

THE RESIDENCES AT
GOLDWYNN

EXPECTATION, BEYOND.

NASSAU, BAHAMAS



LIKE NOTHING BEFORE,
LIKE NOTHING TO COME.





EXPECTATION, BEYOND.

There's a place, just beyond your expectations, where journey and luxury reside. Where white sand and crystal clear waters are lined with upscale resorts and a vibrant horizon of Caribbean pleasures. This is beach front living at its purest.

Rising above the shores of Cable Beach, a new destination in boutique living takes form. An immersive retreat inviting you to seek solace, delve into relaxation, savour new cultures, and rediscover what it means to get away.

A destination where luxury and comfort reside. Like nothing before. Like nothing to come. Goldwynn at Cable Beach.



A RESIDENCE, BEYOND.

The Residences at Goldwynn are an ivory and glass celebration of indulgence, relaxation and architectural beauty. Serving as both a luxury condo hotel and home to 75 separate, exclusive residences, The Goldwynn is designed to cater to your every need, allowing homeowners the further benefit of generating tax-free rental income, should they choose. This is resort living that truly goes beyond expectation.

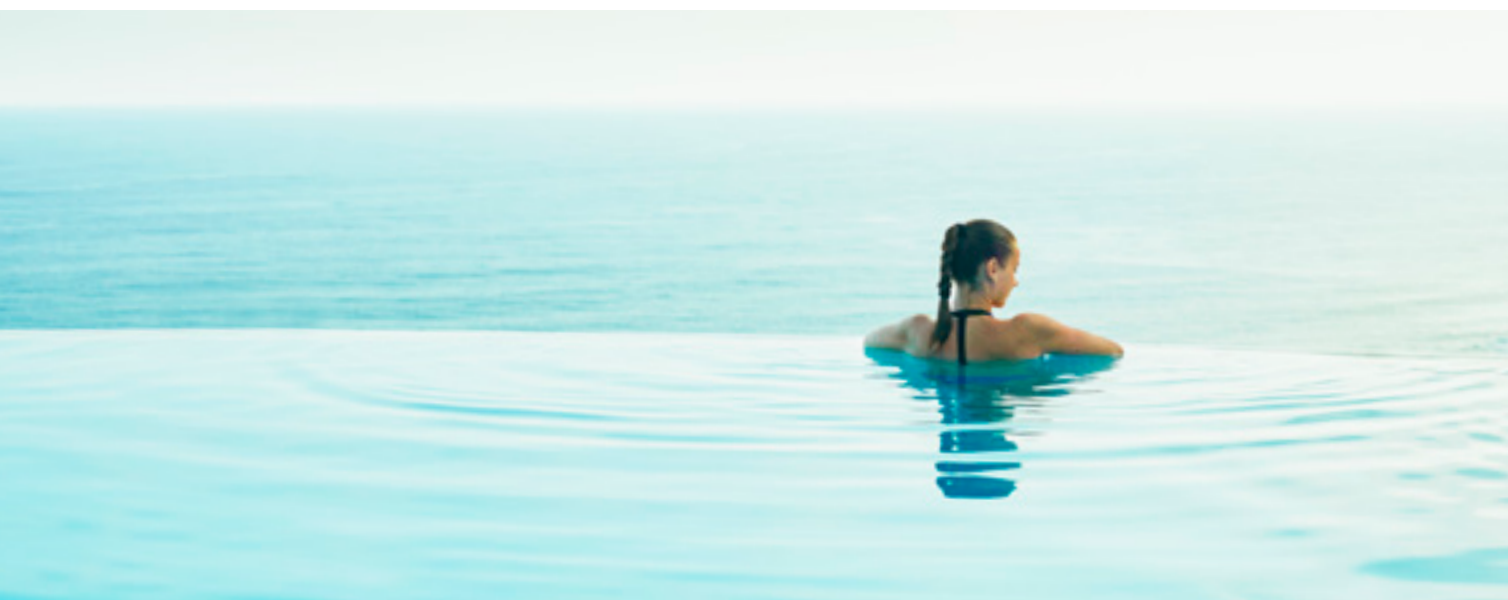
It is no accident the world's most affluent choose The Bahamas as their preferred address. Beyond being a playground of sun and sea, The Bahamas are also the most proximate tax-free soil to North America. Safe, secure, and discrete, with a host of financial advantages, Nassau offers the best of luxury offshore living.







VIEW FROM GOLDWYNN 4TH FLOOR TERRACE



AMENITY, BEYOND.

At The Goldwynn, experiences are a way of life. Weaved into every part of the palatial estate are elements that allow you to unwind, release, rejuvenate, and rediscover yourself and your passions.

From an infinity pool that dips its toes into Cable Beach's golden sands to a state-of-the-art fitness centre, theatre and elegant seaside dining, lifestyle living is the gold standard at Goldwynn.

SEASIDE DINING, BEYOND.





SUNSET VIEW FROM GOLDWYNN ROOFTOP POOL & TERRACE



GOLDWYNN FAÇADE & TERRACES





ARCHITECTURE, BEYOND.

MAKOW ASSOCIATES

Makow Associates was established in 1984, and is comprised of a team of talented architects and designers led by principal architect Stan Makow. Their unique design philosophy is that well-executed architecture evolves from within: interior layouts where spaces flow naturally from one to another.

Stan Makow's particular strength is developing architecture that is an expression of his clients' lifestyles in combination with his own keen design sense. Over the years, Makow Associates has developed a reputation for creating exceptional residential architecture.



GOLDWYNN CORNER INTERIOR SUITE



GOLDWYNN HOTEL LOBBY



CHOICE, BEYOND.

THE RESIDENCES

Relish in private, luxury beachfront living at one of 75 exclusive residences. With access to hotel facilities, a 24-hour concierge and room service, all the benefits of resort living are at your fingertips.

BESPOKE RENTAL PROGRAM

Homeowners who wish to take advantage of the growing demand for accommodations on the island may participate in our Bespoke Rental Program, with assistance listing their suite, finding preferred renters, and managing the rental from check-in to check-out. Enjoy all the benefits of a tax-free, additional source of income.



Independently minded

INVESTMENT, BEYOND.

Take advantage of the high demand for luxury beachfront rentals on the island of Nassau by participating in our bespoke rental program. Owners may occupy their residence up to three months per annum while generating robust tax-free rental income the rest of the year. Our flexible reservation/booking system affords owners maximum use and enjoyment of their property with no restrictions on usage or in-house resort fees. Moreover, our program is fully registered and licensed as a Hotel thereby benefiting from government incentives that include an exemption from payment of real property taxes.

When not in-house, our rental program is uniquely structured to optimize returns with an advantageous 70/30 split in favor of the owners. We also provide full accountability and transparency with an online reservation system where all bookings are registered and viewable by owners in real time.

With its prime beachfront location within walking distance from the largest casino in the Caribbean, golf course, 25+ world class restaurants, downtown, Paradise Island and major points of interest on the island, Goldwynn is uniquely positioned as the premiere boutique beachfront experience in Nassau.

The condo-hotel is affiliated with Small Luxury Hotels of the World™ (SLH), specializing in marketing and distribution for independently owned luxury hotels like Goldwynn. SLH connects independent minds who have a zest for life. SLH provide the platform to make their hotels shine on a global stage.



ALEENTA RESORT & SPA
Hua Hin, Thailand | SLH



CANAVES OIA HOTEL
Santorini, Greece | SLH



KANDOLHU MALDIVES
Male, Maldives | SLH



VICEROY BALI
Bali, Indonesia | SLH



LUXURY OFFSHORE LIVING, BEYOND

It is no accident the world's most affluent choose The Bahamas as their preferred address. Beyond being a playground of sun and sea, The Bahamas are also the most proximate tax-free soil to North America. Safe, secure, and discrete, offshore living in Nassau offers a host of financial advantages.

With permanent residency status now available to secondary homeowners, the cosmopolitan city of Nassau has become the location of choice for the discerning and wealthy. All foreign real estate purchases in The Bahamas are denominated in U.S. dollars with no restrictions on repatriation, and are supported by U.S.-based title insurance. Let our in-house team of specialists guide the process to ensure that you fully optimize all the benefits of offshore living.



SOUTH VIEW FROM THE GOLDWYNN'S 6TH FLOOR

SITE PLAN



- | | | |
|-----------------------|------------------------|-------------------------|
| 1. SECURITY GATE | 6. CONFERENCE CENTRE | 11. INFINITY POOL |
| 2. VALET | 7. THEATRE | 12. RESIDENTIAL ATRIUM |
| 3. HOTEL LOBBY | 8. BAR PAUL | 13. RESIDENTIAL LOBBY |
| 4. SUNDRY SHOP | 9. SEASIDE DINING | 14. ENTRANCE TO PARKADE |
| 5. FITNESS CLUB & SPA | 10. CONDO HOTEL ATRIUM | |

AREA VICINITY MAP





INTERIORS, BEYOND.

HOK

Influenced by the natural beauty of The Bahamas, HOK is inspiration realized, infusing cultural cues with contemporary design. A global design, architecture, engineering and planning firm with a team of over 1,700 people collaborating across 23 offices and three continents, HOK's mission is to deliver exceptional design ideas through the creative blending of human need, environmental stewardship, value creation, science, and art.



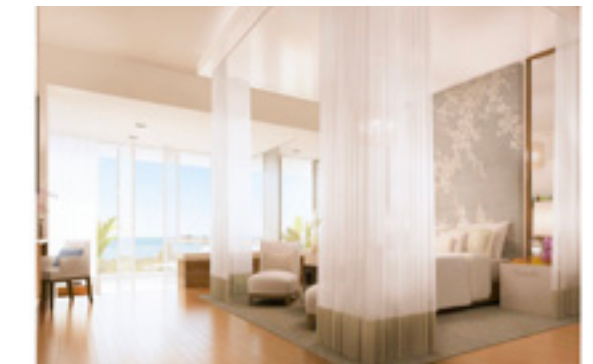
MGM GRAND SANYA
Sanya, Hainan Island, China



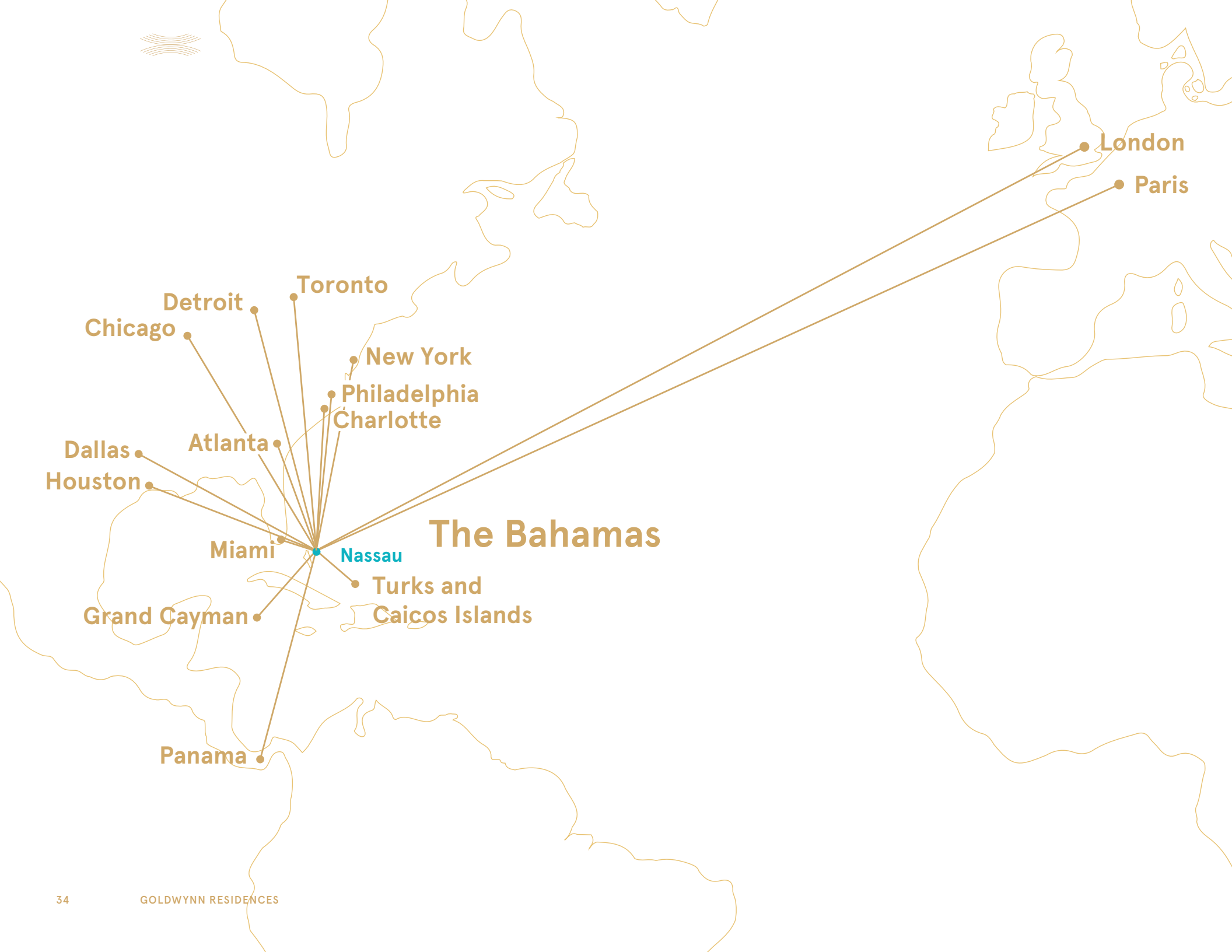
MGM GRAND SANYA
Sanya, Hainan Island, China



ST. REGIS HOTEL & RESIDENCES
Bangkok, Thailand



FIRST BAY RESORT
Primonstein, Dalmatia, Croatia



CONNECTION, BEYOND.

NASSAU

LYNDEN
PINDLING
INTERNATIONAL
AIRPORT
LPIA

As the main international gateway to The Bahamas, Lynden Pindling International Airport (LPIA) is the fourth busiest airport in the Caribbean. Named after Sir Lynden Pindling, the first Prime Minister of the Commonwealth of The Bahamas, the airport sits just west of the City of Nassau and a short drive from some of the finest resorts and hotels in the world.

Services include private, scheduled and charter flights to the United States, Canada, Europe and Latin America. In 2015, LPIA served over 3.3 million passengers.

AIRPORT TRANSPORTATION SERVICES



Parking at the Airport



Local Taxi Rates



Renting a Car



Book Airport Transfer



Private Flights





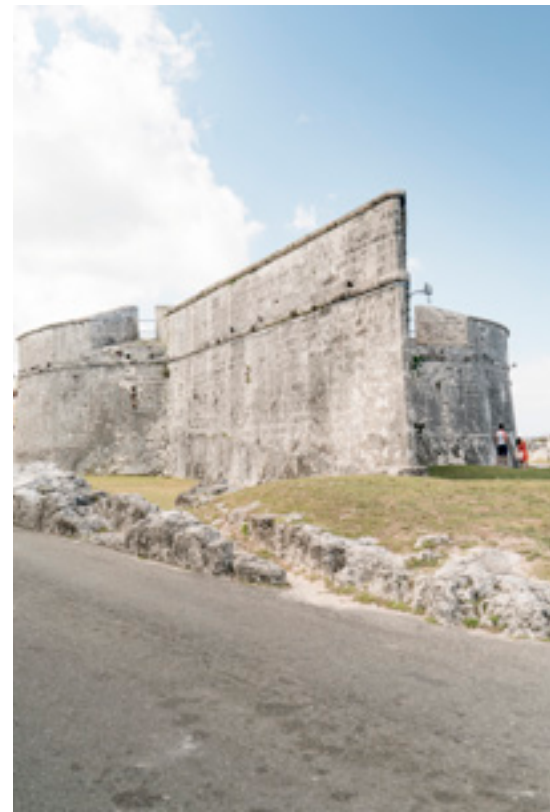
PARADISE, BEYOND.

A mere 55 miles off Florida's coast lies entrance to The Bahamas, a 700-mile-long archipelago of crystal clear waters and pure white sands, all bathed in the brilliance of carefree island living. Known for its friendly people and warm culture,

The Bahamas boasts 700 breathtaking islands, over 2,000 rocks and cays, and the world's third largest barrier reef, all enriched by a colourful blend of African traditions and British colonial influence. This is island life beyond compare.



ATLANTIS - PARADISE ISLAND



DESTINY, BEYOND.

The storied history of The Bahamas islands involves everything from Christopher Columbus and pirates to a natural beauty that has captivated visitors and settlers alike. Established in the 1670s as a commercial port, Nassau has had a wild history of pirates and looters taking over their port that spread across many decades.

It wasn't until the Hotel and Steam Ship Service Act of 1898 that The Bahamas' opened its doors to the world, providing the government support needed for the construction of hotels and steamship service. From King Edward VIII to Sean Connery and the filming of Bond movies, the island has played refuge to many international icons. On July 10, 1973, The Bahamas became a free and sovereign country, ending 325 years of peaceful British rule, though it remains part of the Commonwealth.

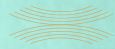


TEN REASONS TO INVEST IN THE BAHAMAS.

1. The Bahamas are the premier banking and financial centre of the Caribbean.
2. Convenient proximity to the United States – just 55 miles to the mainland.
3. English is the official language, U.S. currency is accepted, and real estate laws are similar to the U.S.
4. A peaceful and stable democracy.
5. Independent nation with compliant legislation and consultative legislative approach.
6. No local taxes on capital gains, inheritance, corporate and personal income, dividends and interest.
7. Proactive incentives for investments.
8. Highly trained industry professionals (predominantly an English-speaking workforce).
9. Essential public services, modern infrastructure and health care.
10. Nassau is a cosmopolitan city, full of world class amenities & telecommunications.



REASONS, BEYOND.



PARTNERSHIP, BEYOND.



The Wynn Brothers have been in business together since 1984. They have developed a portfolio of approximately 1.5 billion dollars of real estate, primarily in Toronto, Canada, and in other parts of the globe, like the United States of America, Israel, and the Caribbean. Their impressive portfolio knows no bounds: other endeavours include a Toronto fitness chain with approximately 32,000 members and a 50% interest in one of the most prolific solar energy companies in their home province of Ontario. Recently, the brothers started a charitable foundation that they have capitalized with a 211-million-dollar contribution.