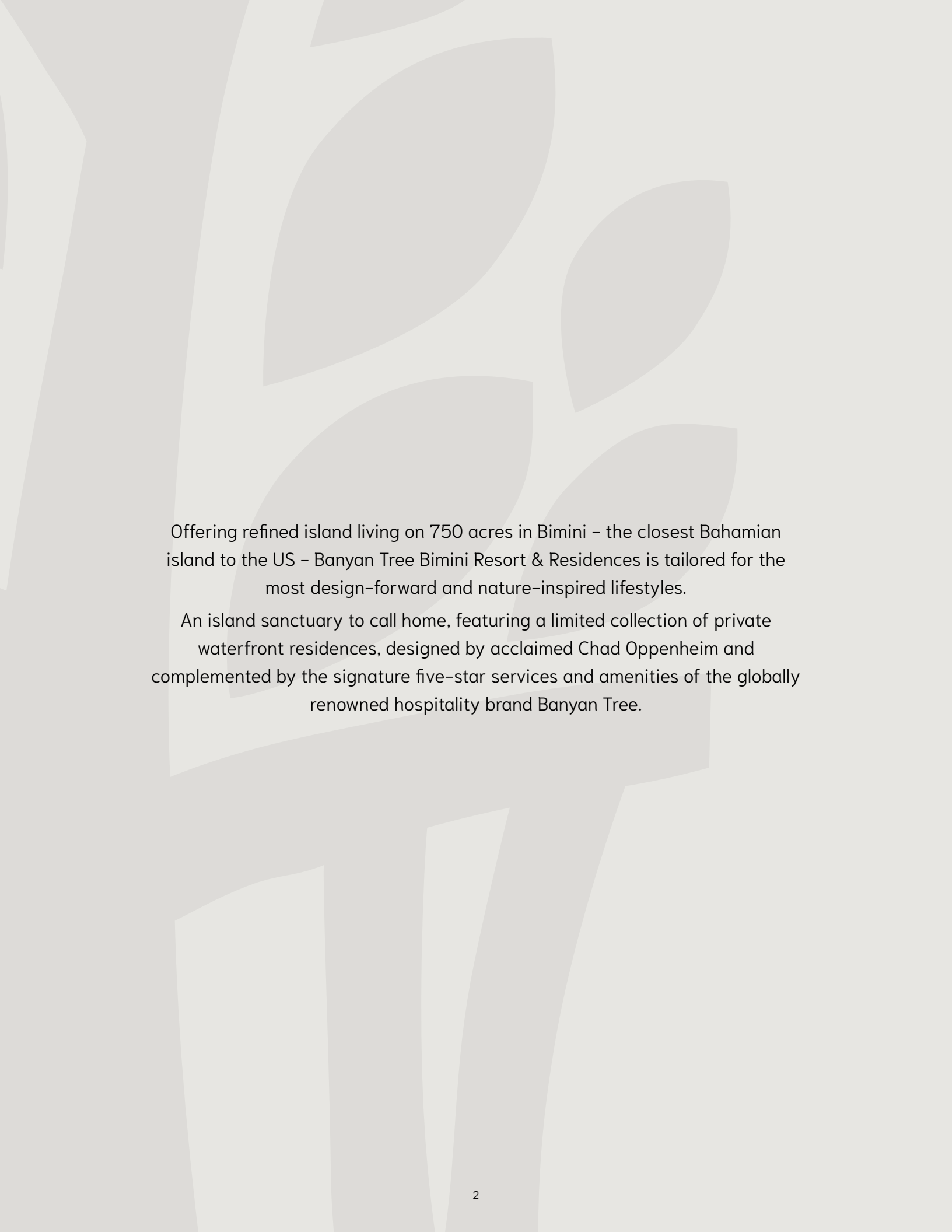




BANYAN TREE
BIMINI
RESORT & RESIDENCES



Offering refined island living on 750 acres in Bimini – the closest Bahamian island to the US – Banyan Tree Bimini Resort & Residences is tailored for the most design-forward and nature-inspired lifestyles.

An island sanctuary to call home, featuring a limited collection of private waterfront residences, designed by acclaimed Chad Oppenheim and complemented by the signature five-star services and amenities of the globally renowned hospitality brand Banyan Tree.

BANYAN TREE BIMINI RESIDENCES

- 54 private waterfront residences nestled in 35 acres of naturally landscaped beauty.
- Designed by world-renowned Chad Oppenheim.
- Fully furnished.
- Each home is positioned directly on the water with private dockage ranging from 96' to 150' feet complete with power pedestals offering 100/50/30 amperage and 2 GFI outlets.
- Private infinity pools for each residence measuring 15 by 35 feet.
- Turnkey Rental Program.

Design Features

- Crafted to withstand island outdoor conditions, from landscape features to exterior and interior structures.
- Designed with an open layout, seamlessly blending indoor and outdoor spaces.
- Custom-made 12 feet tall floor to ceiling windows and expansive doors, for a seamless transition between indoor and outdoor spaces.
- Large-format interior and exterior flooring by Solid Tiles bridging indoor and outdoor spaces.
- Custom-made Mont-Blanc quartzite natural stone honed slab for kitchen countertops.
- Dacor kitchen appliances.
- Lime-painted walls throughout and floor-to-ceiling doors in the bedrooms.
- Exterior finish color infused micro coated stucco.
- Black Matt watermark bathroom and kitchen fixtures.

Layout Features

- Residence layouts named after Bimini's natural wonders: Carinyo, Roques, and Brisas.
- Owners can select one of 5 layouts, ranging from 3 to 4 bedrooms.
- Interior square footage and lot sizes vary by layout:
 - Carinyo 03:
 - 3 Bedrooms and 3.5 Bathrooms, starting at 2,764 interior square feet.
 - Carinyo 04:
 - 4 Bedrooms and 4.5 Bathrooms, starting at 2,693 interior square feet.
 - Brisas 04:
 - 4 Bedrooms and 4.5 Bathrooms, starting at 3,226 interior square feet.
 - Roques 03:
 - 3 Bedrooms and 3.5 Bathrooms, starting at 2,697 interior square feet.
 - Roques 04:
 - 4 Bedrooms and 4.5 Bathrooms, starting at 3,115 interior square feet.

OWNERSHIP BENEFITS

Foreign investors enjoy unrestricted property ownership, fee-simple titles, and expedited residence permits for investments of USD \$500,000 or more.

- All Banyan Tree Bimini Residences are eligible to be entered into the Rental program, available to residence owners upon completion of their home.*
- Participating unit owners will enjoy waived property taxes for ten years (plus renewal terms) and exemption from all duties on construction materials and FFE for as long as they remain in the rental program.

Banyan Tree Sanctuary Club Membership

Residence owners receive a complimentary lifetime membership to Banyan Tree's Private Collection Programs and Sanctuary Club, granting Banyan Group property owners exclusive benefits and privileges worldwide.

- Discounts at Banyan Group resorts, spas, golf courses, and retail galleries in 74+ destinations worldwide.
- Access to all on-site resort and hotel facilities at Banyan Tree Bimini, including activities.
- Discounts and preferential treatment at all on-site restaurants, spas at Banyan Tree Bimini.
- Access to global customer service, reserved for property owners.
- Perpetual membership that never expires; owners can transfer, sell, or will at their own pace.

LOCATION: BIMINI, THE BAHAMAS

A secluded retreat that feels like a world apart but is only a short seaplane ride away.

- Bimini comprises a chain of islands, located on the westernmost edge of the Bahamas.
- Just 48 nautical miles east of Miami Beach; the closest among all islands to the United States mainland.
- Door-to-door travel to Bimini from Miami in under 30 minutes.

TRAVEL TO BIMINI

Domestic and international owners enjoy unparalleled ease of access to Bimini.

- Newly built helicopter pad adjacent to the property.
- Regularly scheduled seaplane flights operated by Tropic Ocean Airways.
- Ongoing development of South Bimini International Airport, a state-of-the-art international airport with interior design by Lenny Kravitz.

BY AIR — PRIVATE & COMMERCIAL

- 3 hours from New York
- 2.5 hours from Washington DC
- 3 hours from Mexico
- 3 hours from Texas
- 5 hours from California

THE TEAM

- Developer: RIDGE Rockwell Island Development Group
- Resort Partner: Banyan Group
- Architect & Interior Designer: Oppenheim Architecture
- Landscaping: Raymond Jungles

GLOBAL BRAND PARTNERS

- Bonito Beach Club
- Tropic Ocean Airways
- Vanquish Yachts
- Moke Electric Cars
- Heliflight and Helijet
- Flexjet

DEVELOPER: RIDGE ROCKWELL ISLAND DEVELOPMENT GROUP

- Pioneering group in the Bahamas, with a 20+ year track record of developing premier residential, hospitality, marine, and aviation projects.
- Completed developments include of three man-made residential islands, two commercial peninsulas, more than 400 luxury residences, along with a hotel and casino located on the islands.

HOTEL: BANYAN GROUP

- One of the world's leading independent, multi-brand hospitality groups.
- Globally renowned with a presence in 30+ countries.
- 5-Star Hospitality experience.
- Award-winning spas and wellness experiences, all of which can be expected at Banyan Tree Bimini.

ARCHITECTURE & INTERIOR DESIGN: OPPENHEIM ARCHITECTURE

- Award-winning, internationally acclaimed firm.
- Residences and Resort designed by Chad Oppenheim, winner of the 2023 American Prize for Architecture.

LANDSCAPING: RAYMOND JUNGLES

- Renowned landscape architect focused on sustainable designs and expert in integrating native plants for harmonious landscapes.
- High-profile projects include Miami Beach Botanical Garden and Perez Art Museum Miami.
- Recipient of American Society of Landscape Architects (ASLA) Design Medal and the Cooper-Hewitt National Design Award for Landscape Architecture.

BANYAN TREE BIMINI HOTEL

- Designed by Chad Oppenheim.
- 50 hotel keys
 - 26 overwater bungalow suites with a private terrace and plunge pool—a first for the Bahamas.
 - 24 beachfront bungalow suites with private terrace and plunge pool.
- Bay front overwater sunrise pool.
- Beach front sunset pool with poolside bar and lounge.
- Spa, wellness and fitness facilities.
- 3 on-site world-class restaurants, including a Bonito Beach Club.

SERVICES & AMENITIES

Residents enjoy exclusive access to onsite Banyan Tree Signature Resort facilities and Five-Star Service Standards.

Residences Concierge Services:

- Dedicated Banyan Tree Director of Residences offering concierge services for unit owners
- Assistance with travel arrangements and on-site dining reservations
- Private tours and excursions
- Private chef services in-residence
- Housekeeping and pantry stocking service
- Banyan Tree Spa and Wellness services in-residence

Banyan Tree Spa & Wellness:

- Banyan Tree award-winning Spa and wellness and fitness facilities
- Private Treatment Pavilions
- Range of authentic Asian therapies and holistic treatments to restore mind and body
- Massages, Body and Beauty Treatments
- Hydrothermal Therapy
- Banyan Tree Spa Academy

Bonito Beach Club:

Adding to its signature location in St. Barths, owners will have access to a Bonito Beach club on-site, operated by Banyan Tree, offering:

- Bonito Restaurant & Bar
- Beach Chairs and Cabanas
- VIP Table Service
- Two Padel Courts & Tennis Court
- Children's Turf Play Area and Caretaker Services
- Seasonal Weekend Activities (fitness classes, massage services, and more)
- Tendering Services for Pickup & Drop-Off to and from Residences

CONTACT

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BANYAN TREE
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