



*Baccarat*

RESORT & RESIDENCES

WATER CAY

monopoly. Caval of Metz permission to found  
a glassworks in the village of Baccarat located  
in Lorraine in eastern France. 1816. The first  
crystal oven went into operation at Baccarat. 1830.  
The first shipment to Turkey. In the following years,  
this market grew considerably with orders of  
lighting fixtures, candelabras, banisters, and also  
mocha sets for the palaces of Constantinople. 1841.  
The Harcourt set is still manufactured today. With  
its decoration of flat cut sides and its architectural  
style, it is an emblem of the brand. A great traveler, it  
graces many prestigious tables all over the world.  
1855. The first World Fair in Paris. Baccarat won  
the gold medal. 1860. France and Great Britain  
signed a free-trade treaty. The first brand signature  
was registered at the Paris Commercial Court. The  
logo was set on a label affixed to the bottom of each  
piece until 1936. 1867. Defeat of Napoleon III in  
Mexico. For the first time in France, Japan  
participated in the Paris World Fair. Baccarat  
presented a magnificent pair of vases engraved

FOR OVER TWO AND ONE HALF CENTURIES, Baccarat has defined luxury. Baccarat has *alchemized the most common yet desired elements on earth – air, sand, water and fire – into exquisite objects of uncommon beauty.*

Dazzling on its own, the *raw material is further transformed by the artists hand.* Baccarat's international roster of renowned designers are the *gifted visionaries of their times*: George Chevalier, Salvador Dali, César, Philippe Starck, Ettore Sottsass, Arik Levy, William Sawaya and Kenzo.

*BACCARAT RESORT & RESIDENCES*

The *natural beauty, refined elegance* and *flawless brilliance* of the world's finest crystal comes to life in this latest incarnation of the brand: **Baccarat Resort & Residences**. The same superlatives now apply to a whole new realm, a place where *every moment is a celebration*.





*BACCARAT RESORT & RESIDENCES AT WATER CAY*

*TWO MILES OF CRYSTALLINE SPLENDOR* frame endless views of Half Moon Bay and beyond – *sparkling beauty as far as the eye can see.*

*JOIN US* at the living expression of this flawless brilliance: **Baccarat Resort & Residences at Water Cay**, designed for barefoot elegance. The *untouched beauty* of the Turks & Caicos, preserved in *its pristine natural state*, is endlessly inspiring.

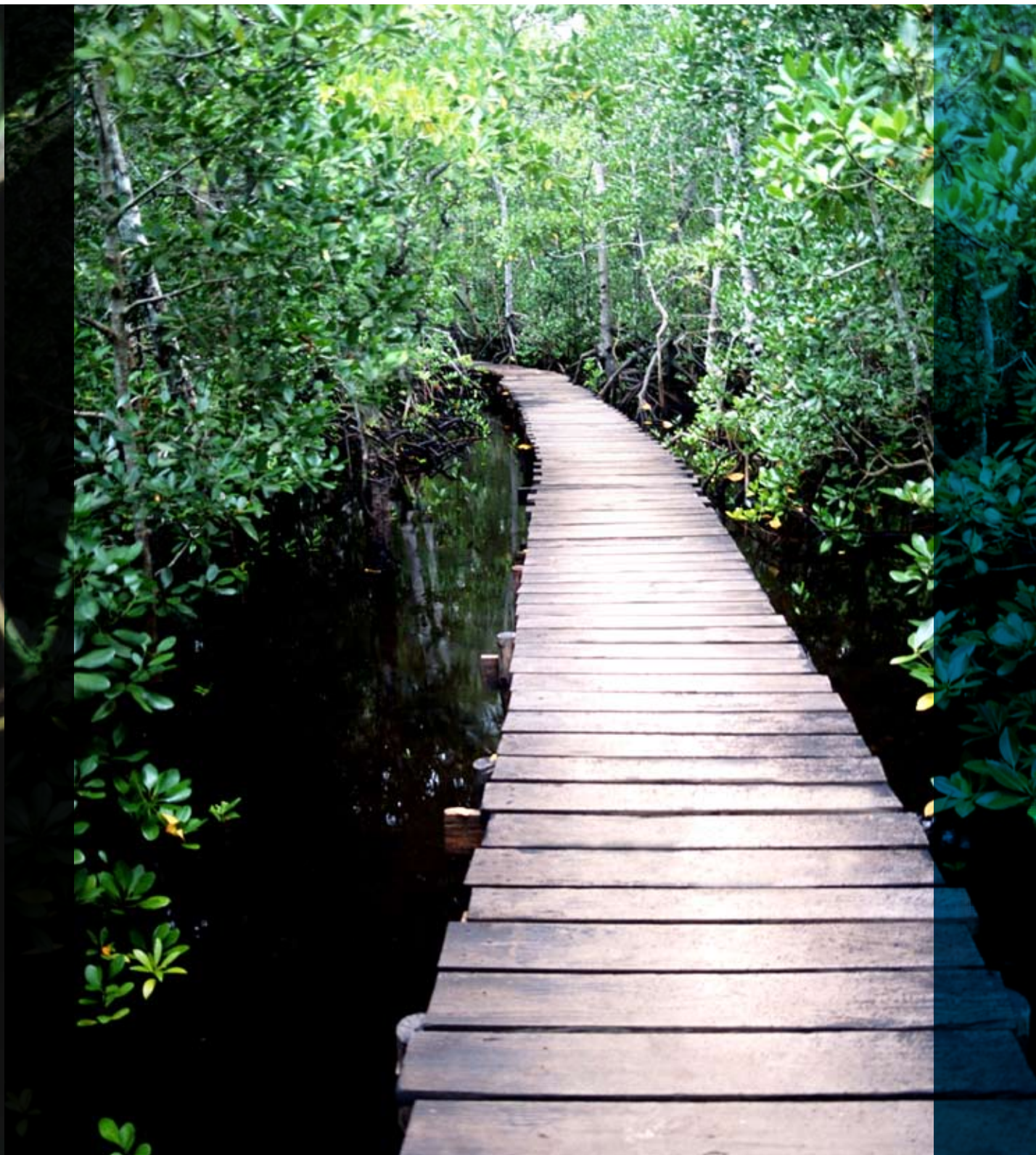
Rough *and* smooth. Luxurious *and* relaxed. *BACCARAT'S DESIGN PHILOSOPHY* is rooted in two main concepts: *juxtaposition and light*. *AT WATER CAY*, details like thatched ceilings supporting crystal chandeliers, silk rugs interwoven with natural hemp, and cut crystal finials on forged iron rods *contrast against the raw beauty* of the island to create *a simple but powerful magic*.



*The architecture of the South Pacific inspired the design of Baccarat Water Cay*

## CONSERVATION

As the only development on Water Cay, *we are the keepers of the island*, devoted to maintaining its *natural perfection* and *PRESERVING ITS INVALUABLE LEGACY*. Through careful design and planning, Water Cay is *that rare place that remains unspoiled*, retaining its integrity for future generations.



LIFESTYLE

Baccarat draws upon its tradition of *catering to THE WORLD'S CONNOISSEURS* to deliver this uniquely *multi-faceted experience*. A special enchantment sparks energy, connection and passion across *generations of the glamorous and discerning*. Romance blooms, children flourish, *spirits soar*.



AMENITIES

Even those accustomed to *ENVIABLE AMENITIES* will revel in the offerings: Baccarat spa, fitness center, yoga ashram, fishing camp, gaming room, tennis institute, scuba, snorkeling and sailing schools, boat charters, deep water marina, surf academy, nature center, world class restaurants, and cooking school — all *created for maximum pleasure and minimum impact* on the pristine environment.



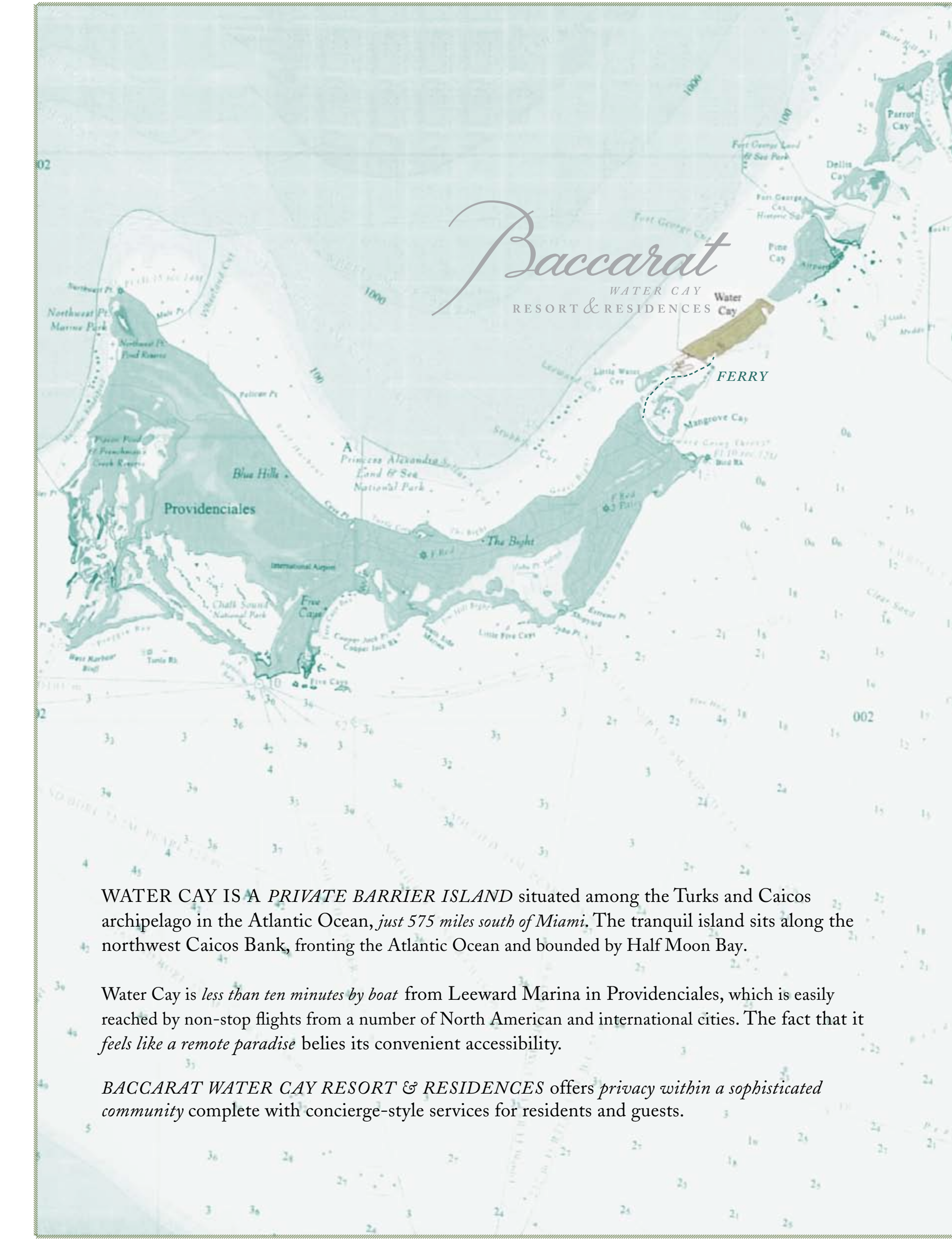




*Water Cay, nestled between Pine Cay and Little Water Cay*



*THIS IS WATER CAY:*  
a transformative place, wrought from *nature's flawless form.*

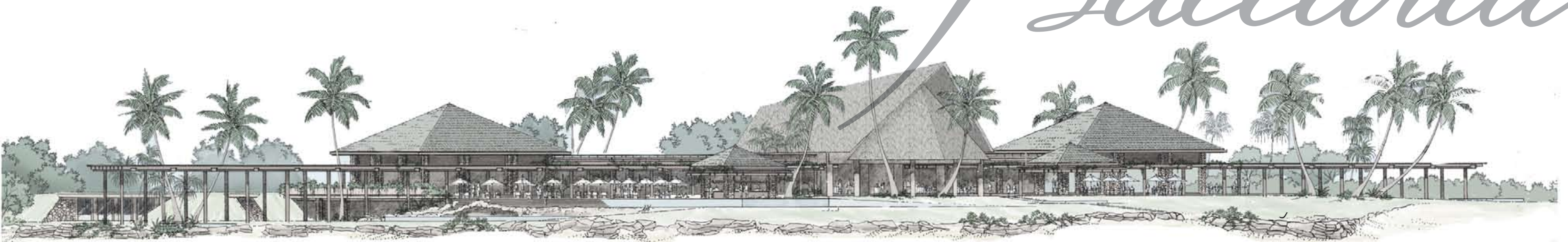


WATER CAY IS A *PRIVATE BARRIER ISLAND* situated among the Turks and Caicos archipelago in the Atlantic Ocean, just 575 miles south of Miami. The tranquil island sits along the northwest Caicos Bank, fronting the Atlantic Ocean and bounded by Half Moon Bay.

Water Cay is less than ten minutes by boat from Leeward Marina in Providenciales, which is easily reached by non-stop flights from a number of North American and international cities. The fact that it feels like a remote paradise belies its convenient accessibility.

*BACCARAT WATER CAY RESORT & RESIDENCES* offers privacy within a sophisticated community complete with concierge-style services for residents and guests.

# Baccarat



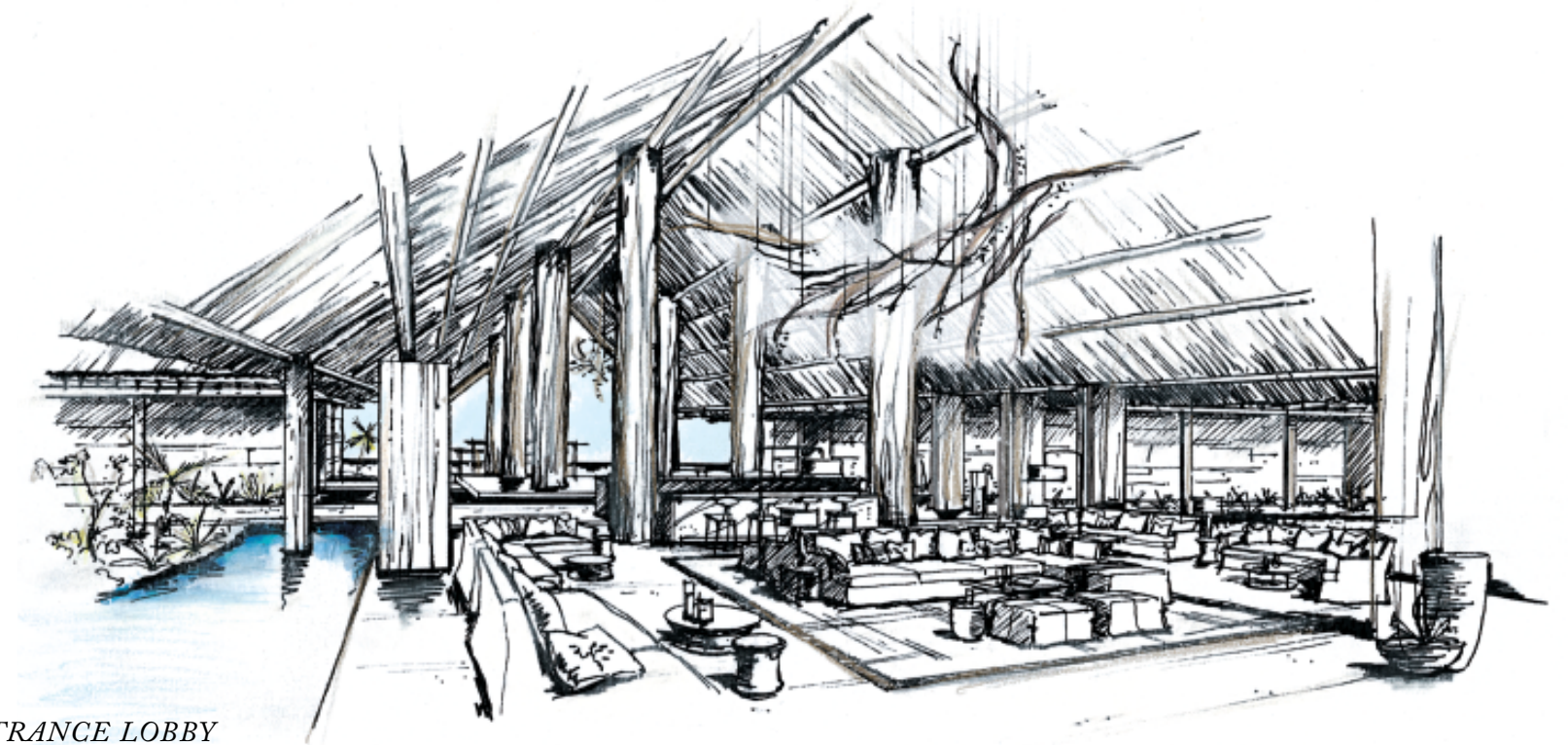
*Water Cay Resort and Residences Turks and Caicos*

## THE RESORT

*THIS PRIVATE, IDYLLIC TROPICAL RESORT* encompasses 432 acres of a 620 acre uninhabited island, aptly named Water Cay for its *two miles of incredible ocean beachfront*. Crystal clear turquoise blue water, sparkingly pristine beaches, and a *beautifully varied range of natural environments* inspire a myriad of diversions on both land and water.

The Bacarrat Resort at Water Cay offers *an intimate collection of 68 Tahitian-style Bungalows* in four iconic environments with all of the unique amenities of a full service Bacarrat Hotel. Resort guests and residents alike will enjoy the exclusive spa, world-class restaurants and bars, and the *alchemy of moments* inspired by distinctive pleasures.

- ~ The *RESIDENTS BEACH CLUB*—oriented toward the Atlantic Ocean—offers a respite from sand and sea with awe-inspiring views, spacious sundecks, waterside activities and a grand pool.
- ~ The *BACCARAT SPA* celebrates the essence of well being and allows for the ultimate escape – offering a rejuvenating experience in an intimate tranquil setting. Signature treatments and products are personalized for each guest.
- ~ The state of the art *FITNESS CENTER* is complete with an *outdoor exercise garden*, weight training equipment, and a variety of *personalized classes* including yoga and *one on one training*.
- ~ The *TENNIS CENTER* includes *plexi pave courts* with lights. The tennis program facilitates all ages and levels from beginner to tournament player.
- ~ The *MARINA VILLAGE*, including a deepwater marina, has its own customs house, marina facilities and 40 wet slips for yachts up to 120'. Daily boat charters for *diving, snorkeling, fly fishing or deep sea fishing expeditions* leave from the marina daily.
- ~ *TRAILS AND PATHS* wind throughout the island for *bird watching and enjoyment of the natural flora and fauna*.
- ~ *KIDS PROGRAMS* abound for *all ages* offering arts and crafts, nature programs, snorkeling expeditions and more.
- ~ The resort is an *INSPIRING SETTING* for *all types of celebrations* – weddings, reunions, and small group meetings.



ENTRANCE LOBBY

*This open-air pavilion serves the main reception area, a fitting entry to a life that is defined by beautifully appointed al fresco spaces*

## THE RESORT

### IN WATER BUNGALOWS

7 in water bungalows accessed via a hotel boat launch, situated over Half Moon Bay

### OVERWATER BUNGALOWS

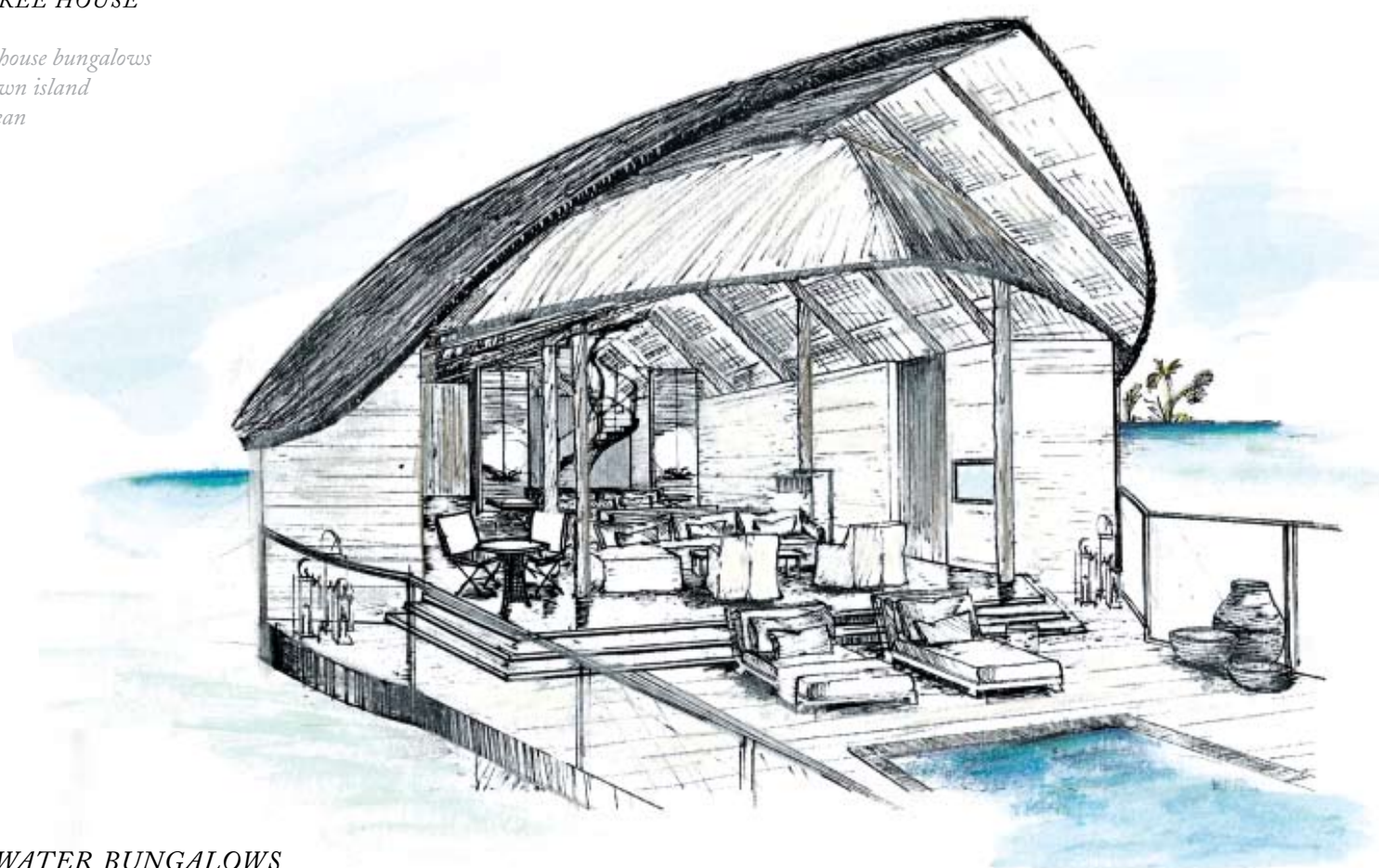
32 overwater bungalows accessed via a boardwalk that meanders over the Bay

### ISLAND TREE HOUSE BUNGALOWS

16 island tree house bungalows situated on their own island overlooking Half Moon Bay and the Caicos Bank

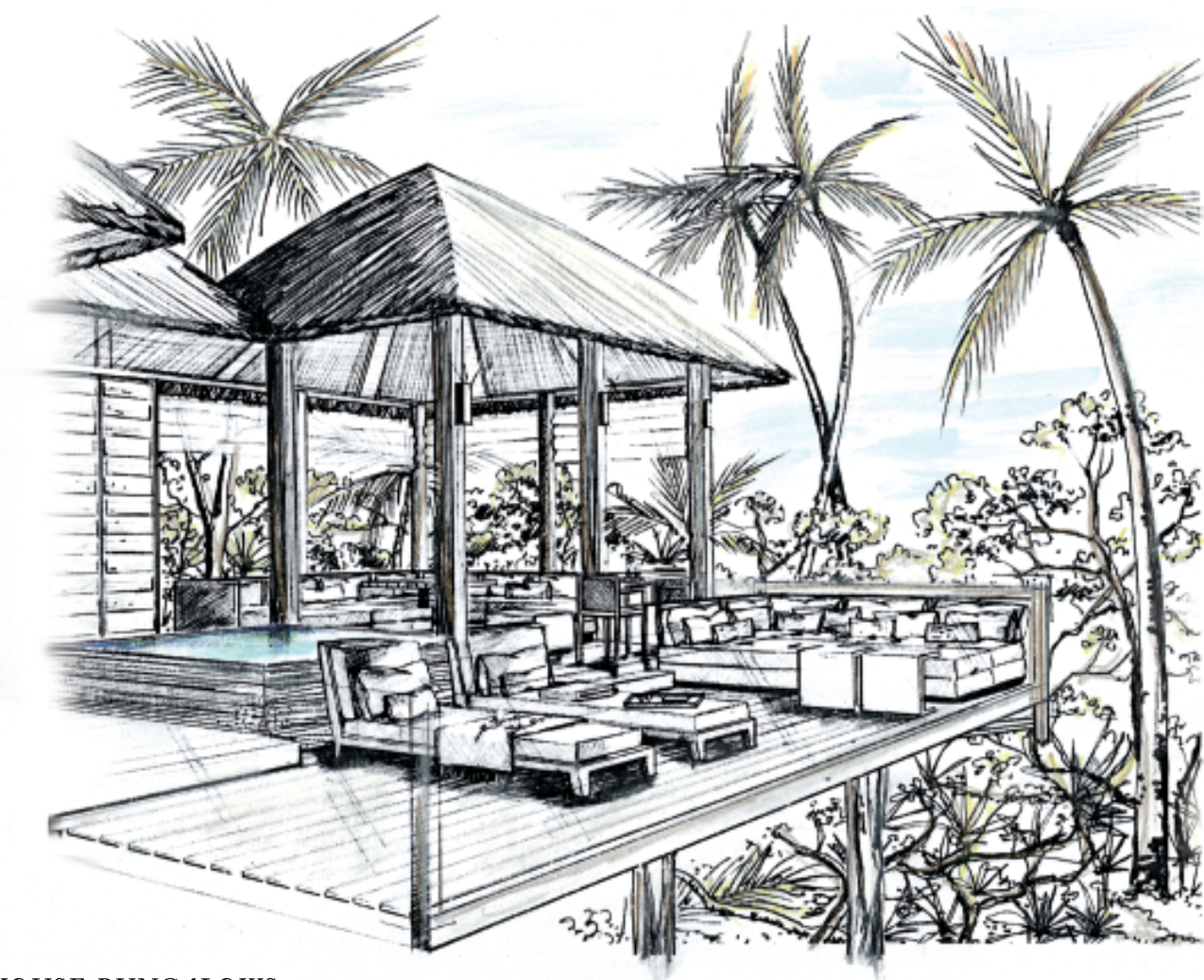
### OVER-LAND TREE HOUSE BUNGALOWS

13 over-land tree house bungalows situated on their own island overlooking the ocean



IN WATER BUNGALOWS

Unlike anything else in the Caribbean, these private dwellings are accessible only by boat. Located over Half Moon Bay, each one offers wonderful intimacy as well as its own pool and terrace



ISLAND TREE HOUSE BUNGALOWS

Overlooking Half Moon Bay and the Caicos Bank from their own island, these charming dwellings have outdoor gazebos and large sundecks complete with Jacuzzis.

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## THE RESIDENCES

### *ESTATE HOMES*

*67 expansive homes in various configurations, offering extraordinary 360 degree panoramic views of the island*

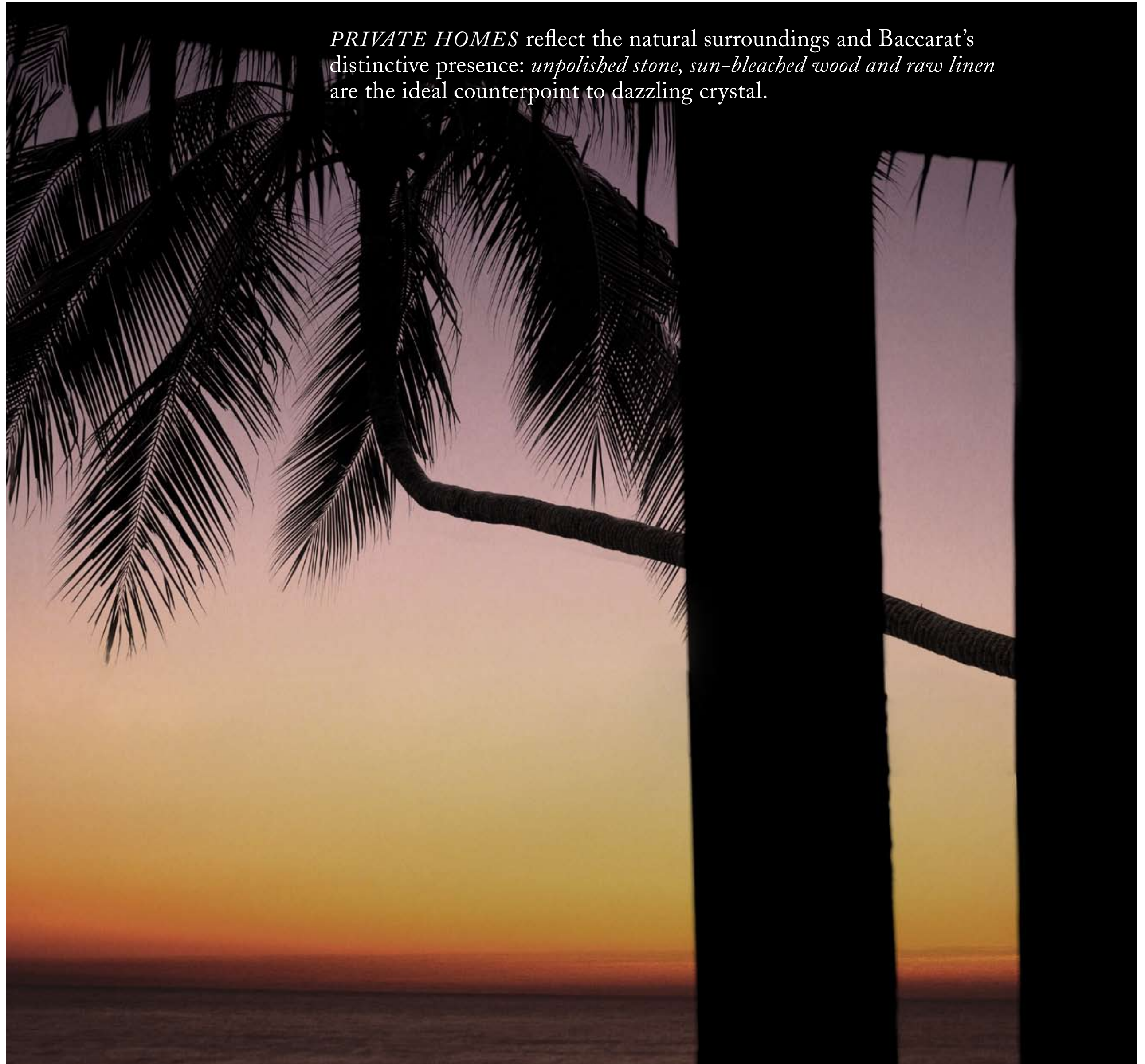
### *BEACH VILLAS*

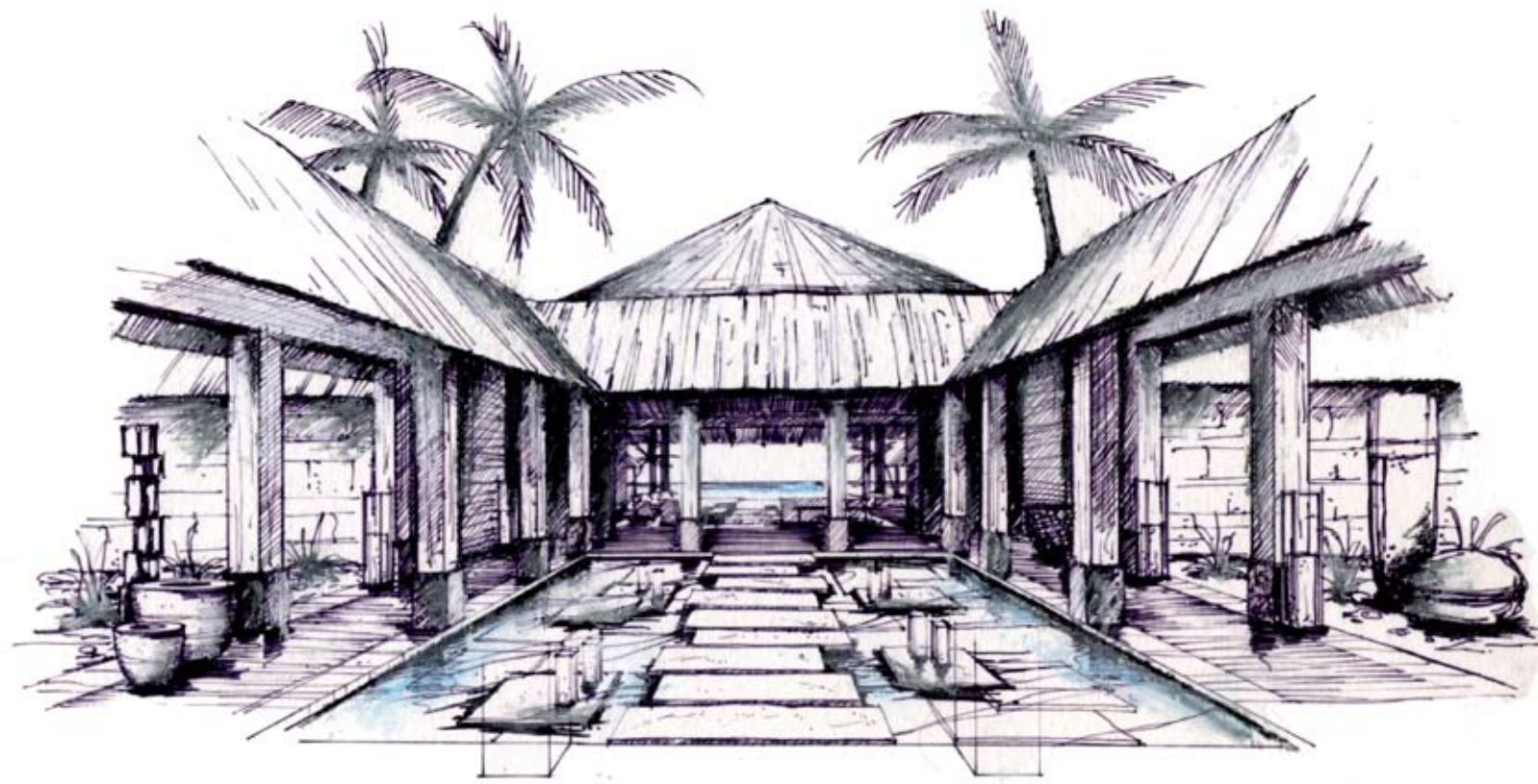
*11 beachfront villas situated on the first tier of Half Moon Bay*

### *CLIFF VILLAS*

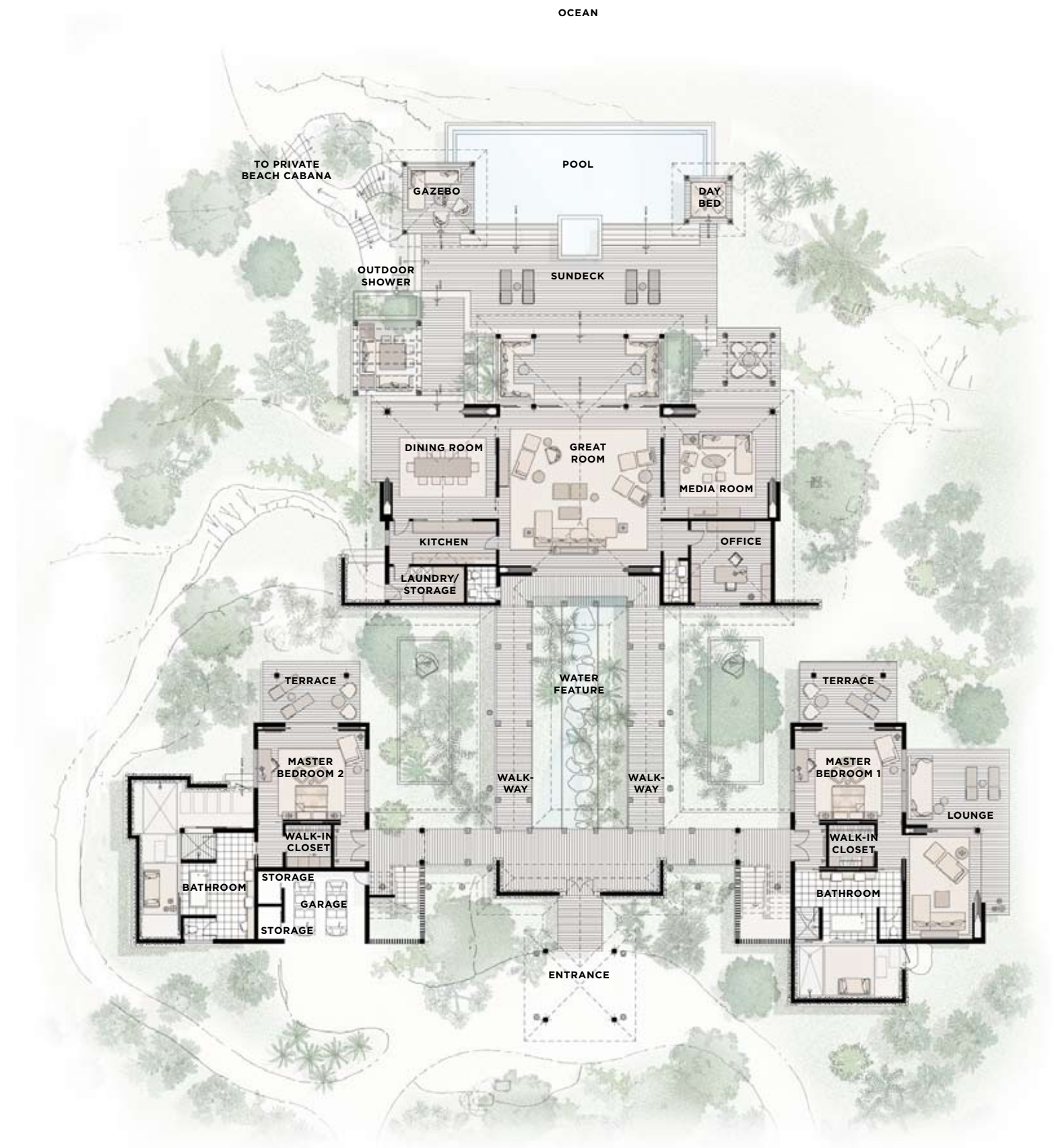
*21 cliff villas overlooking the ocean or Half Moon Bay*

*PRIVATE HOMES* reflect the natural surroundings and Baccarat's distinctive presence: *unpolished stone, sun-bleached wood and raw linen* are the ideal counterpoint to dazzling crystal.





*Each villa is a series of linked pavilions designed for maximal transparency and openness, allowing expansive views from all living areas.*



*TYPE A*

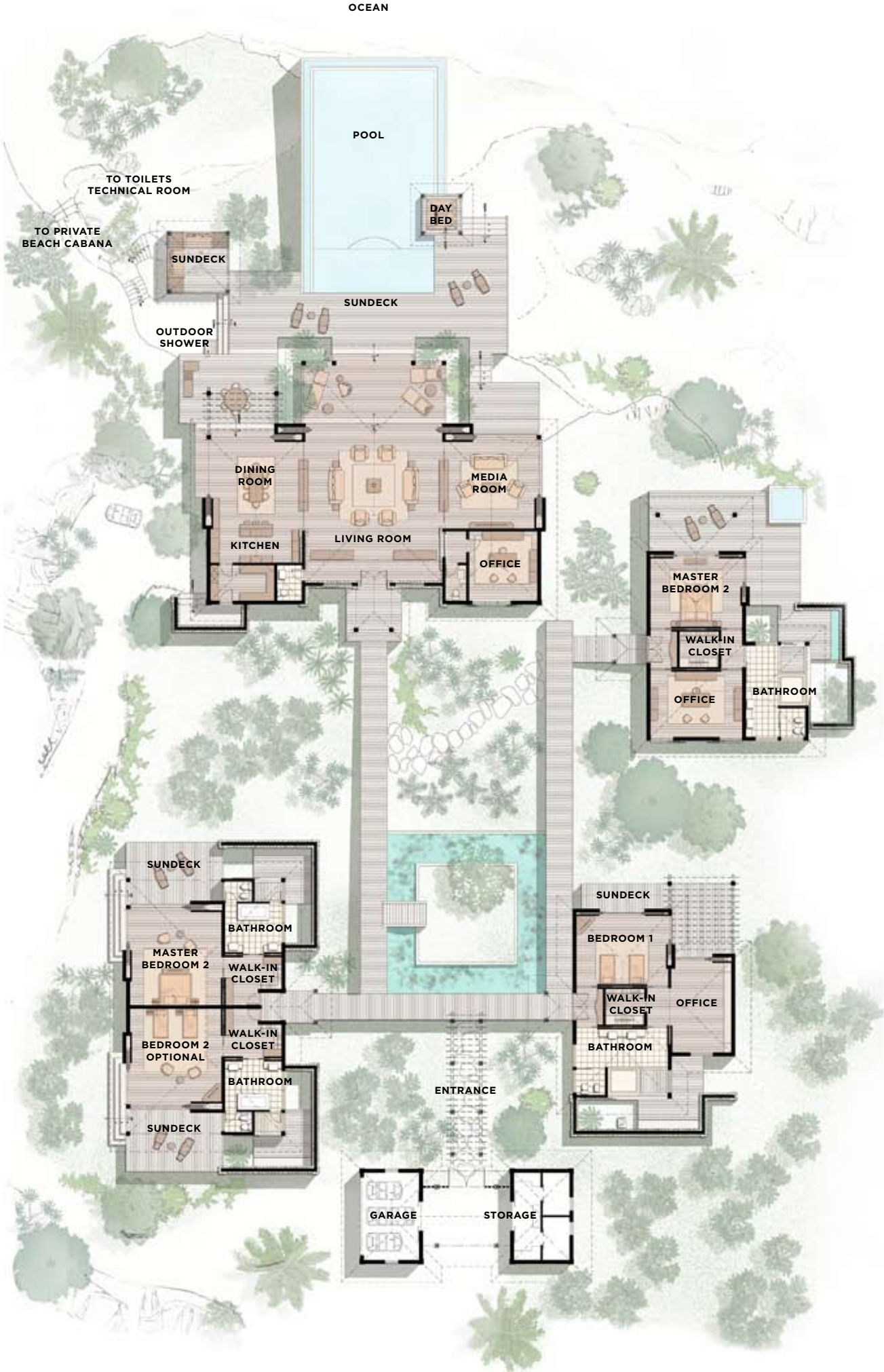
*2-story, 4-bedroom plan with 3 distinct pavilions connected via covered walkways; approximately 6,700 sf of living space, 4,300 sf of exterior covered space, and 1,600 sf of open area for a total of approximately 12,600 sf, excluding garage and storage.*

THE RESIDENCES: ESTATE HOMES



TYPE B

Single-story, 4-bedroom plan with separate pavilions for the bedrooms and main living pavilion, all connected via covered walkways; approximately 5,100 sf of living space, 2,900 sf of exterior covered space, and 1,300 sf of open area for a total of approximately 9,300 sf, excluding garage and storage



TYPE C

Single-story, 4-bedroom plan with 5 separate pavilions connected via covered walkways; approximately 6,700 sf of living space, 2,500 sf of exterior covered space, and 3,100 sf of open space for a total of approximately 12,300 sf excluding garage and storage

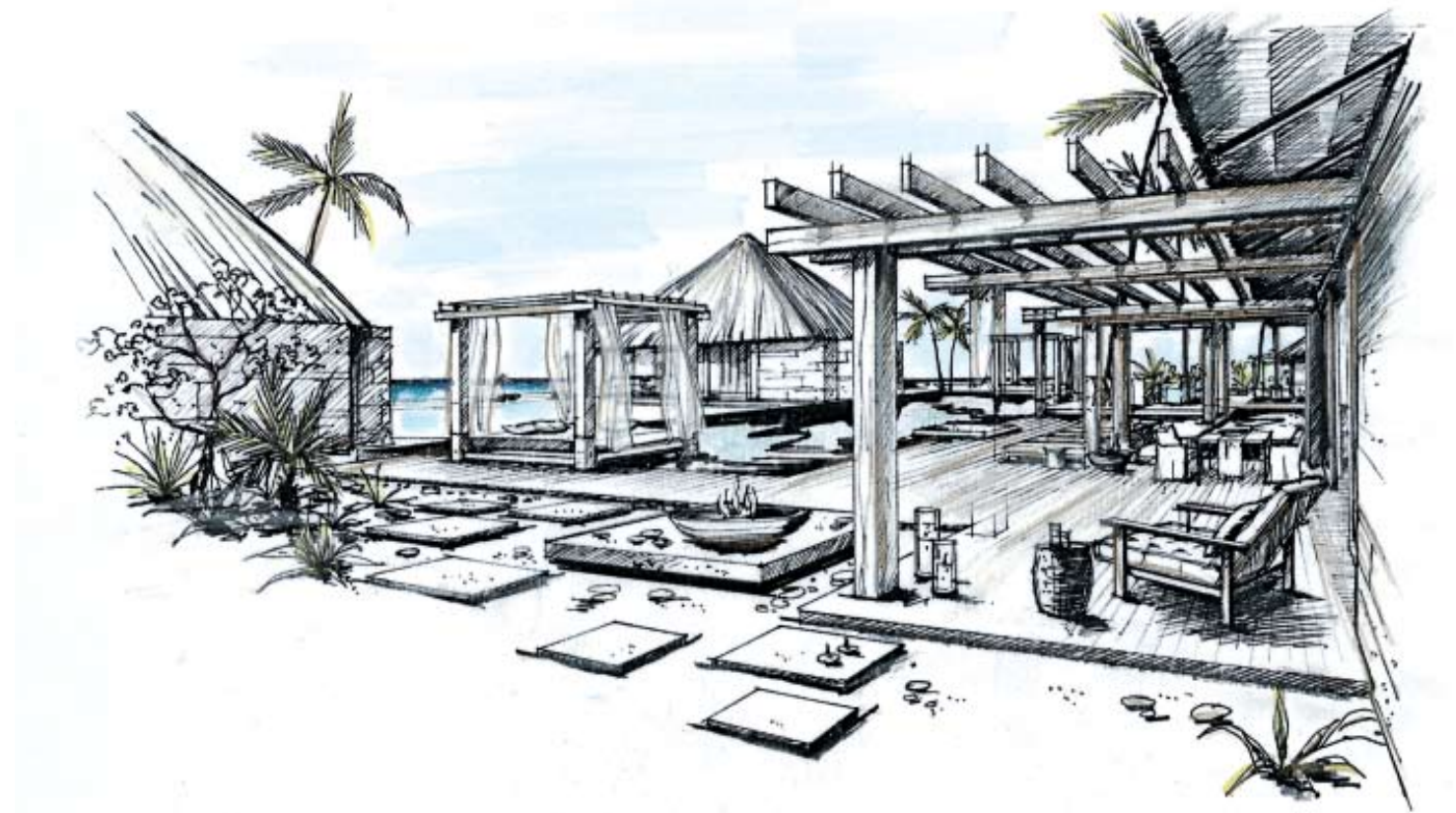


THE RESIDENCES: ESTATE HOMES

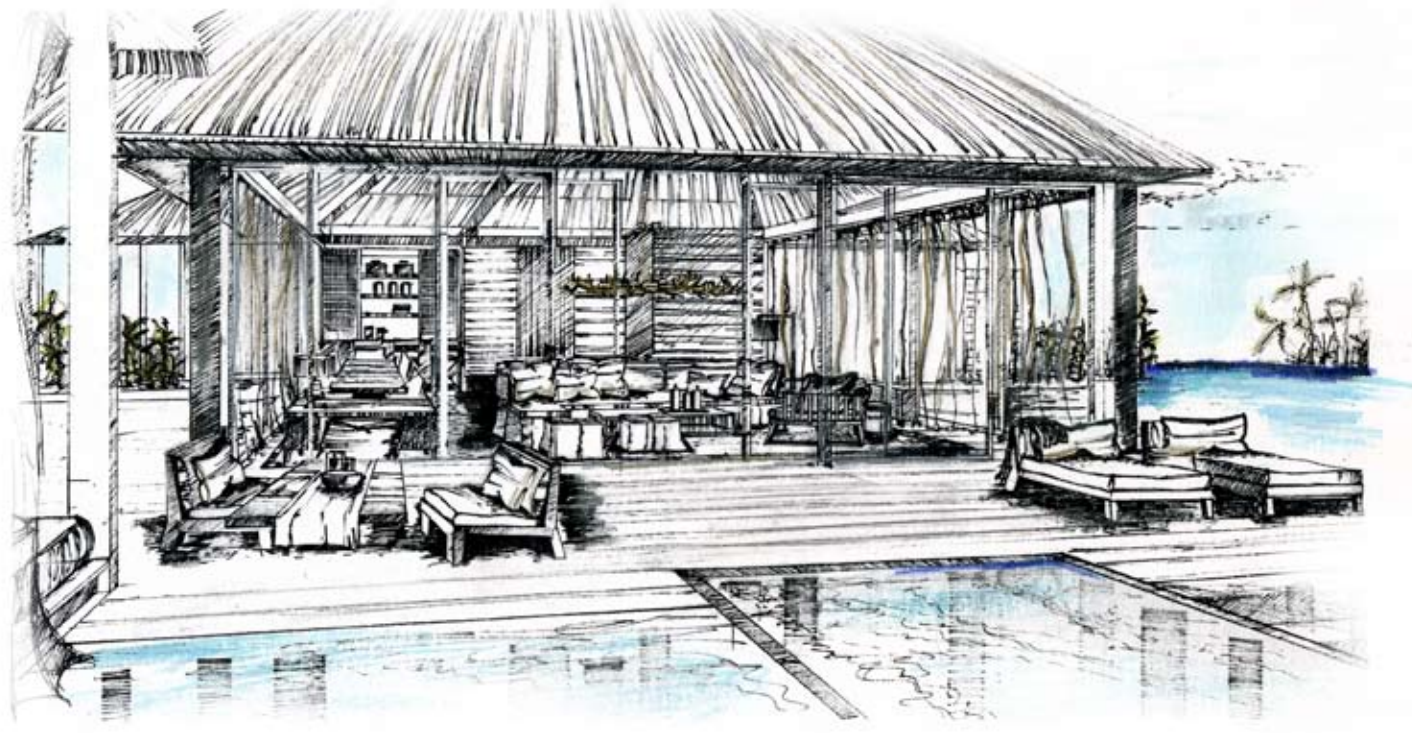


TYPE D

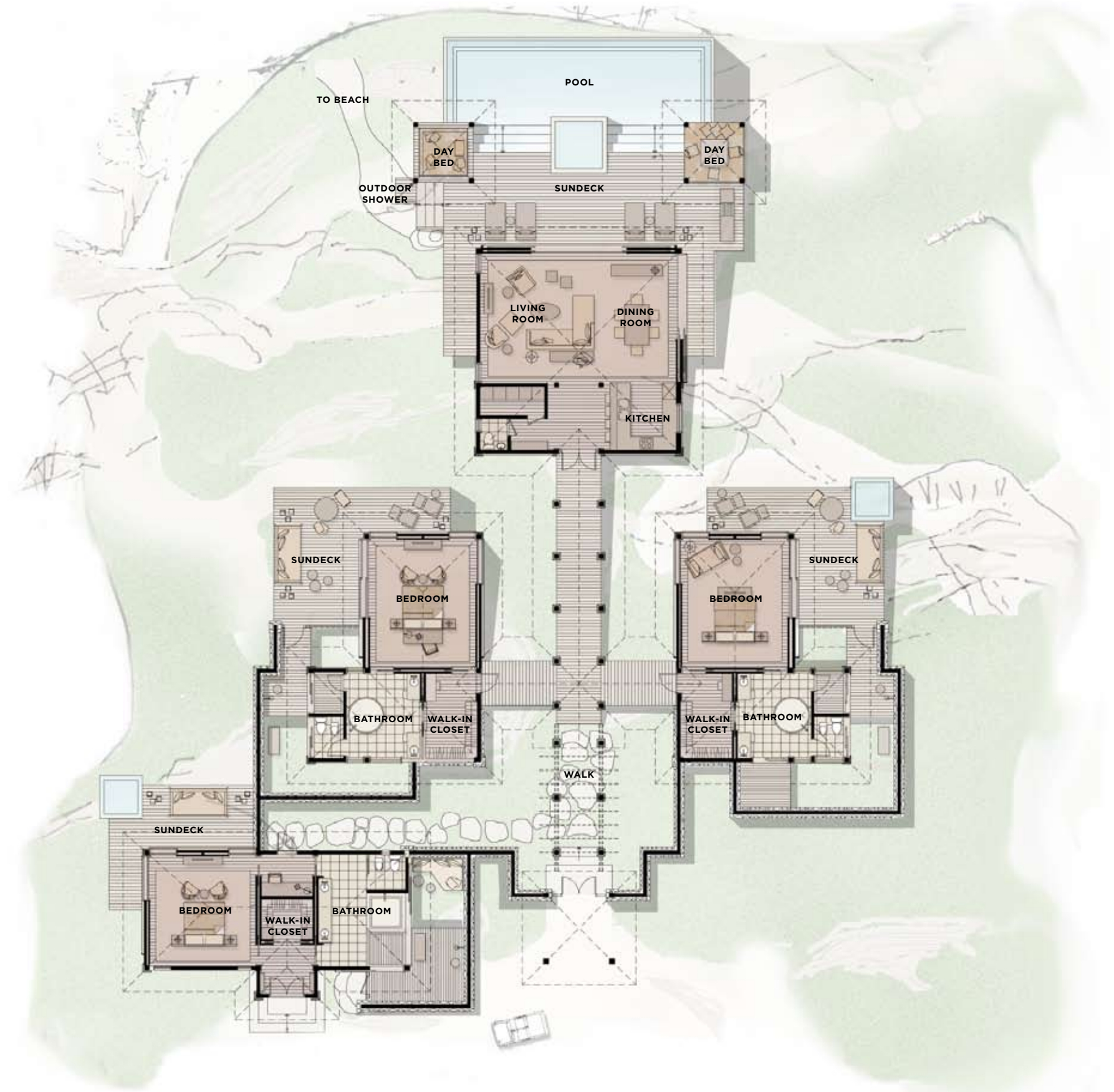
Single-story, 4-bedroom plan with 5 separate pavilions connected via covered walkways; approximately 5,100 sf of living space, 2,300 sf of exterior covered space, and 2,700 sf of open space for a total of approximately 10,100 sf, excluding garage and storage



*Each of the sites offers extraordinary views of the ocean and Caicos Banks or panoramic vistas of the Caicos Bank*

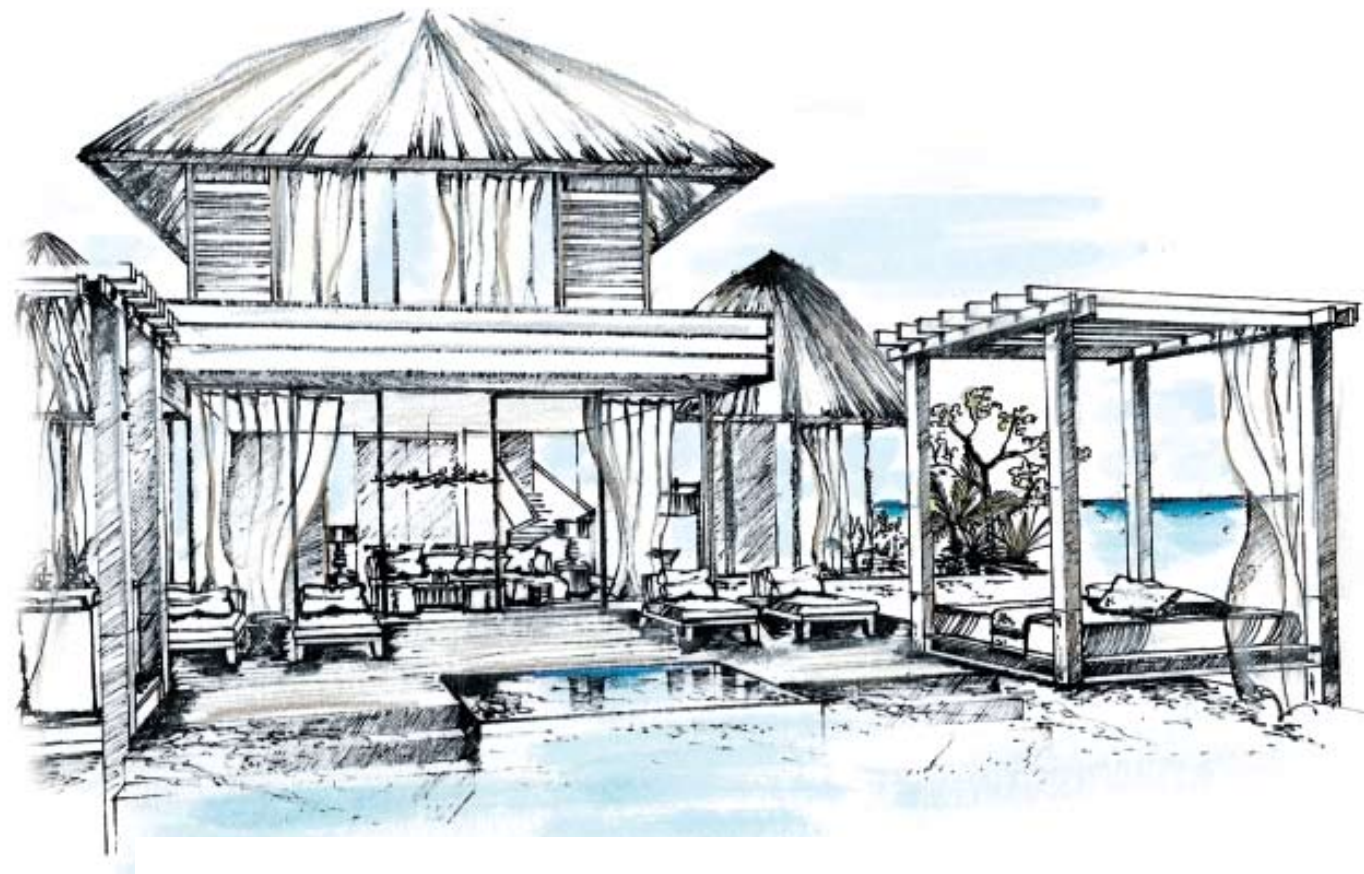


*Living area pods, each serving a distinct function, are separated by a lush garden on axis axis with the main room that extends onto the pool deck and beachfront.*

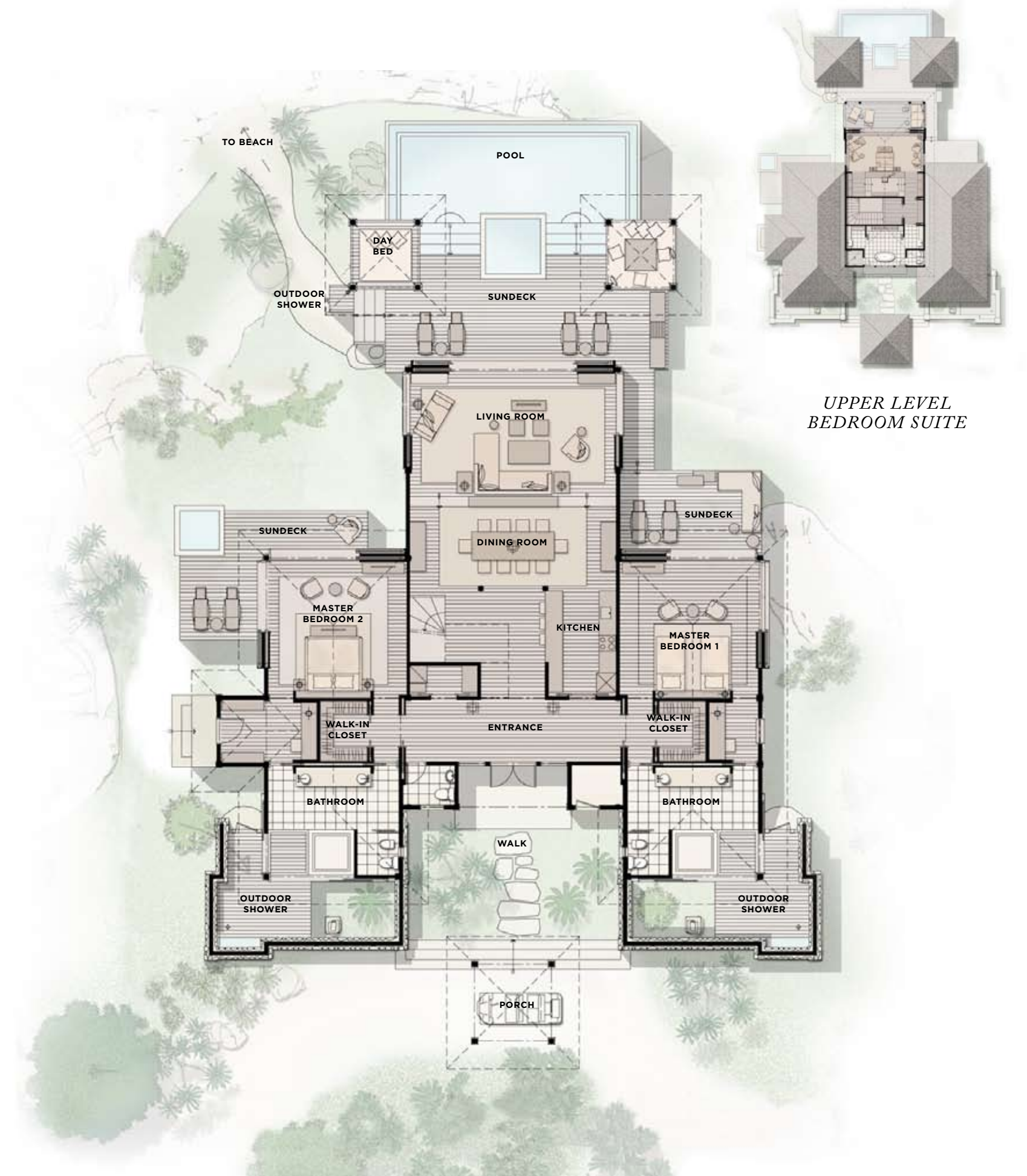


*The first tier of villas fronting Half Moon Bay, this design offers a total of approximately 5,100 square feet, including 3 master bedroom suites and an expansive private sundeck with pool, Jacuzzi and outdoor gazebo. Discreetly nestled into the natural terrain, these homes give onto a long stretch of sandy beach, inviting cooling breezes and island sounds to be an integral part of the experience.*

THE RESIDENCES: CLIFF VILLA



*A secluded entry court leads into the cascading gathering rooms that descend to the infinity pool and deck with breathtaking views beyond.*

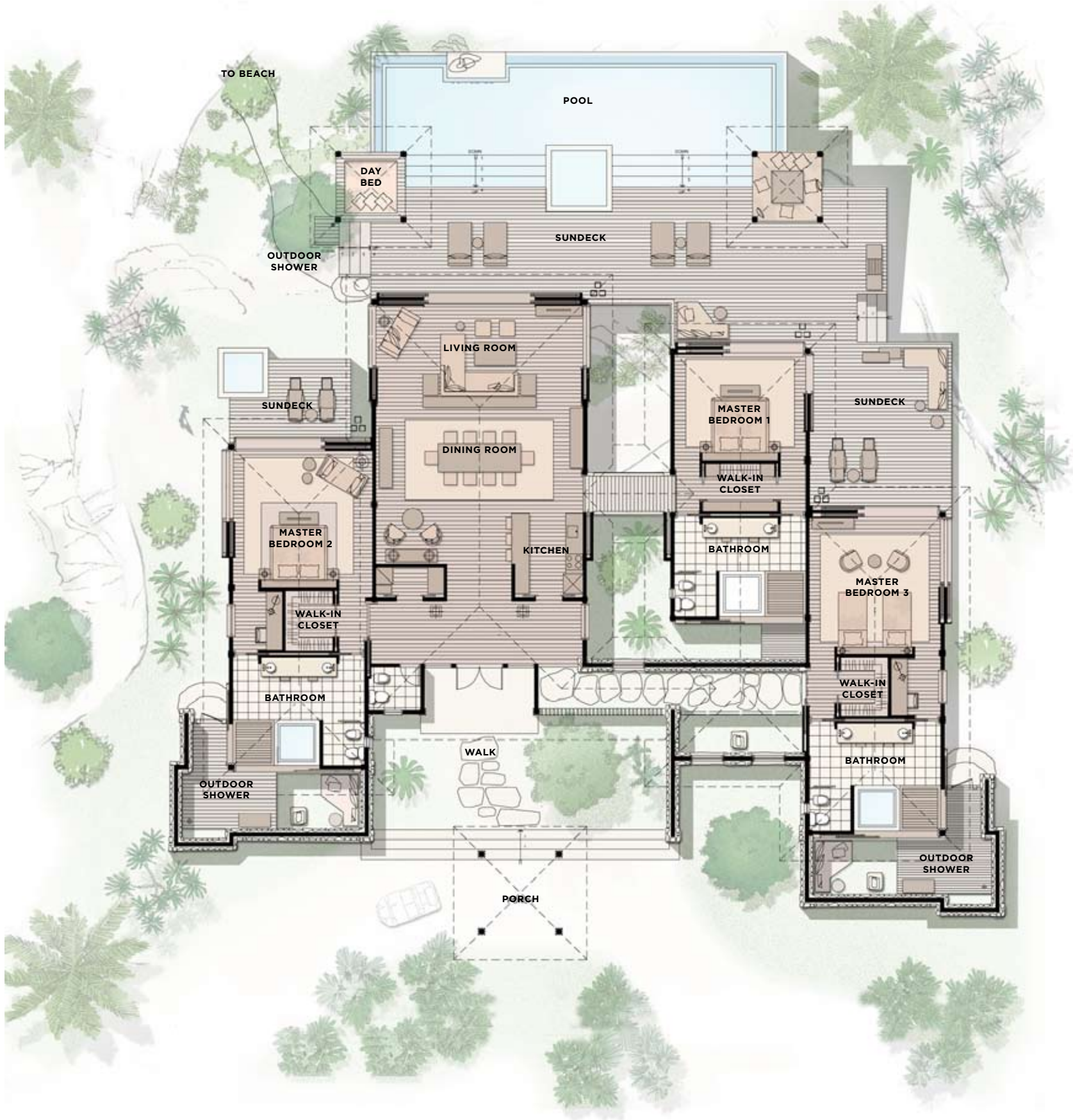


UPPER LEVEL  
BEDROOM SUITE

TYPE A / GROUND LEVEL

*A 2-story plan with 2 master bedroom suites on the first level, and a third master suite on the second level, each with private ensuite bath; approximately 3,300 sf of interior living space and 1,400 sf of exterior space, for a total of approximately 4,700 sf*

THE RESIDENCES: CLIFF VILLA



TYPE B

A single-story plan with 3 master bedroom suites, 3.5 baths and outdoor shower; approximately 3,000 sf of interior living space and 2,200 sf of exterior space, for a total of approximately 5,200 sf



TYPE C

Overlooking the ocean or Half Moon Bay, this spacious single level home plan offers 2 master bedroom suites, 2.5 baths and outdoor shower; approximately 2,500 sf of interior living space and 1,100 sf of exterior space, for a total of 3,600 sf including generous private decks, pools and Jacuzzis.

*BACCARAT* draws upon its rich heritage of beauty, culture and innovation to offer an entirely new environment that stimulates the senses, provokes the intellect and caters to the world's most discerning connoisseurs. With a refined aesthetic and a design that honors its natural surroundings, *BACCARAT WATER CAY RESORT & RESIDENCES* brilliantly upholds the legacy of this venerable brand.

*AQUARIUS DEVELOPMENT LTD.*, a Turks and Caicos Islands company, is jointly owned by Metagenesis and the Starwood Capital Group. As the owner and developer of Baccarat Water Cay Resort and Residences, the joint partnership brings together significant local expertise through Metagenesis and its founder Peter Wehrli as well as the broad resources of Starwood Capital and its focus in the hospitality industry through the management, ownership, financing, development, and acquisition of hotel portfolios throughout the world.

*BARRY S. STERNLICHT*, chairman & chief executive officer of Starwood Capital Group, recently became chairman of the board of Société Du Louvre. This acquisition includes some of France's most luxurious brands and historic properties, including Baccarat Crystal, Annick Goutal and the Hotel De Crillon in Paris.

A dynamic and visionary leader, Sternlicht has revolutionized the world of hotels with a modern approach that combines exceptional amenities and service with outstanding design. From 1995 to 2005, as chairman & CEO of Starwood Hotels and Resorts, Sternlicht honed several distinct brands: Westin; Sheraton; St. Regis; Four Points; The Luxury Collection; and W, which he conceived and launched in 1999. This unique brand of accessibly hip hotels is renowned for its iconic products and innovative design. In 2005, Sternlicht was inducted into the *Interior Design Magazine* Hall of Fame.

Sternlicht's vision of the future for his network of international properties fuses his passion for design with his dedication to the environment. Among his latest ventures is the launch of Baccarat Water Cay Resort & Residences. With his newest pursuit, he sets the modern standard for resort residences—one of understated elegance, inspired by the raw beauty of nature.

The *DESIGN TEAM* for Water Cay was chosen for their collective experience with creating transcendent environments with minimal impact on the natural environment. A high level of artistry is deeply ingrained in the Baccarat tradition. Collaborations with the artists and designers who define each age have led to innovations of remarkable integrity and longevity.

*YABU PUSHELBERG*, interior designers, create unique, artistic solutions for distinctive signature environments. They choose to cultivate original and creative content rather than simply giving aesthetic forms to ideas. The result is thought-provoking and enduring design for some of the world's leading entrepreneurs, hotel groups, retailers and innovators.

*TROPICAL ARCHITECTURE*'s Principal, Pierre Constant Lacombe, and his team are recognized for deploying an extraordinary capacity to capture the essence of the client's expectations and develop them into architectural masterpieces. From the Saint Regis in Bora Bora to the Bora Bora Nui Resort, each effort is guided by a strong commitment to providing the highest level of service possible, with a touch of beauty and luxury.

*EDSA* is one of the leading planning and landscape architectural firms in the world. With a veteran staff of skilled professionals, EDSA works in diverse market sectors, from hotels and resorts to cultural institutions, and employs innovative and collaborative design processes that evolve into very clear, viable and exciting visions to ensure success.



# Baccarat

RESORT & RESIDENCES  
WATER CAY

*Discover a world of shining possibility.*

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