



BIRDS OF PARADISE

9.2 Acres of Beachfront Secluded Land For Sale Crochu Grenada

PRESENTED BY
CENTURY 21
Grenada Grenadines

 **Hilco Global.**
Real Estate Advisory

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THE SITE

Location

CROCHU, ST. DAVID

Size

9.2 ACRES

Description

The property measures 9.2 acres. The topography of the site is relatively flat, with the Crochu River running through its center, and is fronted by a secluded Atlantic Ocean beach.



PRICE

USD \$2,100,000

OVERVIEW



With the knowledge that 90% of Grenada's hotel stock is located in the southern part of the island, the Crochu site presents a challenge for development by virtue of its remoteness, coupled by the fact that the site is a 45 minutes drive outside of the tourist belt of Grand Anse. However, the property offers a unique opportunity to create a distinctive one-of-a-kind experience for its patrons – if carefully planned and thoughtfully implemented.

At present, few Plantation hotels/ cottages/ restaurants like Petite Anse, Mt. Edgecombe, River Antoine Distillery or Fort Wolf all located in remote parts of the island have strived to develop an authentic experience, by engaging their local communities and using natural attributes of their sites as native flora and fauna of Grenada as part of their primary attractors. Yet still, none of these projects have been able to successfully incorporate luxury accommodation as well as upscale sustainable eco-friendly units as part of their business model.

For the above-mentioned reasons, the Crochu site has great potential to capture an 'untapped' market which has been greatly underdeveloped in Grenada.

DESIGN CONCEPT

This design concept has been granted 'Approval in Principle' by the PDA.

The next step in the design process would be the commissioning of an Environment Impact Assessment (EIA), to enable the completion of construction documents and the submission of a comprehensive design package for a building permit. Typically, design fees for the full compliment of consultants to include, architect, interior designer, civil/structural/MEP engineers, project manager, cost consultant, and landscape architect would be in the range of 10-12% of the cost of construction. The overall budget for the project could be scaled in accordance to the provisions of the owner.



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DEVELOPMENT INFORMATION

LOT SIZE: 9.21 ACRES / 401,188 SQ. FT.

TOTAL BUILDING INFRASTRUCTURE : 111,520 SQ. FT.

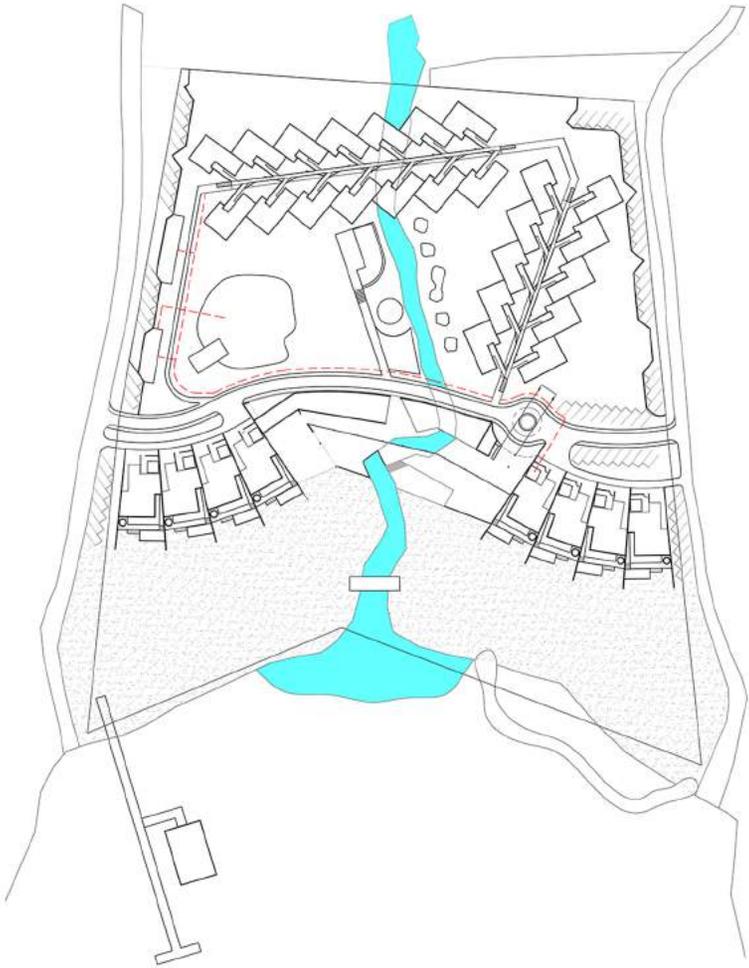
LOT COVERAGE: 28%

NO OF PARKING: 62 SPACES

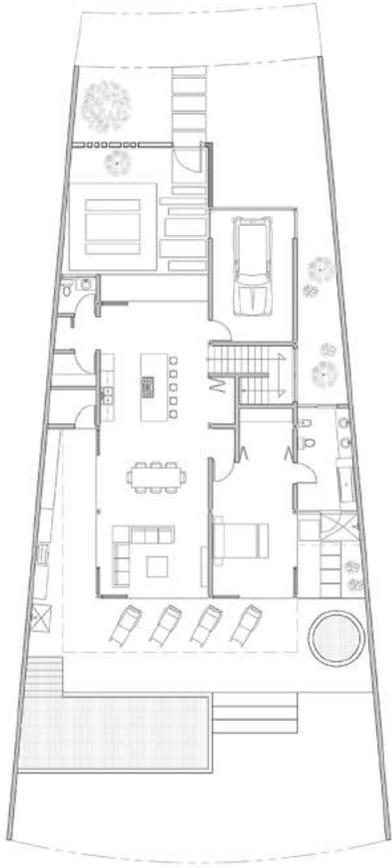
FLOOR AREA: LUXURY VILLAS	20384
FLOOR AREA: CONDO UNIT	54012
FLOOR AREA: MULTI-PUPROSE BUILDING	17260
FLOOR AREA: CENTRAL FACILITIES	12644
FLOOR AREA: GYM	1524
FLOOR AREA: SERVICE BUILDING	2850
FLOOR AREA: GUARD BOOTH	280
ON THE WATER RESTURANT/MARIN WORKS	2566
TOTAL FLOOR AREA	111520



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Transportation

Following the overall concept of crafting an eco-friendly development, the infrastructure of the project should encourage 'foot traffic' with consideration for the use of carts to service the property. Electric Vehicles & Carts used to service the site.

Sustainability

With Grenada having one of the highest rates for electricity in the Eastern Caribbean, it is recommended that the buildings should be designed to mitigate heat gain, and incorporate green technology such as photovoltaic solar panels to offset the running cost of electricity.



KEY CONSIDERATIONS

- Create a differentiated product
- Target potential revenue streams:
 1. 5 Star Boutique Resort.
 2. CBI Real Estate Sales to include Luxury Villas, Garden Suites & Condominiums.
 3. Commercial Center to include restaurants, bars, retail shops, Conference facilities – “create a destination”.
 4. Recreational Facilities to include gym, spa, tennis court, watersports.
- Develop a sustainable eco-friendly business model with a solid plan derived from diligent marketing research and reliable data.



KEY CONSIDERATIONS

- Undertake a cost benefit analysis to better define the programme and determine the number of units, relative to the cost of construction, general operations, & long-term sustainability and profit generation.
- Deploy an efficient and cost-effective design strategy to integrate infrastructure, landscaping, buildings and services.
- Design a detailed construction programme to facilitate a logical sequence of building while permitting flexibility and phasing options (if required).
- Identify any potential risks which may impact the development of the project.



ABOUT GRENADA CARRIACOU & PETITE MARTINIQUE

A tri-island state often referred to as the Isle of Spice. Located in the Southern Caribbean, we play host to the world's first Underwater Sculpture Park, cascading waterfalls and white-sand beaches. You will feel instantly welcomed by the open-hearted nature of our friendly people, whose smiles and authenticity make Grenada the perfect Caribbean getaway.



CONCEPT

To develop the project via Eco-friendly, sustainable practices that will simultaneously enhance the local economy (specifically the community of Crochu) through its integration and supply of essential services for the benefit of all. Features such as artisan studios and shops could be encouraged for the sale of locally made products. An arrangement could be made with the local farmers to grow fruits, vegetables, or herbs in a designated area of the site for use in the restaurants. Fishermen in the area could be contracted to supply seafood.

A botanical garden could be developed as an attraction. Recreational activities such as tennis, mini-golf (watersports to include, diving, whale watching, sport fishing and sailing) could also be provided.

The overall feel of the property should be one which is 'relaxed' yet luxurious - providing top notch service. The accommodation should have all of the conveniences that would be expected of a high-end boutique resort, offering an experience that is unique to its place.





POPULATION AND DEMOGRAPHICS

110,910
Population (2019)

70%
Population in the
labour Force (2017)

10%
Population Growth Rate

98.59%
Adult Literacy Rate

29.8%
Unemployment Rate

49.47%
Female Population

50.53%
Male Population



Total Tourist Arrivals YTD 2022

	2022	2021	% chg 22/21	2020
Stopovers	25,146	2,168	1059.90%	37,253
Cruise Visitors	89,259	-	100%	162,517
Yacht Visitors	3,257	342	852.30%	8,549
Total Visitors	117,662	2,510	4587.70%	208,319

Source: <https://tourismanalytics.com/grenada.html>

WHY INVEST IN GRENADA



The Government of Grenada has implemented an incentives regime offering a wide range of attractive fiscal incentives to stimulate and encourage the establishment and development of new businesses. The Investment Promotion Agency manages the registration and certification of the qualifying investment projects, i.e., projects that operate within Grenada's priority sectors.

As part of this regime, domestic and foreign investors can enjoy investment incentive benefits such as investment allowances, exemptions on customs duty and excise tax, suspension of Value Added Tax (VAT), and tax credits for training, research and development.



Grenada Investment Advantages

- Trade & Investment Opportunities
- Skilled & Productive Labor Force
- Excellent Quality of Life
- Bi-Lateral Trade Agreements
- Upgraded Airport & Port Facilities
- Robust Communications Network
- Political & Economic Stability
- Minimum Entry Requirements
- Unspoilt tourist destination
- Daily International Flights

Read more: <https://investingrenada.gd/investment-advantage/>

CBI INVESTMENT OPPORTUNITY

Grenada's Citizenship by Investment (CBI) programme is one the most sought after CBI programmes and was ranked #1 in the world in 2020. This exclusive programme affords investors the opportunity to gain citizenship for themselves and their families to live and work in beautiful Grenada.

This site and or design concept provides the opportunity to be developed as an approved CBI project giving investors the opportunity to maximize on their investment. You can join successful projects such as Six Senses Residences La Sagesse and The Pointe at Petite Calivigny.

For more information cbi.gov.gd



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