



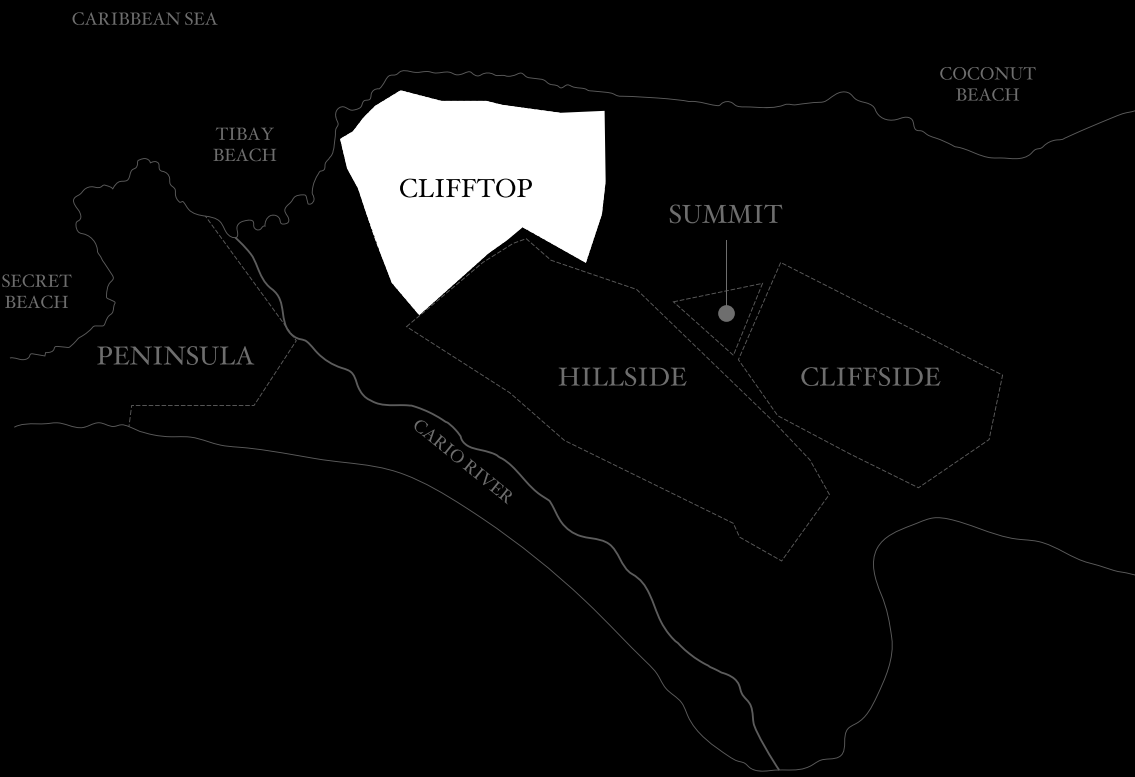
THE RESIDENCES AT
Secret Bay
DOMINICA, CARIBBEAN

Clifftop Villa Estates



Artist's Rendering for Clifftop Villa Estate with Mapou Guest Villa

Come home to your very own
distinct architectural villa.



Perched atop an ultra-private promontory overlooking the Caribbean Sea, just steps from Secret Bay’s treetop funicular, the exclusive off-plan Clifftop Villa Estates are thoughtfully designed to emulate the iconic Zabuco villa for an idyllic multigenerational experience. Set upon half- to two-third-acre homesites — the largest properties within the residential collection — the Clifftop Villa Estates seamlessly blend into the jungle landscape by way of sustainably sourced architectural materials and indoor-outdoor floor plans that embrace the essence of Secret Bay living



The Clifftop Villa Estates offer three custom-designed Zabuco floor plan options with up to a two-bedroom primary estate and one- or one-and-a-half-bedroom guest villa in our Ti-Fèy and Mapou design, depending on the homesite location. Every estate layout is beautifully appointed with a gourmet kitchen, an in-nature private plunge pool, stylish bathrooms with rain showers and soaking tubs, and hand-crafted indoor furnishings. Here, framed by magnificent ocean views and soothing sunsets, discover a first-of-its-kind opportunity to live in seamless coexistence with six-star comforts and the serene pulse of the Nature Island.





Six-Star Details

Interior Highlights

Modern in design yet organic by nature, each villa offers 3,500 square feet of seamless indoor-outdoor living space that spans from the ocean-view bedroom retreat to the gourmet chef's kitchen, all fully appointed with:

- Siemens kitchen appliances
- De'Longhi Eletta cappuccino & espresso coffee maker
- CDA stainless steel wine fridge
- Under-sink Culligan water filtration system
- Duronic fruit juicer
- Breville panini press
- Philips glass jar blender
- Samsung 43" TV
- Sonos wireless sound system
- Remington hair dryer
- High-speed WiFi and smart home technology
- Furniture handcrafted from Dominican Red Cedar by local artisans



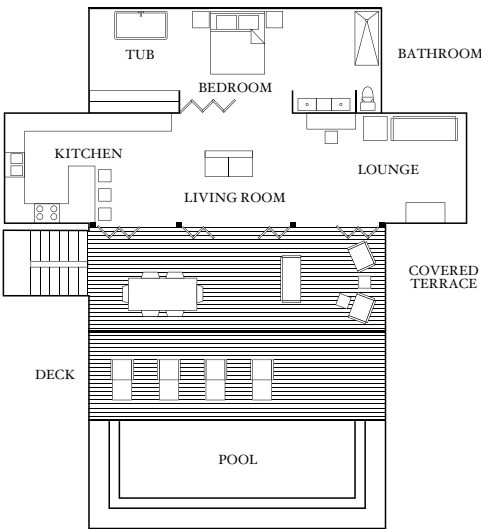


Choose from Three Zabuco Designs

I - 2 BEDROOM | I - 2 BATHROOM ACCOMODATES: 2 - 5 PEOPLE

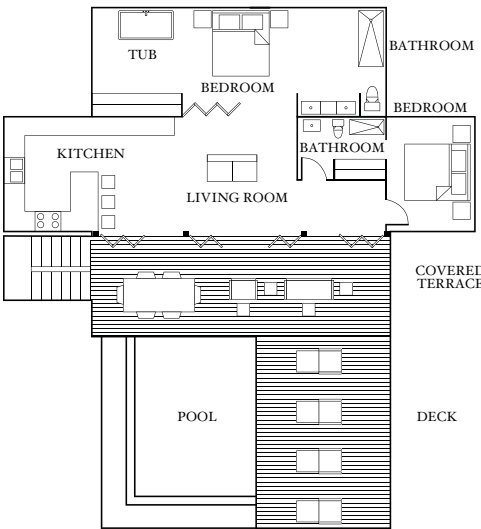
Indoor Living & Verandah	1,468 sq ft	Total sq ft	3,338 sq ft
Covered Outdoor Living	1,250 sq ft	Valued sq ft	2,998 sq ft
Pool	280 sq ft	Lot Size	22,882 - 33,226 sq ft
Outdoor Decks	340 sq ft		

DESIGN I



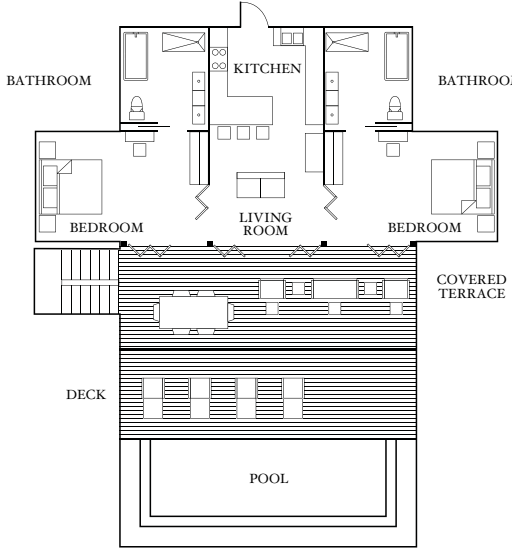
MAIN LEVEL

DESIGN 2



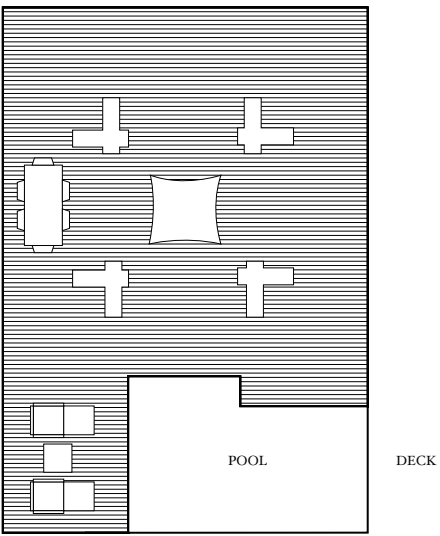
MAIN LEVEL

DESIGN 3



MAIN LEVEL

DESIGN I-3



LOWER LEVEL



Artist's Rendering for Zabuco

Guest Villa Designs

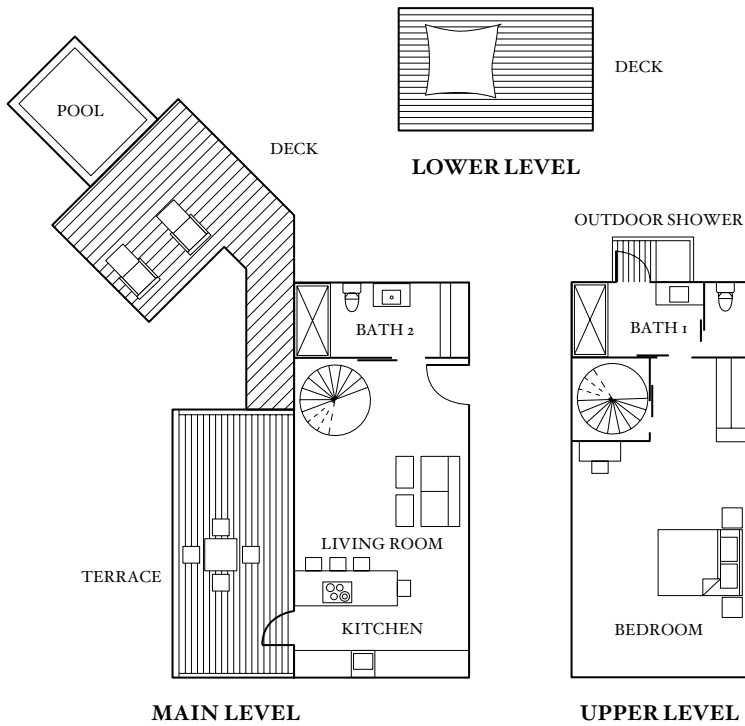
Dependent upon homesite location

Ti-Fèy Design

COMPANION CLIFFTOP VILLA

1.5 BEDROOM | 2 BATHROOM
ACCOMODATES: 2 - 4 PEOPLE

Indoor Living & Verandah	1,186 sq ft
Covered Outdoor Living	150 sq ft
Pool	100 sq ft
Outdoor Decks	250 sq ft
Total sq ft	1,686 sq ft
Valued sq ft	1,436 sq ft

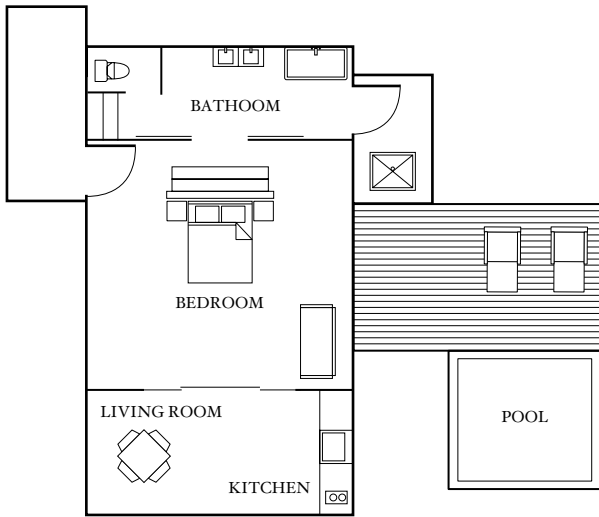


Mapou Design

COMPANION CLIFFTOP VILLA

1 BEDROOM | 1 BATHROOM
ACCOMODATES: 2 PEOPLE

Indoor Living & Verandah	780 sq ft
Pool	100 sq ft
Outdoor Deck	240 sq ft
Total sq ft	1120 sq ft
Valued sq ft	880 sq ft





Privileged Access



World-Class Amenities

Secret Bay’s intimate and indulgent resort amenities complete the most transformative island escape. Owners will enjoy privileged access to:

- 3 secluded, swimmable beaches
- Open-air, hyperlocal restaurant
- Three-walled, treehouse-style spa
- Riverside yoga and meditation pavilion
- Beachfront watersports hut
- Central welcome house and treetop funicular
- Cliff-edge sunset deck

- Saltwater infinity lap pool, beach bar and cabanas
- State-of-the-art wellness and fitness center and in-nature green gym
- Curated art gallery, casual dining destination and microbrewery
- On-property sea cave, nature trails and 2 distinct microclimates
- Natural wonders of the “Nature Island”

Tailor-Made Comforts



Dedicated Services

Each Secret Bay stay is extensively personalised and highly discreet, granting owners coveted access to the award-winning resort’s six-star services. Bespoke offerings include:



- Concierge, 24-hour security, daily housekeeping, laundry service and on-resort transport via electric vehicles
- Pre-arrival villa provisioning, on-call chefs and a dedicated villa host who will cook breakfast and serve lunch and dinner, restock the refrigerator, make reservations & more
- Off-property excursion guides, including waterfall hikes and world-class dive experiences
- Custom itinerary planning with adventure concierge and kid’s club
- Adventure equipment including kayaks, stand-up paddleboards, yoga mats and snorkeling gear



Carefree Ownership



Residence Management

Managed by one of the world’s most acclaimed luxury boutique resorts, The Residences at Secret Bay presents a wholly effortless ownership experience. Among the top perks are:

High-performing rental programme

Membership and access to a worldwide network of vacation homes with ThirdHome and its portfolio of more than 11,000 properties in 94 countries so you can trade your weeks at Secret Bay for a range of spectacular vacation spots around the world

Effort-free management and upkeep of your property

Sustainability Covenants managed by Secret Bay’s Green Team



A Coveted Currency



The Golden Ticket to a Second Passport

Ownership in The Residences at Secret Bay unlocks the coveted opportunity to acquire a second passport through Citizenship by Investment — all in Dominica, ranked the “World’s Best Country for Second Citizenship” by the *Financial Times* for the fourth consecutive year. Highlights include:

Existing award-winning villas with a strong occupancy track-record available now for immediate purchase, entitling investors to immediate financial returns

Visa-free or visa-on-arrival access to 140 countries and territories, with a low minimum investment outlay and 90-day path to citizenship

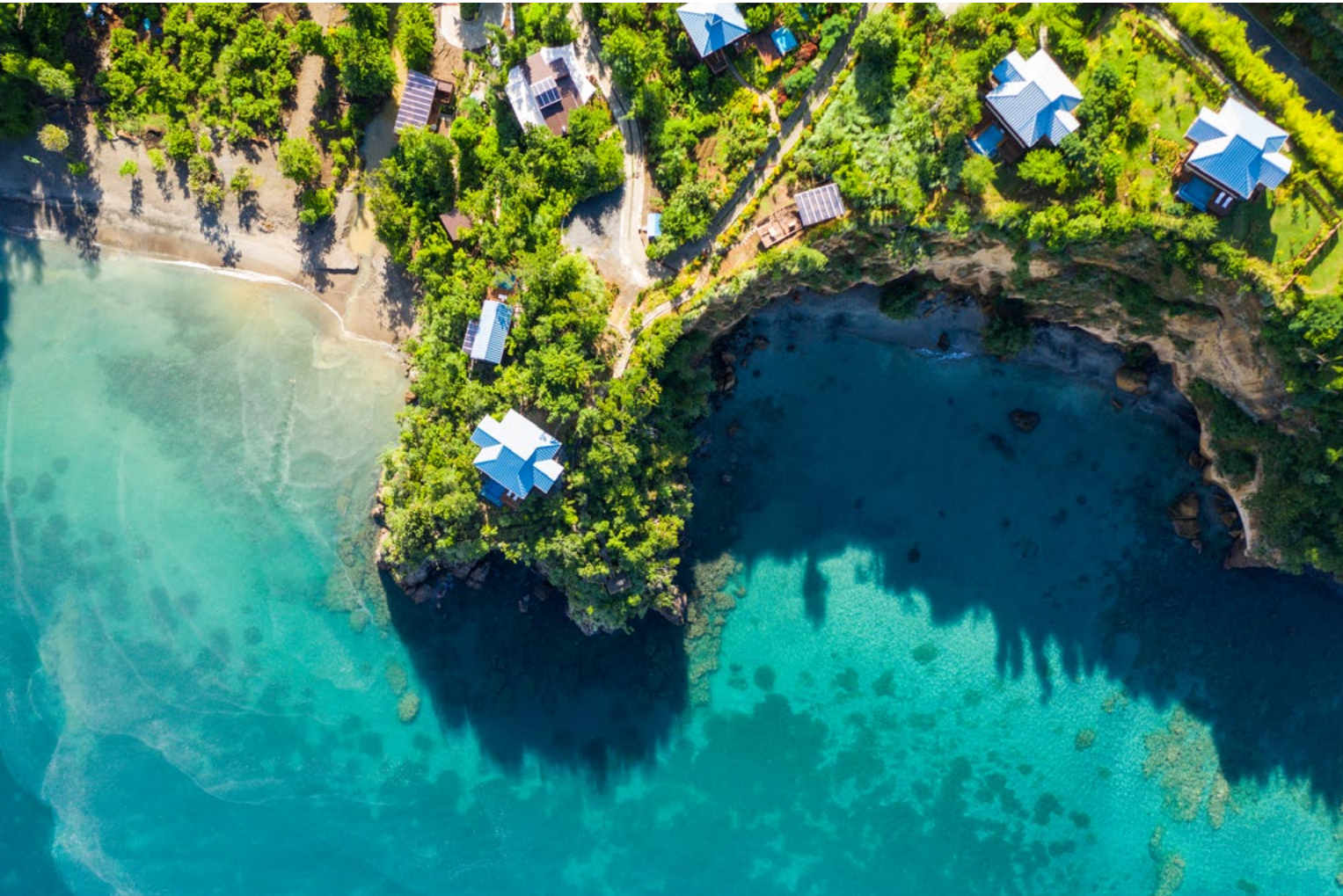
One of the world’s most acclaimed boutique resorts, now in its tenth year of operation

Locally owned and operated by Dominica-born entrepreneur Gregor Nassief, named *Caribbean Journal’s* “Caribbean Hotelier of the Year” in 2020

Unparalleled resort amenities and in-villa services, including dedicated villa hosts

Competitive exit strategy and robust resale market

A Return to Nature



Getting Here

Fly direct from Miami, Florida (MIA) or connect through regional hubs in San Juan, Puerto Rico (SJU), Barbados (BGI), Antigua (ANU), Saint Lucia (SLU), Guadeloupe (PTP) or Saint Maarten (SXM), or fly private into Douglas-Charles Airport (IATA: DOM, ICAO: TDPD). Secret Bay's dedicated Travel Concierge is always available to present owners' best routes and itineraries into Dominica.

Primary Airport:

Douglas-Charles Airport (*50 minutes*)

Major Towns:

Portsmouth (*<10 minutes*)

Roseau (*50 minutes*)





*"I dreamt of creating a home away from home;
a destination where you could escape to recapture
the luxury of time and space."*

Gregor Nassief

Proprietor of Secret Bay
& The Residences at Secret Bay

To receive more information about The Residences at Secret Bay,
email residences@secretbay.dm or call +1 767 445 4444.

Discover us online at secretbay.dm/residences.

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