



Cypress Pointe North
At Crystal Harbour

G R A N D C A Y M A N





Welcome to
Cypress Pointe North



*"Seven Mile Beach
with pristine white
sand and turquoise
blue water is
moments away"*

LOCATION

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 health care, quality education and a myriad of arts, cultural and sporting events, makes the Cayman Islands an incredible place to live and work.

Cypress Pointe North is situated in the exclusive and highly-sought after residential community of Crystal Harbour. With spectacular views overlooking Mitchell's Creek, boating enthusiasts have direct access to the North Sound right from the private Marina or their very own dock. The world famous Seven Mile Beach with its pristine white sand and turquoise blue water is just moments away. Restaurants, shopping, banks, grocery stores and any other amenities you might need are all nearby. While the surrounding lush tropical flora reminds you that you are now residing in a tropical oasis.





LUXURY SUSTAINABLE LIVING

NCB Group is pleased to introduce Cypress Pointe North - Grand Cayman's most innovative community of high-performance luxury homes, villas, and condominiums. Situated in beautiful Crystal Harbour, Cypress Pointe North is a gated community that consists of 38 residences – 10 spectacular villas, 12 semi-detached homes, 8 one-bedroom and 8 three-bedroom condominiums, each with access to exceptional amenities including a clubhouse with gym, pool, tennis court and marina. These homes are amongst the most energy efficient homes ever built in the Caribbean and the first community of its kind in Grand Cayman. Designed by Bancroft Design Group, which specializes in distinctive sustainable architecture, these homes will set standards for design and construction in the Cayman Islands.



ENERGY EFFICIENT COMMUNITY

Cypress Pointe North seamlessly blends environmental sustainability with outstanding luxury and a deep sense of community. All of these luxury homes will be energy efficient, generating their electricity through solar panels and powering their air-conditioning units through geothermal technology. Interior temperatures will be efficiently controlled and maintained through the use of double glazed windows and ICF foam insulated concrete walls and solid concrete roofs. These construction techniques and materials, when combined with state-of-the art Hambro flooring and a building elevation of 8ft above sea level, create an unparalleled residence that is solidly constructed thereby providing homeowners with peace-of-mind.

The use of renewable energy systems increases the appraised value of these homes while substantially reducing electricity bills and dependence on fossil fuels. Not only will you save money but you will also protect the environment by reducing your carbon footprint.

DISTINCTIVE DESIGN

NCB Group has partnered with Bancroft Design Group of Cayman to bring you a selection of thoughtfully designed villas, semi-detached homes and condominiums that offer homeowners efficient, usable living spaces with clean and sustainable finishes.

Warm finishes and fixtures will be integrated in the overall, clean modern living spaces that define the design of these homes. Inspired by a more contemporary Mediterranean style, Cypress Pointe North successfully blends lush landscaping and livable exterior spaces with efficient and modern interior spaces to create a comfortable, luxurious environment for residents to enjoy - all within a safe, gated neighborhood that fosters a sense of community amongst its residents.



*"Blends
environmental
sustainability with
outstanding luxury"*





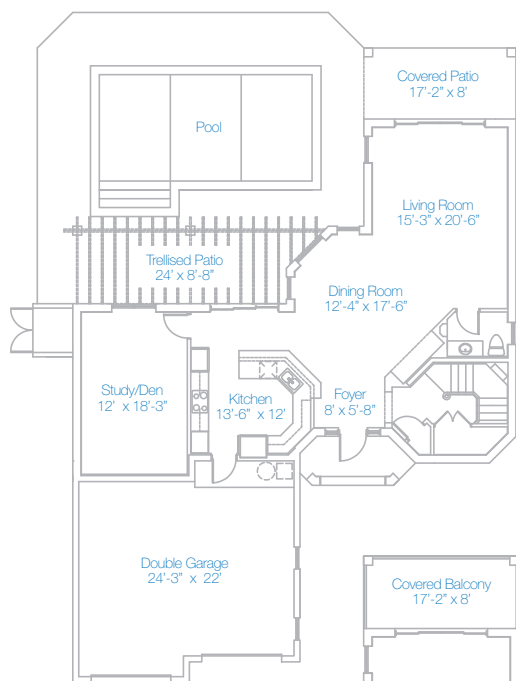
LUXURY VILLAS

Located on the water's edge of Mitchell's Creek and surrounded by lush landscaping, these villas embody Caribbean luxury living.

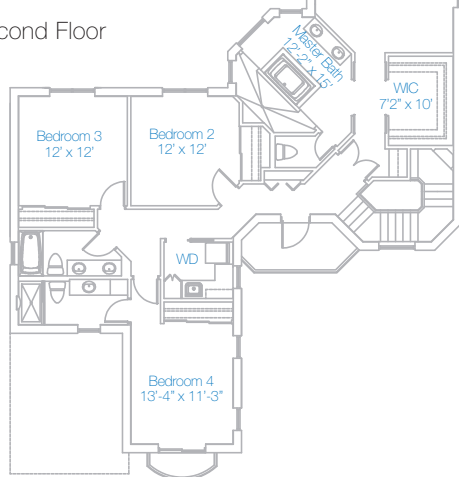
Each two-storey spacious villa includes four bedrooms, there and a half baths, a double car garage, 25' x 14' pool, its own private dock and is just over 3850 sq. ft. in size. An open floor plan with thoughtfully designed outdoor spaces seamlessly integrates indoor and outdoor living, allowing homeowners to take advantage of the exceptional water views and enviable Cayman climate.

Kitchens feature energy efficient, stainless steel appliances, granite counter tops and solid-wood cabinets. Upstairs, the master bedroom has a private balcony overlooking the garden and pool and double walk-in closets. The luxurious bathroom features an oversized walk-in shower room, his and hers sinks and a standalone Jacuzzi bath tub.

First Floor



Second Floor



Living/dining space



"Seamlessly integrates indoor and outdoor living"



Master bathroom

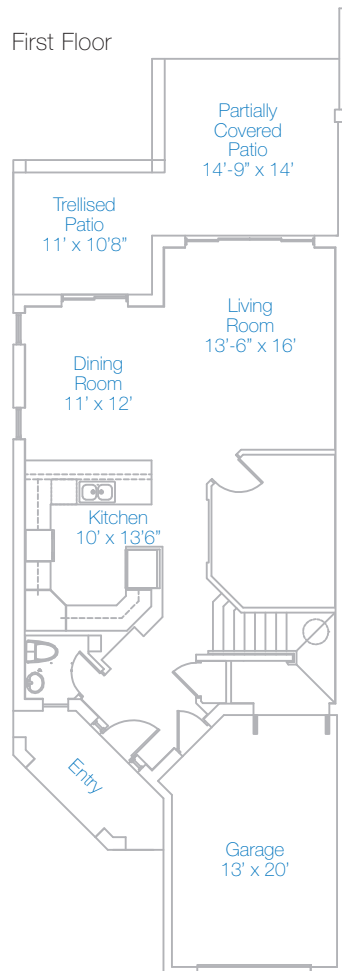


SEMI-DETACHED HOMES

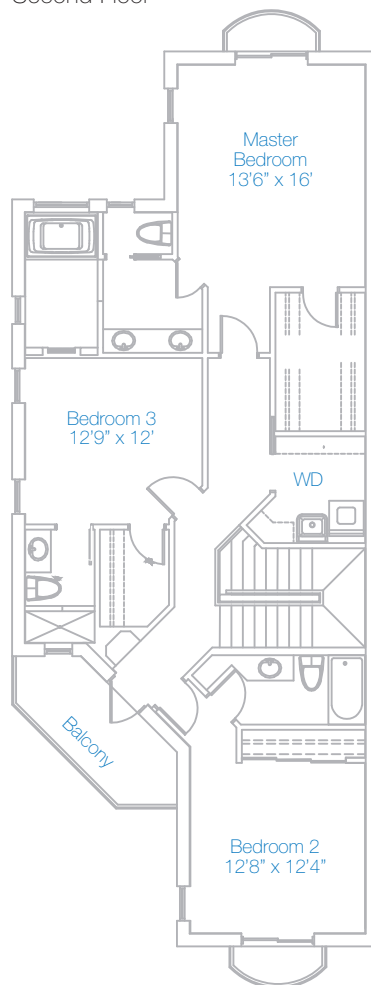
The semi-detached homes each have three bedrooms and three and a half bathrooms, plus a single car garage and are 2709 sq. ft. An open living, dining and kitchen area on the ground floor opens onto two patios, one covered, the other shaded by a trellis. A study/media room leads off the living area.

Two of the bedrooms upstairs have their own balcony, en suite bathrooms and walk-in closets. The master bathroom has a wet room style bath and shower area with floor to ceiling tile and his and hers sinks.

First Floor



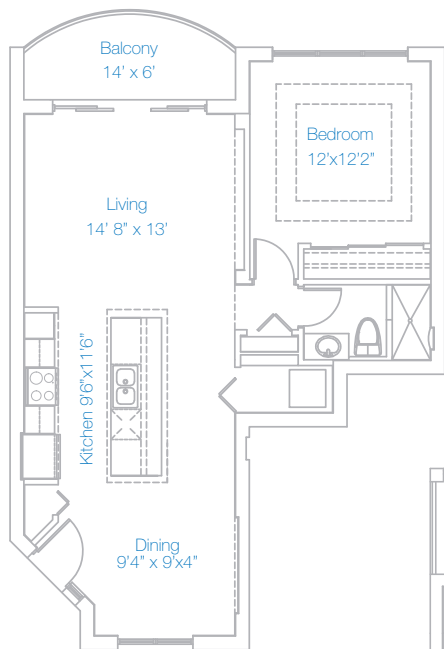
Second Floor





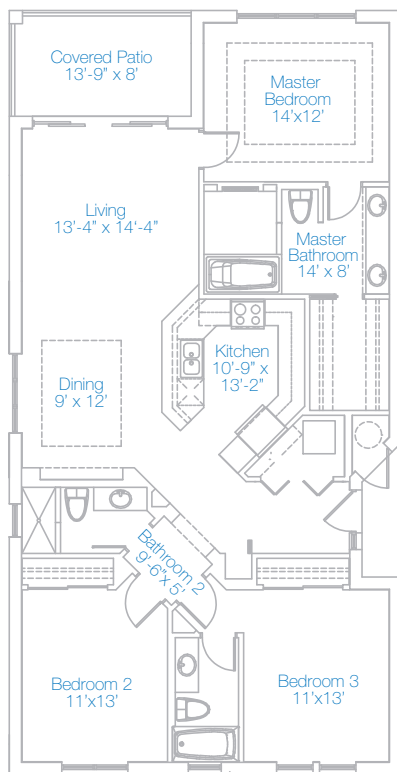
ONE AND THREE BEDROOM CONDOMINIUMS

The one and three-bedroom units will be integrated within two Mediterranean-style Big Houses, distinctively designed and never before seen in Cayman. Residents will be greeted by an open-aired, serene courtyard that is beautifully landscaped. Ground floor units have a private outdoor patio whilst units on the second floor have balconies overlooking the water. Both the one and three bedroom condos bear the same fine finishes and detailing and feature open plan living, kitchen and dining rooms. The three bedroom units have spacious living areas and kitchens, with wet room style shower in the master bathroom, double sinks and a Jacuzzi bath.



One Bedroom

Three Bedroom



*"Residents will be greeted by an open-
aired, serene courtyard
that is beautifully
landscaped"*





AMENITIES

Residents of Cypress Pointe North will have access to incredible amenities including the use of a spectacular clubhouse to host guests or get-togethers with fellow neighbours helping to foster a sense of community. The clubhouse also features a fully equipped gym, pool and hot tub, outdoor grilling area and plenty of seating with shaded verandas and cabanas. Residents will also enjoy a Marina and Tennis Court.



ABOUT THE DEVELOPER

Cypress Pointe North is being developed by NCB Group – one of Cayman's premier residential developers. NCB was established in 2001, by Naul Bodden, one of the most established and successful real estate developers in Cayman. The company's goal was focused on not just building homes but on creating communities, ones that thrive and remain self sufficient long after the developer has moved on.

NCB Group has grown to cover seven distinct service lines: Construction, Development, Design, Project Management, Property Services, Electrical and Plumbing. NCB's full service approach to residential home building covers concept design, planning approvals, surveying, actual home construction, landscaping and connection of property to utility networks (power, water and sewerage).

NCB expands this basic package to also include client customization, with experienced in-house personnel who can walk through each stage – designing and coordinating every aspect from exterior to interior finishings.

This one stop shop service has established NCB today as the premier residential developer in the Cayman Islands. Our hands on approach from the conceptual plan and acquisition of raw land through to completion of infrastructure works and residence ensures the quality of all our communities is in keeping with the perceived style and special connectivity that forms the project vision.

NCB now also specializes in commercial development. We can co-ordinate and instruct office re-furbishments, restaurant fit outs or design and build new office space.

For more information on NCB Group visit www.ncbgroup.ky, phone 345.946.9622 or email info@ncbgroup.ky



Cypress Pointe North
At Crystal Harbour

G R A N D C A Y M A N

www.cypresspointenorth.com

345.946.9622

info@ncbgroup.ky