



AURA

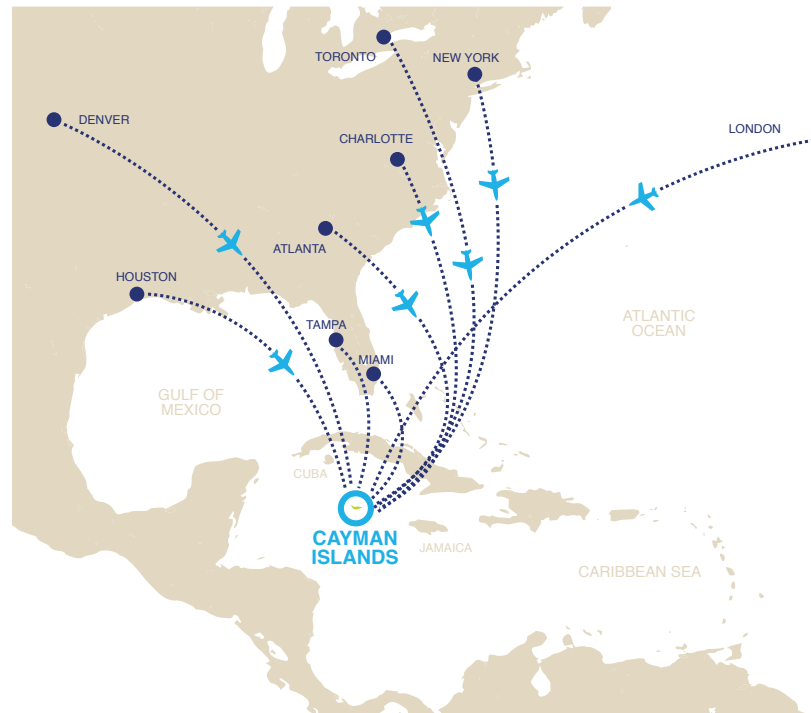


EXPAND YOUR HORIZONS



GRAND CAYMAN

Nestled in the majestic waters of the Western Caribbean, the Cayman Islands consists of three charming islands and boasts some of the most beautiful beaches in the world. A quick one-hour flight from Miami, Grand Cayman offers visitors and residents an idyllic environment and enviable lifestyle. A stable British overseas territory with no direct taxation and a sophisticated infrastructure unique to the Caribbean, has resulted in a thriving offshore financial centre. Combined with one of the highest standards of living in the world, exceptional dining and entertainment options, modern amenities including superior healthcare, quality education and a myriad of arts, cultural and sporting events - the Cayman Islands is an incredible place to live and work.





WELCOME TO AURA

Surround yourself with breathtaking beauty every day at NCB Group's newest residential community - AURA. This stunning South Sound retreat was designed by Robert Towell and is comprised of 39, two and three-bedroom condos that span over one and two-storeys, each featuring incredible ocean views.

Flawlessly designed to maximise sunlight and create natural breezeways, each contemporary residence is strategically angled to optimise the

endless ocean views and boasts modern open-plan living spaces and energy-efficient best practices for a quintessential Cayman lifestyle.

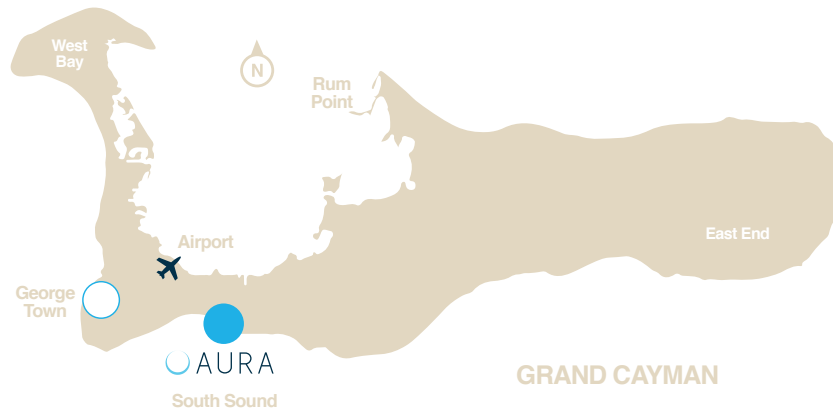
Bask in the 60' diameter circular pool, stargaze from one of the three oceanfront cabanas or escape to a beautiful secluded cove within the property's lush grounds that also house a fully-equipped gym, a 120' private dock with cabana, outdoor barbecue area, and children's playground.



LOCATION

Situated on the eastern shores of South Sound, AURA is an oceanfront development that embodies feelings of seclusion and serenity - your own personal retreat. Surrounded by lush landscaping, incredible ocean views, breathtaking sunrises and sunsets, as well as the soothing sounds of waves lapping against the shoreline, AURA's residents will experience a lifestyle that nourishes the soul.

AURA's idyllic location also offers convenient proximity to numerous amenities in Grand Harbour's comprehensive yet quaint shopping centre whilst remaining in close proximity to George Town. Just steps away, residents have access to great restaurants, a pharmacy, liquor store, an innovative skate park and the newly refurbished Hurley's Marketplace, known for its tantalising deli offerings which makes meal planning a snap!



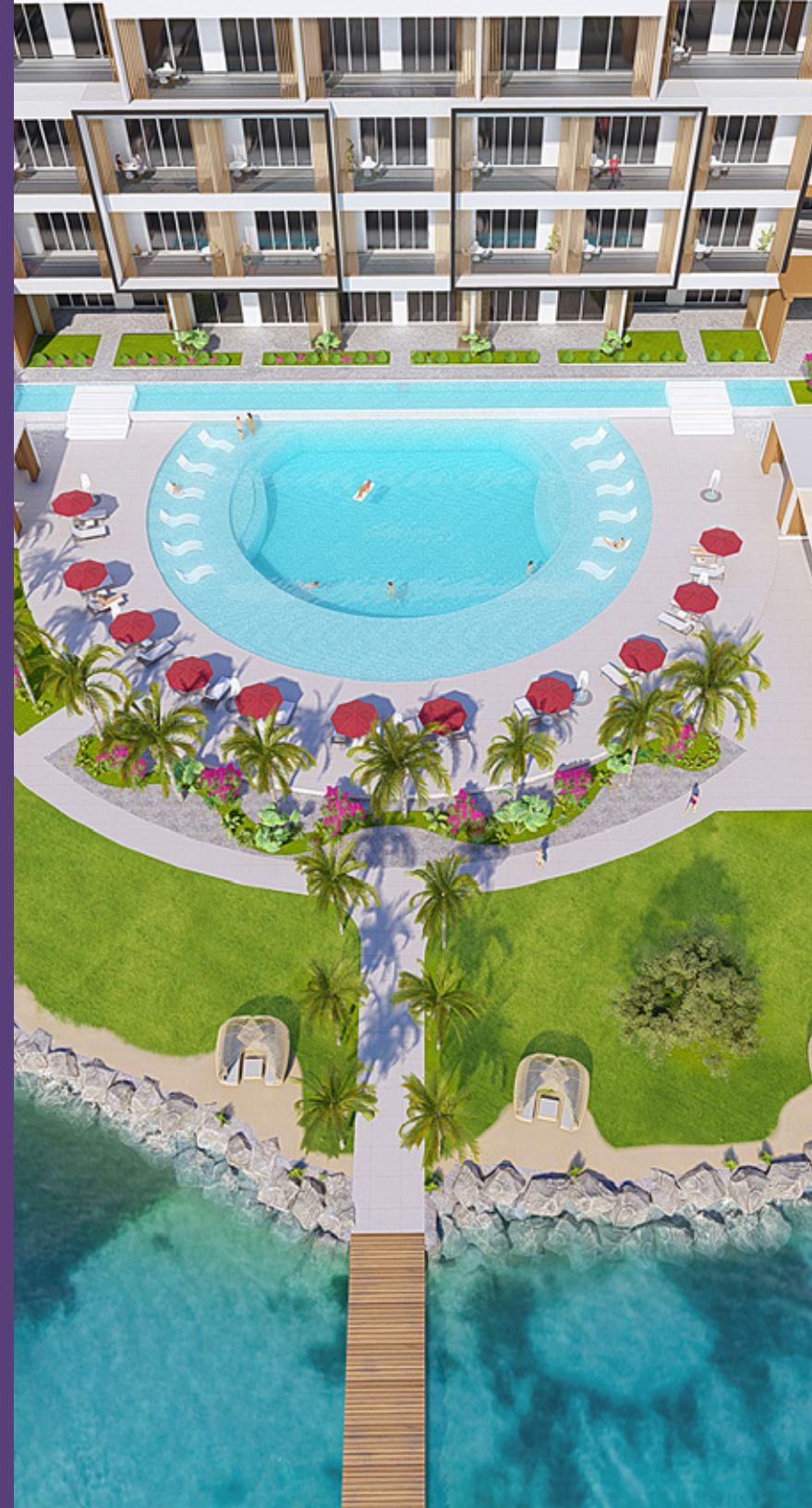


AURA COLLECTION

This distinctive collection consists of a mixture of two and three-bedroom condos that span over either one or two floors. The two-storey residences also feature a den, which can be utilised for a myriad of purposes, thereby, generously increasing the functionality of your home.

AURA's floorplans were thoughtfully designed to meet the requirements of a diverse group of purchasers. With a variety of layouts to choose from, you can select the configuration that works best for you and your lifestyle.

Each unit is uniquely positioned to capture the incredible ocean views where various pantones of blues and greens radiate outwards, mirroring our own energies. Panoramic vistas extending to the horizon are available from every terrace, which were also designed to capture ocean breezes whilst remaining shaded from the sun and rain.





AURA COLLECTION

Interiors will showcase a harmonious fusion of contemporary and natural elements, with open floorplans, that maximise space and promote connectivity.

Kitchens feature high-end, energy-efficient, stainless steel appliances, quartz countertops and solid wood cabinets. All bedrooms have en-suite bathrooms and master bedrooms feature a private terrace overlooking the beautiful grounds, dramatic pool below and ocean.

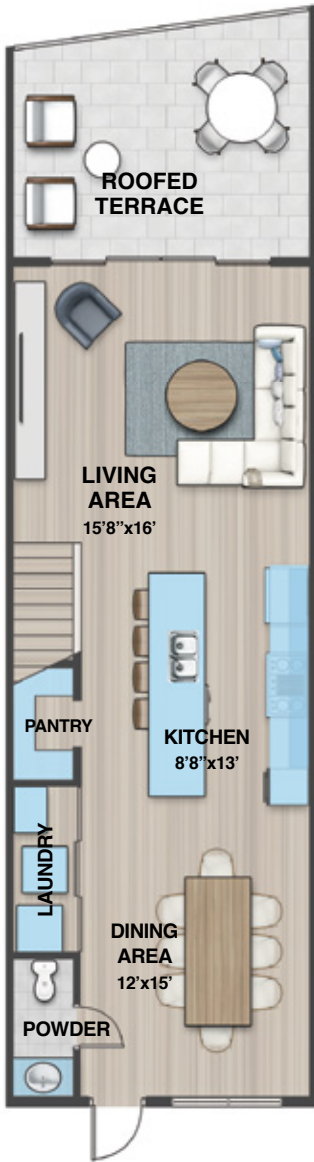
In keeping with all of NCB's residential projects, sustainability was at the core of the design directive. Solar panels covering the entire roof will keep common area utility costs low and geothermal cooling is integrated into every unit, allowing homeowners to save significantly on their cooling costs. Combined with ICF construction, LED lighting, sustainable construction materials and energy-efficient appliances, AURA's innovative design exemplifies sustainable living at its best.

DISCOVER YOUR AURA

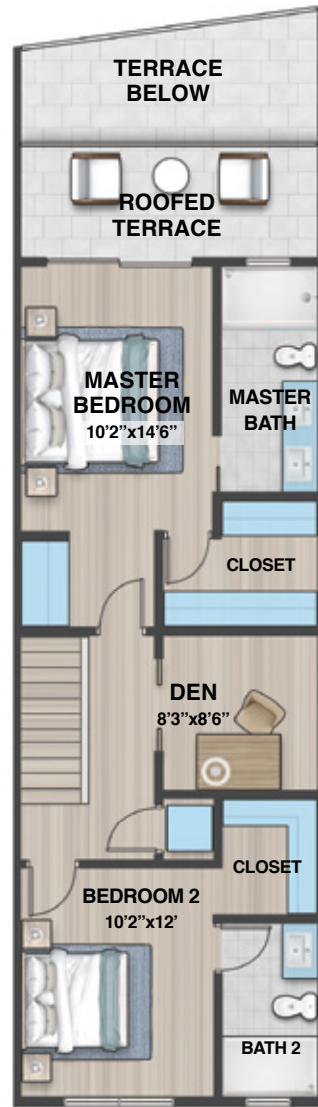


TWO BEDROOM CONDOS

Indoor Surface	1,355 sq.ft.
Exterior Surface	256 sq.ft.
Bedrooms	2
Bathrooms	2.5
Laundry Closet	1



LOWER
LEVEL

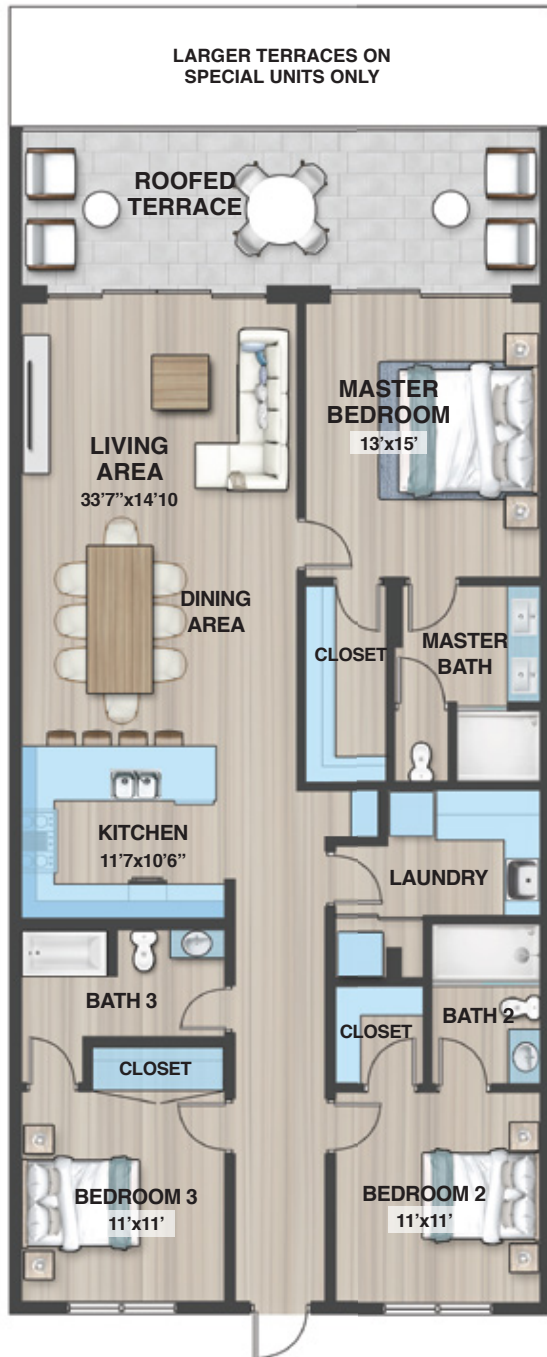


UPPER
LEVEL

TWO STOREY - TWO BEDROOM + DEN CONDOS

Indoor Surface	1,540 sq.ft.
Exterior Surface	307/350 sq.ft.
Bedrooms	2
Den	1
Bathrooms	2.5
Laundry Closet	1

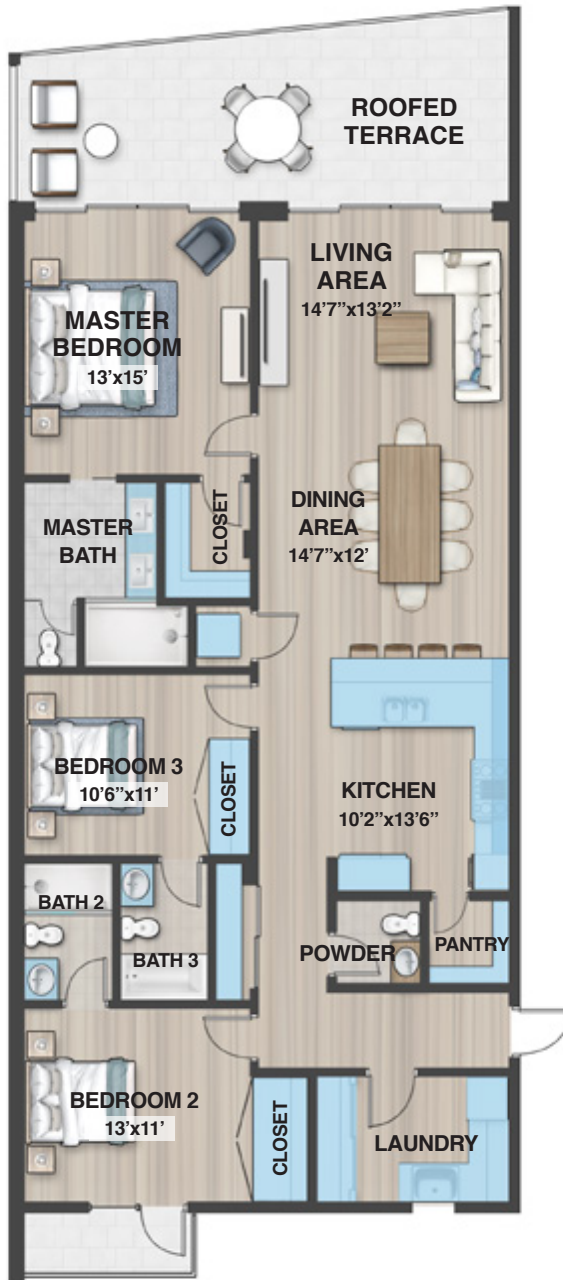
Visit www.aura.ky to view variations of this floorplan



THREE BEDROOM CONDOS

Indoor Surface	1,614 sq.ft.
Exterior Surface	250/437 sq.ft.
Bedrooms	3
Bathrooms	3
Laundry Room	1

Visit www.aura.ky to view variations of this floorplan

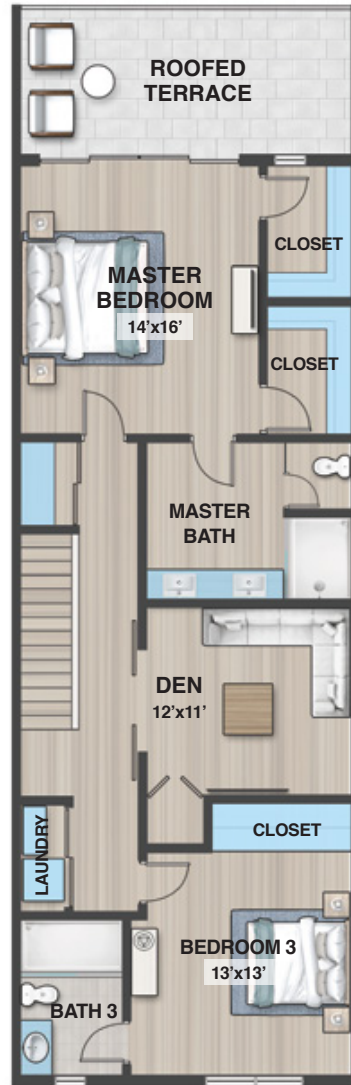


THREE BEDROOM CONDOS

Indoor Surface	1,728 sq.ft.
Exterior Surface	335 sq.ft.
Bedrooms	3
Bathrooms	3.5
Laundry Room	1



LOWER LEVEL



UPPER LEVEL

TWO STOREY - THREE BEDROOM + DEN CONDOS

Indoor Surface	2,306 sq.ft.
Exterior Surface	360 sq.ft.
Bedrooms	3
Den	1
Bathrooms	3.5
Laundry Closet	1

Visit www.aura.ky to view variations of this floorplan



AMENITIES

Residents of AURA will have access to unparalleled amenities including the use of a uniquely designed, resort-style pool that is flanked by a 75' lap pool, which, with the inclusion of an on-site gym, encourages a healthy lifestyle. Intimate cabanas surround the pool and provide a welcoming oasis and shaded retreat. Outdoor barbecue areas allow residents to gather and connect over culinary

delights and cold beverages, all whilst enjoying the majestic ocean views only steps away. A natural sandy cove entices those looking to experience sand between their toes or the simple joys of building a sand castle. An adjacent children's playground will be sure to provide hours of fun for the young and young at heart.



CREATIVE DESIGN COLLABORATIONS

AURA has been thoughtfully designed by Robert Towell - one of Cayman's leading architects and pioneers of modern architecture.

Based in Cayman since 1997, Robert has worked on a diverse range of developments from large-scale commercial projects, hotels and condominiums, to single family luxury residences and complete house renovations. His distinctive style with cantilevered roofs, edgeless rooftop pools and the integration of outdoor living into the indoor space is incorporated into this new modernism approach, leaving the viewer and homeowner with a connected appreciation of the surrounding environment. One of the earliest adopters of modern architecture in Cayman, Robert Towell's portfolio includes some of the most daring contemporary designs on the island.

ABOUT THE DEVELOPER

AURA is being developed by NCB Group – one of Cayman’s premier residential developers.

Established in 2001, by Naul Bodden, the company’s goal was focused on not just building homes but on creating communities and commercial spaces that thrive and remain self-sufficient long after the developer has moved on. With nine distinct service lines including; Design, Development, Construction, Project Management, Property Services, Plumbing, Electrical, Geothermal Cooling and Landscaping, NCB provides a comprehensive and vertically integrated solution to building.

The company’s most recent successful developments include Cypress Pointe North, TIDES, SOLARA and its commercial development – Cayman Technology Centre. NCB has also begun construction on an 80 room (90 key), oceanfront luxury wellness and business boutique hotel in George Town. With a commitment to sustainability and renewable energy, NCB prides itself on building with Cayman’s Future In Mind.



○ AURA

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