



# SEABREEZE

SEVEN MILE BEACH · GRAND CAYMAN

lifestyle and luxury – perfectly combined

# Introduction

It is our pleasure to welcome you to the exciting new residences of **Sea Breeze** on Seven Mile Beach!

In the pages that follow, we will guide you through the many unique features of this ultra-luxury property. Sea Breeze is a rare boutique development of nine beachfront, all corner residences. Its size and location afford it an exclusivity and privacy that is distinctive along Seven Mile Beach.

As a Caribbean vacation home, Sea Breeze is an incredible value from both an investment and lifestyle perspective. You will find that not only has the building been constructed using the most cutting edge design and methodology, but there is also an architectural style and elegance that sets it apart from the others.

We hope you will embrace this opportunity to become one of our few elite owners at Sea Breeze, so you can truly enjoy the Caribbean lifestyle to its fullest extent!



**Kim Lund**  
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## Lifestyle

Sea Breeze epitomizes the style and comfort of Caribbean living. Its uniqueness in size, elevated beachfront location, and superb residences afford a lifestyle that provides absolute contentment. You can enjoy it all for yourself or rent it out on a short or long term basis for a rental income return on investment.

Whether lounging in the beachfront infinity pool, snorkeling at the famous Cemetery Reef, just a minute's walk away or simply gazing from your terrace into the hypnotic colors of the Sea, it is an incredible feeling. Seven Mile Beach is truly a special place with all the conveniences nearby. Owning a residence at Sea Breeze gives you all of that and more... the rich lifestyle of the Caribbean's best!





daring to stand out 

## Architecture

The architectural style of Sea Breeze accentuates the curb and beach appeal. It has presence and portrays a distinctive architectural flair that is unlike any of the other beach properties. Sea Breeze embodies a Caribbean feel with modern architecture. The structural design has many appealing features and uses moldings and other building accents, including two stairwell towers that frame the building perfectly.

Anyone driving along West Bay Road cannot help but appreciate the sophisticated, airy, contemporary Caribbean ambiance which incorporates timeless elements and architectural panache. At the same time, Sea Breeze has interesting shadow lines and playful roof and window detailing, so that the structure takes on a different look and feel at every hour of the day.

Sea Breeze has been constructed with a poured “post tensioned” concrete system. The entire building, roof and windows are hurricane rated.

  
SEA-BREEZE



class with functionality



## Design



As you enter the property, you will circle around an elegant water fountain on paver tiles to easily access private under building parking. From there, the elevator will access only two residences per floor. You will exit through an upscale air conditioned lobby area and into your residence. The entry is through a striking, natural, Mahogany wood door. The interior of your residence will be illuminated by an abundance of natural light.

Your residence has been fitted to the highest industry standards, as you will note in the detailed list of specifications. Glass balcony walls versus railings have been utilized for optimal views. The wine cellar can easily be converted for additional storage.

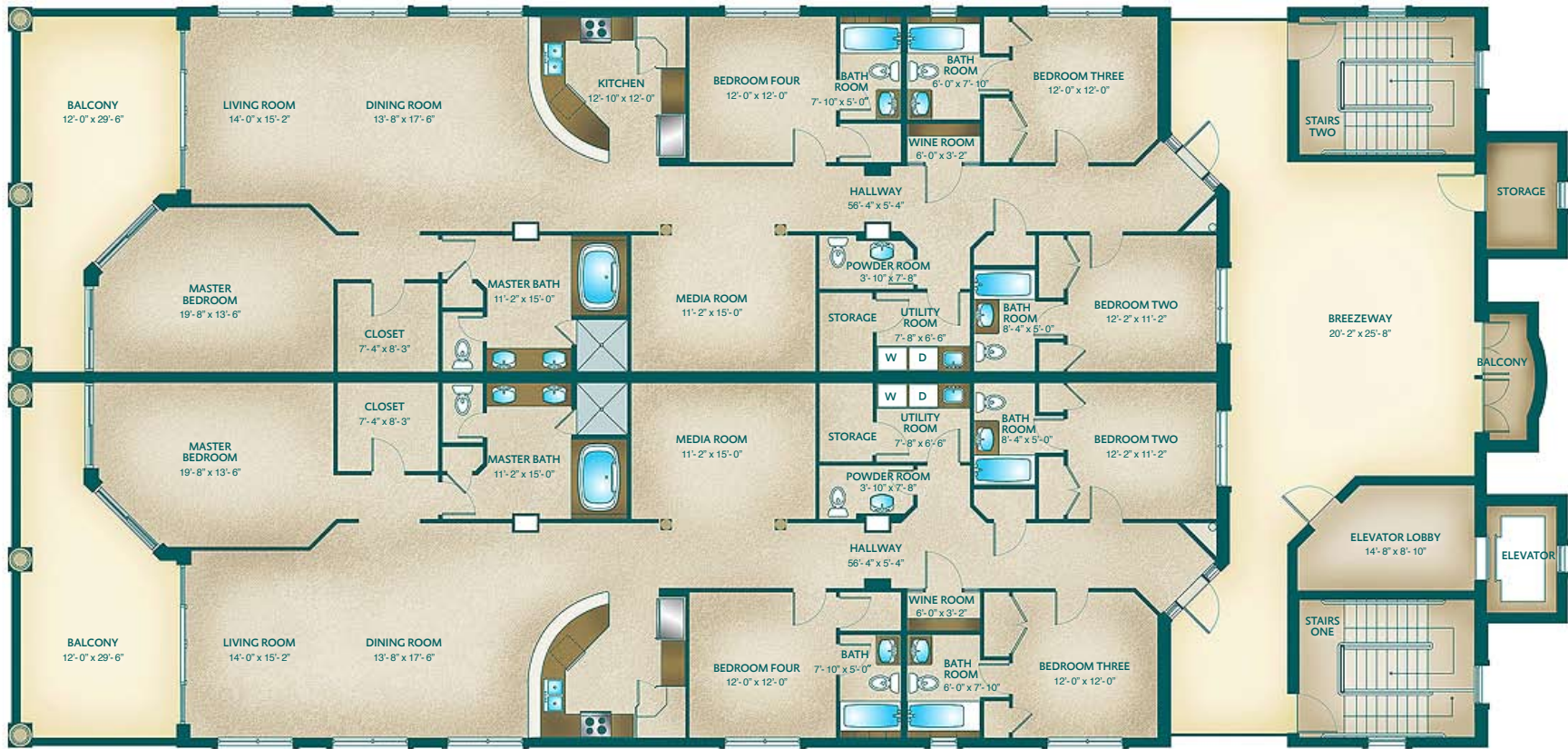
In addition to the four spacious bedrooms, all with en-suites, there is a den that can be used as a formal dining room or media room. The focus is on living spaces and the master bedroom, which offers stunning views of the beach and Caribbean Sea.



## Penthouse

While each of the eight corner residences is like a work of art, the Penthouse is the masterpiece encompassing the whole top floor with over 7,000 square feet. Sitting high atop of a sensational building, it is a majestic residence with 360 degree views that are simply breathtaking, no matter where you look.

Access to the elevator and lobby is completely private, as is the access to both stairwells. Within the Penthouse are windows on all four walls, so it is awash with natural sunlight and can be opened up to cool tropical breezes. A massive terrace and side balconies are ideal for anything from discreet sunbathing to entertaining. Nothing really compares on Seven Mile Beach.



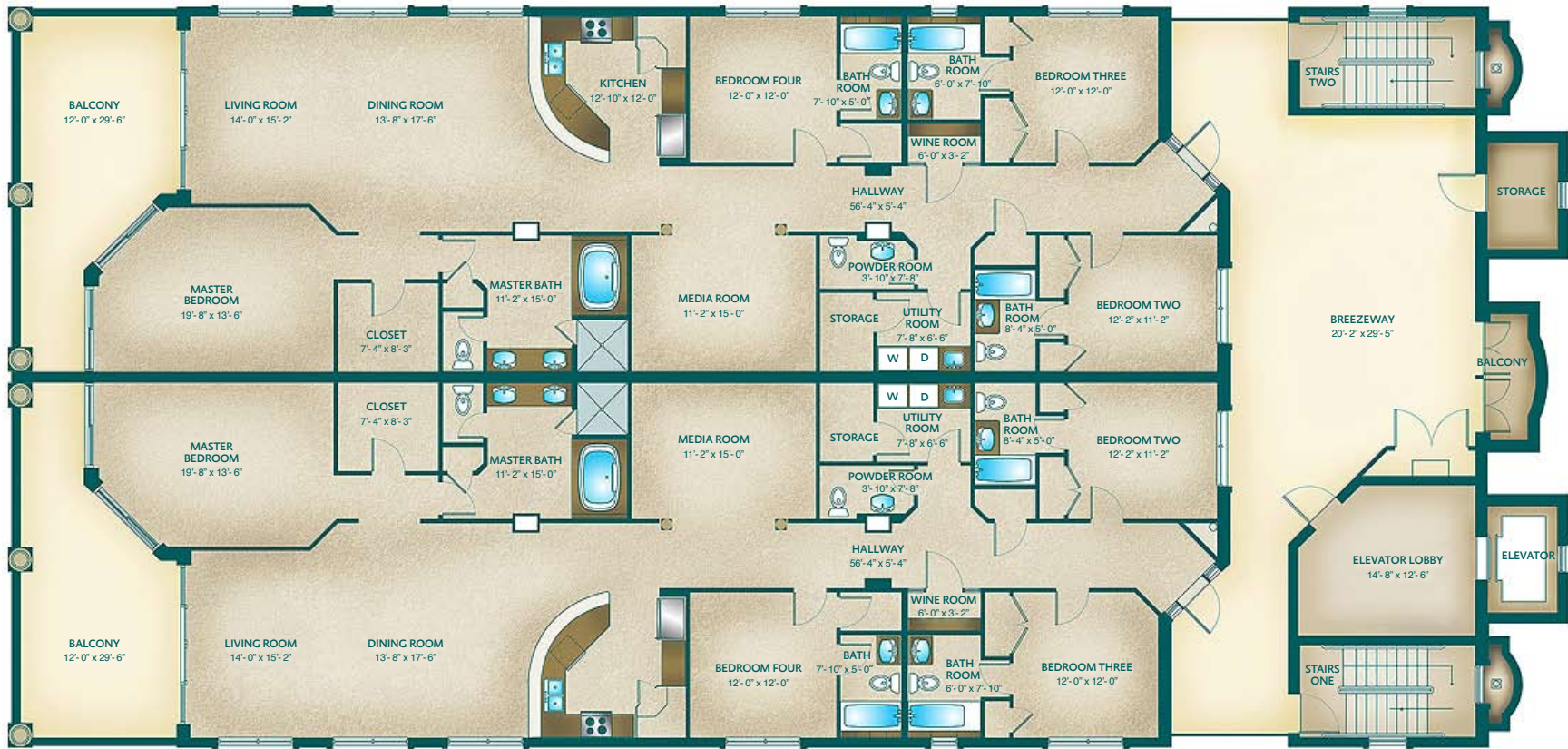
# Corner Residences

## 4th Floor



Within any new development, the corner residences are not only the most valuable, but they are the most sought after. Sea Breeze has designed their residences to be all corner locations in order to capitalize on the dazzling views and the bounty of natural light, all year long.

Interior spaces are open, airy, and welcoming. Almost every room has a window and a connection to the sunlight and tropical plants outside. Each beachfront patio or terrace will enjoy the afternoon sun. In the evenings, you will not help but be captivated by the golden and orange sunsets, directly in front of you. With almost 3,000 square feet to enjoy, there is plenty of room for all your furnishings and prized possessions.



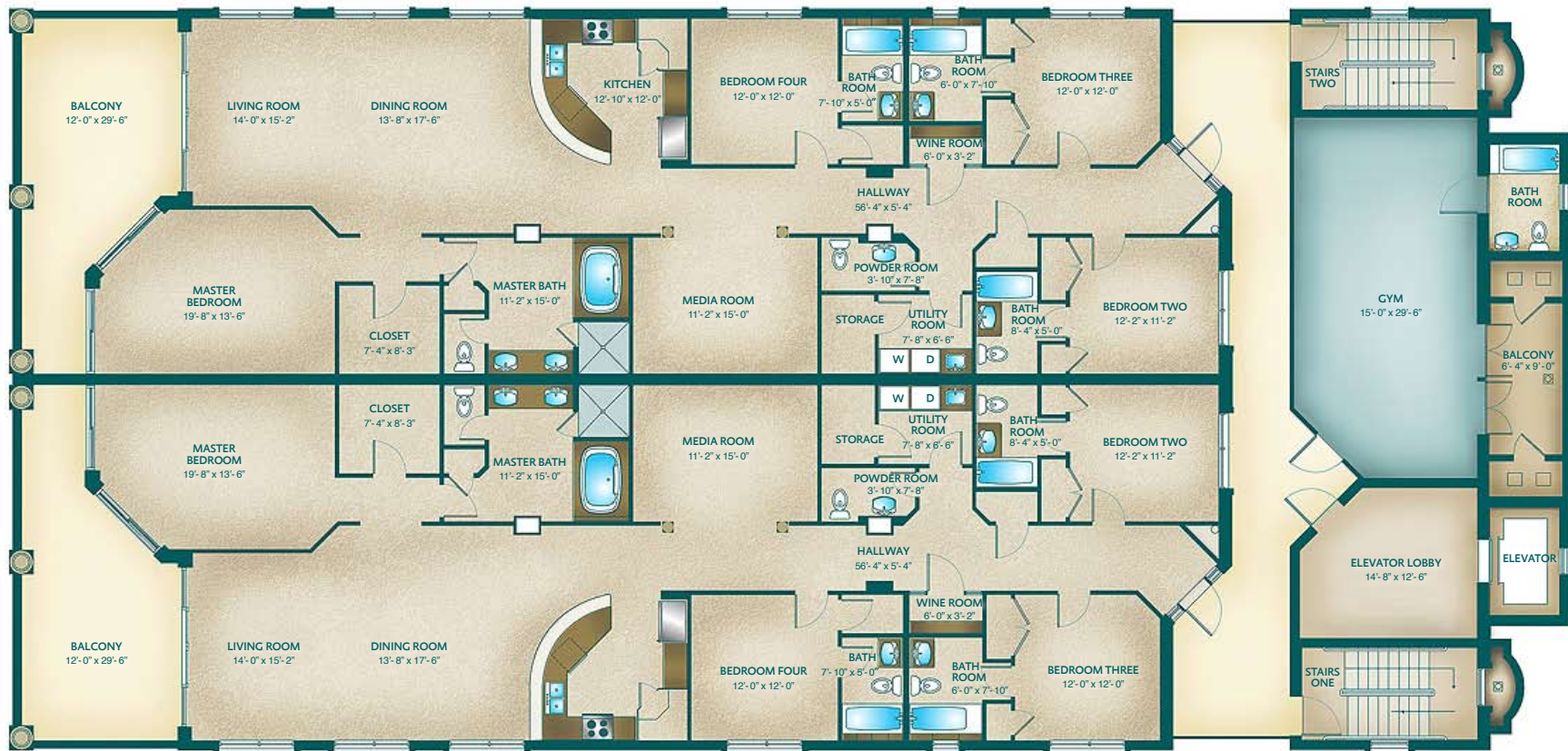
# Corner Residences

## 3rd Floor



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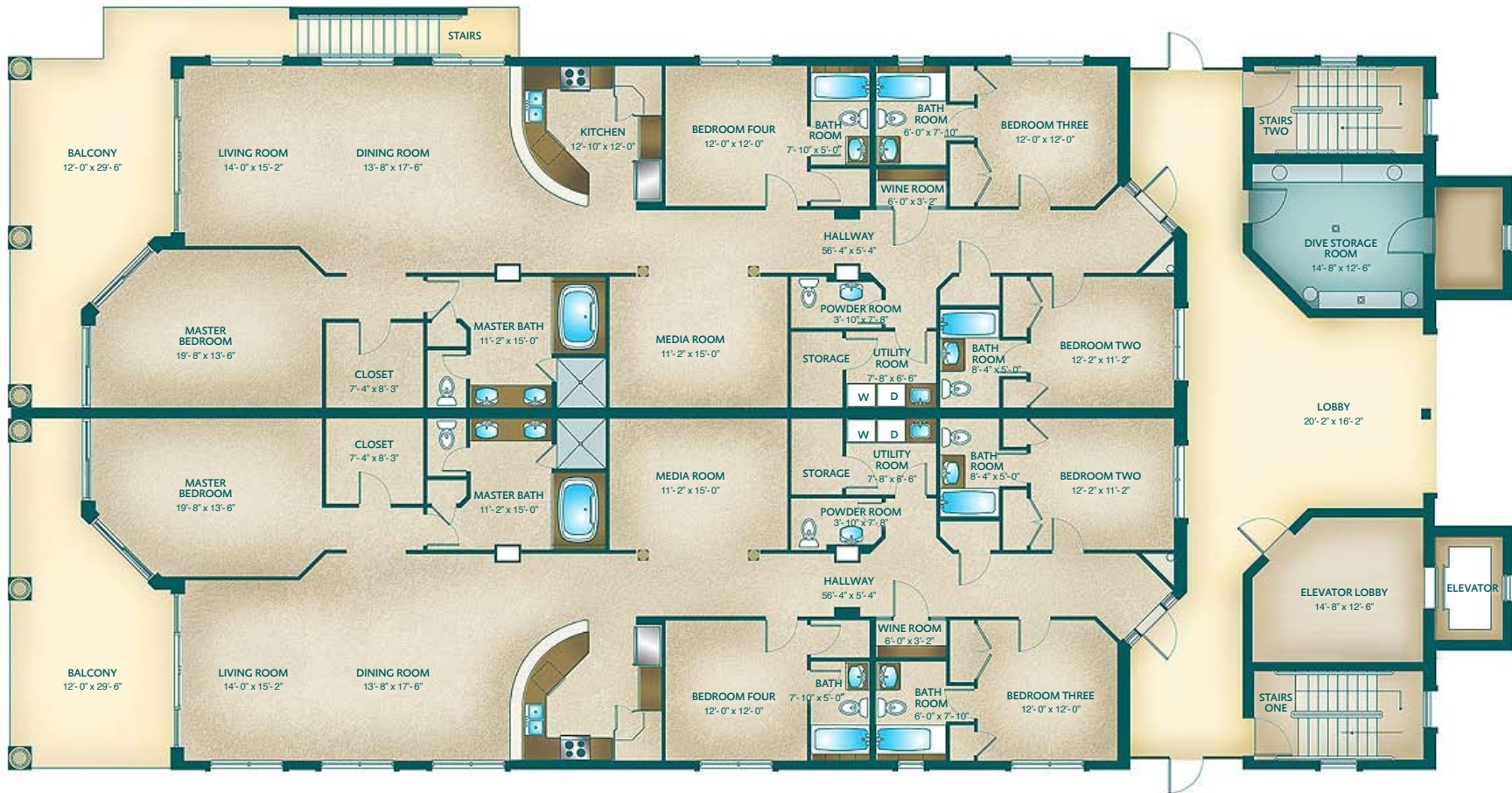
# Corner Residences

## 2nd Floor



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# Corner Residences

## Ground Floor



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# The Common Property Specifications

## **POOL & SPA**

38 foot long pool with separate spa, complete with all pumps and filtration equipment to a comparable quality of a first class resort. Includes wash off station with shower and foot wash heads.

## **ELEVATOR**

A Thyssen Krupp six level self-leveling elevator with marble tile floor.

## **ROADWAY & CAR PARK**

Secure underground parking garage with two dedicated parking spaces per Villa with remote control main access security gate. Electrical outlet adjacent to all vehicle spaces. Above ground open spaces on asphalt, lined to designate spaces.

## **LANDSCAPING & WALKWAYS**

Includes lush tropical shrubbery, trees and grass areas where designed for the entire development. Includes automatic landscaping irrigation system for all landscaped areas. All upper walkways and stairways are tiled with slip resistant tiles.

Pool Deck paved with 24" x 24" Jerusalem stone, natural stone pavers. All other ground level walkways have decorative precast concrete paving stones.

## **BEACH & POOL FURNITURE**

Includes abundant adjustable chaise lounges and occasional tables of high quality coated aluminum designed for beach usage. Includes one thatched roof beach cabana hut.

## **TV, PHONE, INTERNET, WATER, ELECTRIC & GARBAGE**

Includes TV conduit throughout each Villa and to the fitness room. Includes telephone/internet conduit throughout each Villa to accommodate high-speed cable/DSL service. Includes potable water mains supply by Cayman Water Company with individual metered distribution to each Villa located in a centralized area on the common property. Includes individual metered Electrical service to each Villa located in centralized areas on the common property.

# Villas

## Specifications

### STRUCTURE

8" – 12" concrete / masonry walls with poured concrete and steel reinforcement with cast in place reinforced concrete columns and beams. Floor slabs 6–8 inch thick concrete with fully engineered steel reinforcement. Party-walls are 8" masonry block with ½" thick gypsum board on metal furring with insulation in between metal channel both sides for acoustical security, structural integrity and fire resistance between units. Exterior building finish in airy tropical color palette of high quality custom molded foam 'Dry-Vit' and 'EIFS' material. All villas are designed with fire sprinkler system and non-combustible structural components.

### ROOF & GUTTERS

Standing Seam Metal Roof with water & ice shield membrane layer. Custom molded seamless gutter on all roofs connected by downspouts to ground drainage piping into deep wells.

### WINDOWS & EXTERIOR DOORS

Hurricane Impact resistance manufactured by CGI. Insulated frame in white Kynar finish with tinted impact glass.

### KITCHEN

Custom hardwood architectural cabinetry with all wood frames and boxes. Elegant polished granite counter tops with granite back-splash. Double under mount kitchen sink with extending spray faucet. Food waste disposal 'Insinkerator' – 1 H.P. 36" GE Profile self-cleaning electric stove in stainless steel. 36" GE Profile microwave in stainless steel. 42" GE Profile Side-by-Side refrigerator/freezer with icemaker in stainless steel. 24" GE Profile dishwasher in stainless steel. Elegant polished granite peninsula breakfast bar with work station. Temperature controlled 'wine cellar' with a capacity of up to 301 bottles (635 in Unit #9) with custom mahogany wood racks.

# Villas

## Specifications

### TERRACES

Panoramic oceanfront outdoor living/entertainment area with integral balustrade. Classic columns with elegant capitals and base.

### LAUNDRY

Separate laundry with full size GE front loading washer and dryer with high capacity, vented to exterior. Custom cabinetry. Laundry sink.

### FLOORING

All flooring in villa is 18"x18" travertine tiles. Butt-joints with matching grout.

### PLUMBING FIXTURES

Manufactured by Kohler.

### BACK-UP GENERATOR

The Back-Up Generator will automatically start in the event of power failure, to supply basic necessities to units (i.e., some lighting, refrigerator, etc.)

### MASTER BATH

67" Whirlpool bubble massage soaking tub with 300W heater. Elegant polished granite on tub platform deck. Oversize shower with European heavy glass frameless door system. Elegant polished granite vanity countertops with china bowls over custom hardwood architectural cabinetry. Full width mirror over vanity. Designer caliber Kohler plumbing fixtures, fittings and trim. Built-in storage closet. Custom crown moldings. Includes travertine tile on all walls up to 42". Recessed architectural accent lighting.

### BATH & VANITY COUNTERTOPS

Elegant polished granite vanity countertops.

# Villas

## Specifications

### ADDITIONAL FEATURES

- Ceiling height approximately 9' 6" throughout the living areas of the unit.
- Custom crown moulding throughout.
- High efficiency air conditioning with two separate zones. Zone 1 covers all living areas also master bedroom and master bath, zone 2 covers all other bedrooms, bathrooms and laundry room.
- Textured interior walls and ceilings.
- Exterior front door is a solid core 8' designer door with side lights and quality hardware.
- All interior and closet doors are solid core 8' raised panel designer doors with quality hardware.
- Oversize custom 3 ½" door casings and 5" wood baseboards.
- Complete interior professional paint in decorator off-white shade.
- Woodwork – primer sealed and finished with two coats of decorator off – white shade.
- Ceiling fans in all living areas.
- Smoke detectors as per code.
- Quality lighting fixtures and recessed architectural accent lighting throughout.
- Decora style light switches and receptacles.

The Developer reserves the right to amend the exterior detailing aesthetics of this building from that shown on the artist's rendering. The Developer reserves the right to substitute alternatives of equal or higher quality where necessary due to factory availability, delivery scheduling or general aesthetics. All measurements are approximate and subject to change.

# Developer

Steven M. Brettell (President)



## ALSATION LAND COMPANY

Steve founded Alsation Land Company, a Kansas City based real estate development company in 1999. Steve began his real estate career with **Grubb & Ellis The Winbury Group**, a Kansas City based real estate brokerage and management company in 1989 as a Marketing Representative and served as a Senior Principal and Senior Vice President. Alsation Land Company is actively working on and involved with in excess of \$141,000,000 of commercial real estate development throughout North America and the British Virgin Islands.

Steve has been a member of the **Metropolitan Kansas City Board of Realtors** since 1989 and has been active with numerous other real estate organizations throughout the Kansas City metropolitan area. Steve is a life member of the **Missouri Association of Realtors Million Dollar Club** and earned the **Grubb & Ellis "Circle of Excellence" award** in 1998 and 1999. The Metropolitan Kansas City Board of Realtors selected Steve as a recipient of the **"Top 3 Office Broker"** award in 2000.

Steve has a twenty-year history of expertise in project office and multi-family building development, leasing and investment sales involving both institutional and private investors. Steve has been recognized numerous times by the Metropolitan Kansas City Board of Realtor as one of the top ten real estate brokers in the Kansas City metropolitan area. Steve has successfully negotiated in excess of 650 development, lease and investment transactions, totaling over 6 million square feet, including office, multi-family and industrial development and leasing, and building and land sales.

Steve graduated from the **university of Kansas** with a Bachelor of Science degree in personal administration, business and economics. Steve serves on the Board of Directors of numerous real estate development and holding companies. Steve is a past board member of **Blue Ridge Bank and Trust Company, Hartman Heritage Center Community Improvement District, the Kansas City International Airport/I-29 Community Improvement District** and has been actively involved in the **Kansas City, Missouri, Downtown Council**. Steve is a Kansas City native with extended travel experience both domestically and internationally. Steve supports numerous social and charitable organizations.





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