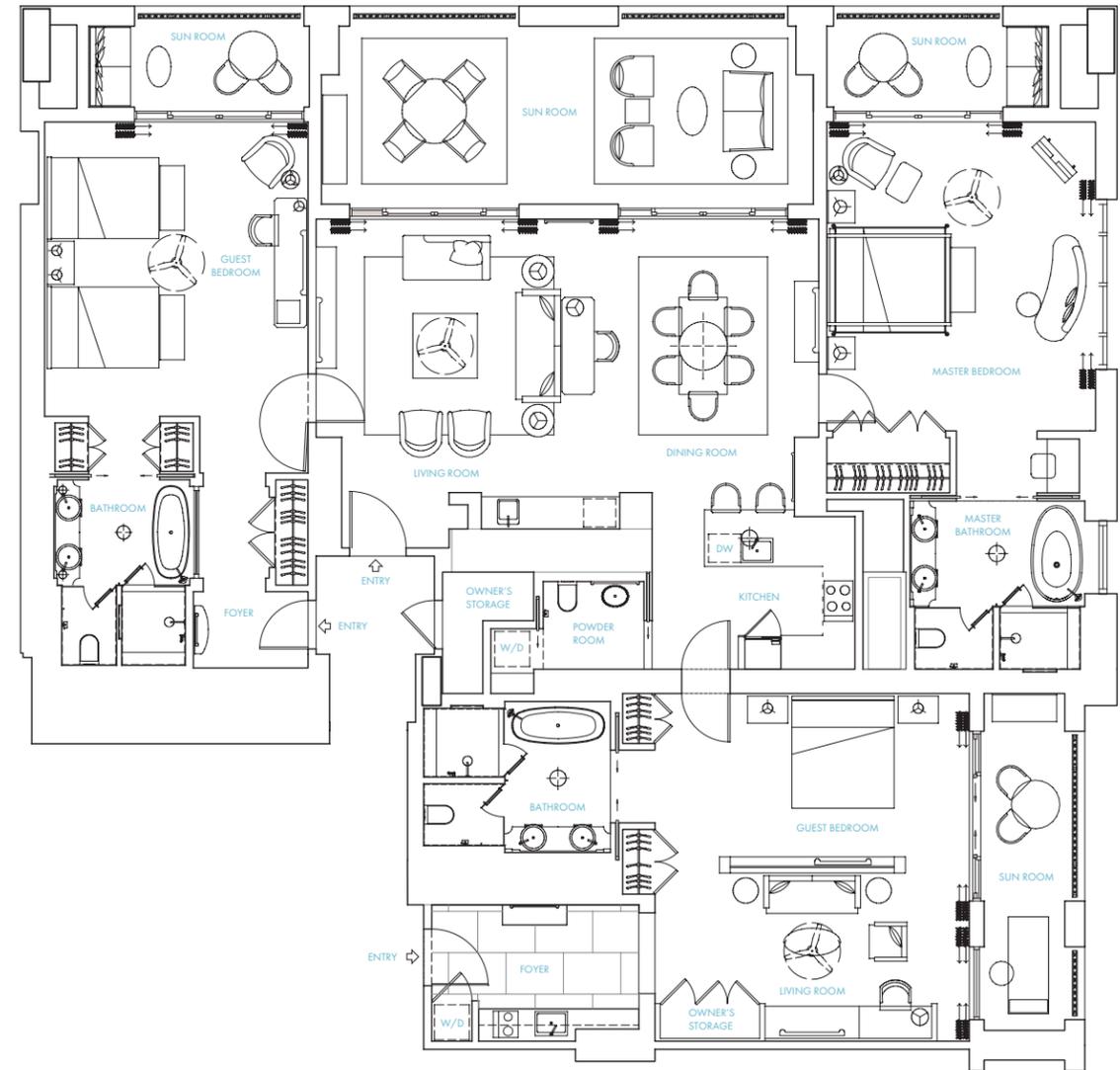
Two-Bedroom Terrace Residence

INTERIOR 1805 SQ FT | EXTERIOR 2368 SQ FT
TOTAL 4173 SQ FT



Three-Bedroom Residence

INTERIOR 2333 SQ FT | EXTERIOR 652 SQ FT
TOTAL 2985 SQ FT



SPECIFICATIONS



LIVING & DINING AREAS

- Chic, elegant and distinctly Bahamian interiors
- Sophisticated furnishings with rich textures
- Accent pieces that blend into the design
- Wood doors and flooring throughout
- Sliding doors with bronzed metallic frames

BATHROOMS

- Elegant, comfortable and well-appointed bathrooms
- Marble tiling throughout with feature book-matched marble walls
- Sculptural marble basins
- Freestanding oval bath
- Rain shower
- Polished chrome Hansgrohe AXOR bathroom hardware
- Limed oak cabinets
- Pampering bath products and linens



KITCHEN

- Beautifully designed with stone worktop and contemporary appliances including:
- Sub-Zero refrigerator
- Wolf cooktop & microwave with Bosch hood
- Bosch dishwasher
- Bosch front-load washer & dryer
- Grohe polished chrome taps
- Nespresso coffee machine
- Marble flooring
- Custom cabinetry

BEDROOMS

- Richly comfortable bedrooms with luxurious textures
- Queen size or canopy king size beds
- Italian high threadcount linens
- Limed oak cabinetry
- Full-length spacious wardrobes
- Writing desk with Rosewood stationery



TERRACES or BALCONIES

- Take in the views from terraces or patios adorned with premium garden furniture

LIGHTING

- Wall-mounted Lutron smart lighting system
- Exquisitely designed feature lighting and decorative lamps throughout living areas

SECURITY

- Sophisticated security systems and 24-hour surveillance throughout resort
- RFID controlled entry locks
- Concealed safe in Residence



TECHNOLOGY

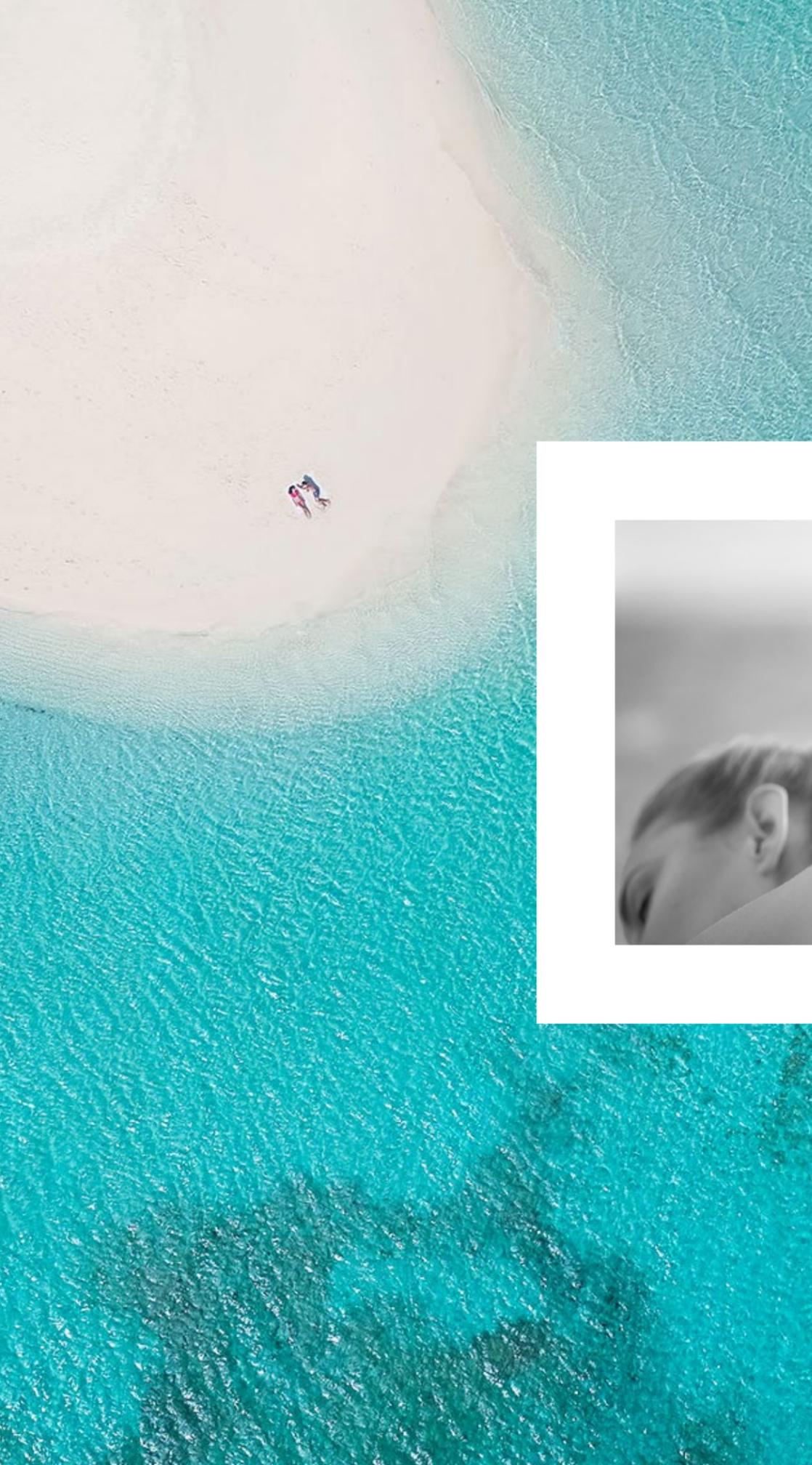
- Wi-fi throughout Residence
- Samsung SMART flatscreen televisions in living rooms and bedrooms from 46in to 65in
- Vtech Intertek cordless telephone
- In-room hotel directory via Crave Interactive handheld tablets
- BOSE music system

AIR CONDITIONING AND VENTILATION

- All living areas and bedrooms are served by chilled water fan coil units
- Wall-mounted thermostat controls in principal living and bedroom areas
- All Residences connected to additional generator energy source



Most Rosewood Residences include a lockable owner's closet.



YOURS TO ENJOY

NEXUS CLUB

Owners enjoy VIP access to this exclusive, members-only experience within Baha Mar. Luxury hospitality company NEXUS was founded by financier Joe Lewis, golfing greats Tiger Woods and Ernie Els, and actor and musician Justin Timberlake.

PRIVATE ISLAND

Just a five-minute boat ride from the Residences sits Long Cay, a fantasy-worthy hideaway to gather friends and family for exquisite, evocative meals or to while away long, luxurious days in total seclusion.

ETERNITY

Chart a course to explore all the splendor of the islands on the fully crewed, 213-foot superyacht Eternity I and its 63-foot counterpart, Eternity II.

GOLF

Experience a dynamic game at the 72-par Royal Blue, a Jack Nicklaus Signature Golf Course designed to embrace the diversity of its stunning natural surroundings.

DECADENT DINING

The finest cuisines of the world are here, crafted with bold creativity by celebrity chefs in unforgettable settings.

CASINO

Experience the thrill of playing in the Caribbean's largest, most glamorous oceanfront casino.

NIGHTLIFE

Hit the dance floor or linger at the jazz lounge. Baha Mar offers vibrant nightspots for every mood.

WELLNESS

Invigorate body and soul with high-performance equipment, personal trainers and classes to match every need.

RACQUET CLUB

Perfect your skills with international pros or play a friendly match on nine impressive courts including Har-Tru, clay and grass surfaces.

SPAS

Connect with nature, relax, and renew with your choice of two sublimely therapeutic spas: the Caribbean's first and flagship ESPA spa with services inspired by the natural beauty of The Bahamas, and the tranquil, award-winning Sense[®], A Rosewood Spa.

SHOPPING

Shop from a wide selection of designer and luxury goods, fine jewelry, and unique pieces by local artisans.

ART AND CULTURE

More than a vast collection of contemporary art, The Current Gallery and Art Center is a hub for compelling Bahamian experiences through exhibitions, workshops and lectures. Personalized art curation services are available.

PERSONALIZED *SERVICES*

All Rosewood Residences provide owners with the attention to detail that Rosewood clientele experience as guests. Residential owners enjoy numerous services including:

- Access to all hotel amenities and services
- Concierge and butler service
- Housekeeping and daily turn-down service
- In-Residence dining
- In-room spa treatments
- Personalized shopping
- Pre-arrival activities planning
- Children's programs including Rose Buds and Explorers
- Personal shopping and personal trainer services
- Private event management
- Tailored itineraries throughout The Bahamas
- Personalized art curation
- Laundry and transportation services by request
- Pre-provisioning services
- Personal storage services and parking
- Pets accommodated
- Global Rosewood Reserve entitlement

ROSEWOOD RESERVE

Our Rosewood Reserve program recognizes Residence owners with VIP treatment and exclusive discounts at all other Rosewood properties and includes:

- Exclusive savings on the best published rate at any Rosewood Hotel & Resort
- Rosewood Reserve discount on food & beverage and spa services
- Complimentary upgrade to the next room category at check-in
- VIP courtesies throughout stay
- Preferential reservation assistance
- 24-hour check-in or check-out time
- Rosewood Exclusives - an invitation to participate in exclusive Rosewood events





OWNERSHIP *PRIVILEGES*

See and be seen at the elite NEXUS Club, an intimate members-only experience by luxury hospitality company NEXUS, founded by financier Joe Lewis, golfing greats Tiger Woods and Ernie Els, and actor and musician Justin Timberlake

24 complimentary rounds of golf annually at the Jack Nicklaus Signature Royal Blue

Platinum-tier status at Baha Mar Casino's players club

Access to Long Cay, Baha Mar's lush and secluded private island

Residential owners have VIP access to Eternity I, an exceptional 213-foot superyacht

A Falcon 700X jet and other private aircraft are available for charter

Pre-provisioning teams to anticipate and fulfill your every need

Preferential pricing at the resort's fine restaurants, spas, shopping and nightlife venues

Resort fees waived for residential owners

Residential owners are eligible to apply for sought-after and highly beneficial residency in The Commonwealth of The Bahamas



PURCHASE PROCESS

CONTRACT PROCESSING

Purchasers receive all relevant documents for review and execution. Once the purchase documents have been signed and the escrow deposit is made, a seven-day rescission period commences. If the purchase is cancelled within this period, purchasers receive a full refund of their deposit.

At closing, purchasers sign all final documents to conclude full conveyance.

Payment terms include: 30% of the purchase price must be wire transferred directly into an escrow account at contract signing.

The final 70% of the purchase price must be wired into the escrow account prior to closing.

FINANCE OPTIONS

Buyers may obtain their own financing if they wish. There are multiple on-island banking and wealth management institutions which offer financing.

CLOSING

Prior to closing, the escrow agent will notify the purchaser, giving them 30 days in which to transfer the remaining balance of the purchase price.

Baha Mar will pay half of the government mandated 10% Stamp Tax payable for the transfer of all real property.

The purchaser will be required to pay the remaining half of the 10% Stamp Tax, in addition to Title Insurance, Working Capital Contribution, conveyancing plus \$5,000 (the purchaser's share of escrow agent fees) and pro-rated assessment fees. Purchasers will cover their own legal fees if they wish to have legal representation.



*Baha Mar Residences are freehold
and deeded in perpetuity.*



ROSEWOOD RESIDENCES

BAHA MAR

LIFE SPECTACULAR

BAHA MAR CASINO

ROYAL BLUE GOLF

RACQUET CLUB

ESPA

SENSE®, A ROSEWOOD SPA

These materials do not constitute an offer to sell, or a solicitation of an offer to buy to residents of any jurisdiction where prior qualification is required unless the Developer has previously met such qualifications and no marketing or sales literature will be knowingly forwarded to or disseminated in such jurisdictions. Offers may only be presented and/or accepted at the sales center for Baha Mar. Any offering or programs contained herein are void where prohibited by law. Any purchase of a Residence should be for personal use and enjoyment and should be without reliance upon any Brand identification or potential for future profit, rental income, economic or tax advantages.

Baha Mar is not owned, offered, marketed, sold, constructed or developed by Rosewood Hotels and Resorts, L.L.C. ("Rosewood"), **sbe** Hotel Management, LLC ("**sbe**") or any of their affiliates (collectively, the "Brands") and the Brands do not make any representations, warranties or guarantees whatsoever with respect to the Residences, Baha Mar or any part thereof. There exists no joint venture, joint enterprise, partnership, ownership, agency relationship, broker relationship or similar relationship between the Developer and Rosewood or **sbe** as to the Residences or the development, offering, marketing, sale or solicitation of Residences. The Developer's use of the names of the Brands (Rosewood, Rosewood Hotels & Resorts, **sbe** and SLS) is pursuant to limited, non-exclusive, non-transferable and non-sublicensable licenses from the Brands (the "Licenses"). The Licenses may be terminated or may expire without renewal and without the consent of, the Association or any owner of a Unit at the Condominium, in which case neither the Residences nor any part of Baha Mar will be identified as branded project affiliated with such Brand.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF DEVELOPER.

Prices are subject to change without notice. For correct representations, please refer to the Purchase and Sales Agreement used for the purpose of acquiring a Residence in Baha Mar. All illustrations and depictions are artist renderings used to depict lifestyle only and are not intended to be scenes from or within Baha Mar.* All references to timeframes and dates are estimates and are subject to change based on the Developer's plans as well as the occurrence of any circumstances that are outside of the Developer's control**. Actual improvements may be subject to change and views may not be available from all Residences. Future development can limit or eliminate views from a particular Residence. Illustrations of the interior of the Residences may depict options and upgrades and may not be representative of standard fixtures, furniture or features and may not be available***. Any description of furnishings or fixtures is intended to be illustrative of the quality of furnishings and fixtures to be provided in the Residences and is not intended to display what will be available in the actual Residences.****

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