

THIRTY | SIX

THIRTY | SIX, a truly limited and unique collection of residences located on world famous and coveted Paradise Island, in The Bahamas. Blending modern chic with island charm, these stunning residences feature the utmost in design, quality, and elegance. Inspiration that only Paradise can provide. Each studio, one, and two bedroom residence is professionally appointed with the latest in finished and amenities. Owners and guests at THIRTY | SIX can fill their days with a wide variety of amenities including infinity edge pool with poolside cabana, lush tropical gardens, state of the art fitness center and championship golf courses nearby. Dozens of internationally renowned restaurants await you together with bustling nightlife, casino, and shopping at neighboring Atlantis Resort, Four Seasons Ocean Club and soon, the new Paradise Landing. All just a short golf cart ride away from your indoor parking garage.

Rental Program:

Owners who wish to take advantage of the growing demand for accommodations on the island may participate in the optional rental program thereby generating robust rental income during periods when the unit would otherwise be unoccupied. **Both short and long term rentals are permitted.** An aggressive Internet and marketing strategy combined with professional management & concierge team are in place to ensure attractive returns. The program is designed to allow maximum flexibility with no blackout periods or other restrictions on owner occupation.

Amenities:

- Infinity pool & sun deck
- Poolside cabana and bar
- Onsite, 24 hr. security
- Onsite generator hookup
- Covered parking
- Lush tropical gardens
- Optional property management, concierge & rental pool management CABANA | BBQ

Interior finishes and specifications:

- Hurricane rated PGT WinGuard® windows and 8' patio doors
- 8' Trustile™ solid core interior doors
- 7 1/4" Poplar trim on baseboards
- 4" Poplar casing around interior doors
- 9'6" Ceilings
- All LED lighting throughout
- MTU onsite generator hookup
- 8' Exterior Door with BALDWIN SANTA CRUZ Hardware
- 8' Exterior Door with BRAVURA Hardware

- European bathroom design with zero entry shower and all Kohler sinks, fixtures, and accessories
- Porcelain flooring and porcelain wall tiles inside shower enclosure by PorcelanosaTM
- Rain shower head in master suite. Wall mounted shower head in guest bedroom.
- Available Fully Integrated Wolf and Sub-Zero Appliances
- Custom Cabinetry by Ocean Decor in kitchens and bathrooms
- Stainless steel under-mount Kohler sink and all Kohler fixtures