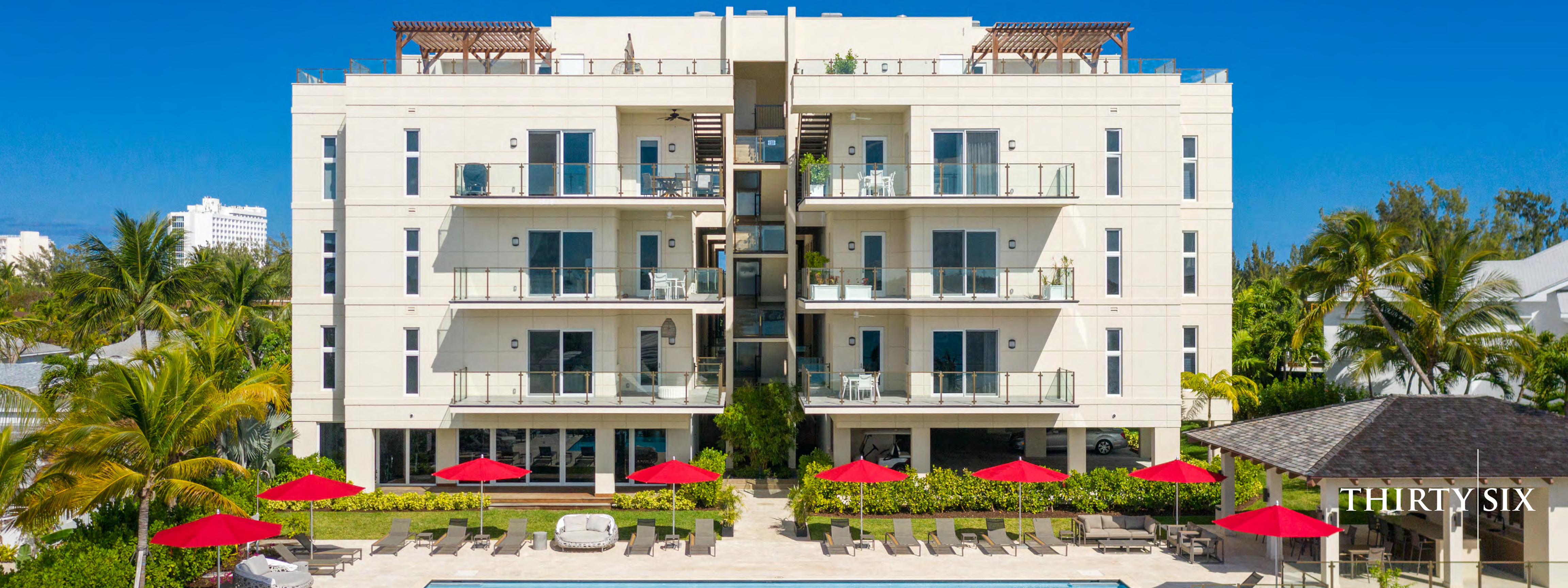


THIRTY | SIX

Luxury Boutique Residences | Paradise Island, The Bahamas

WELCOME TO
PARADISE ISLAND





THIRTY SIX

PARADISE AT YOUR DOORSTEP

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 indesign, 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, 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 and One&Only Ocean Club. All just a short golf cart ride away from your indoor parking garage.





BUILDING ENTRY

WELCOME HOME

When you find a residence that feels right, you just know it. When you enter a residence at THIRTY | SIX, you instantly appreciate the superb architectural thought and creativity. A building must contain more than just efficient floor plans and an innovative design, it must have a soul and provide a lifestyle and a level of service that is unrivaled.



YOUR AMENITIES

At THIRTY | SIX, we want you to experience a feeling of Zen: a state of togetherness of body and mind. This feeling can be achieved by tapping into your lifestyle and the activities that bring you the ultimate joy. With a beautiful infinity pool for the avid swimmer and a gym for the activity-driven, THIRTY | SIX, has something to offer every resident.





POOL AND CABANA

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 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.







SITE PLAN

- | | |
|---------------|-----------------|
| 1 Security | 4 Gym/Yoga |
| 2 Lobby | 5 Infinity Pool |
| 3 Open Atrium | 6 Cabana/BBQ |





• Completed 2 bedroom residence at THIRTY SIX.

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**INTERIOR FINISHES
& SPECIFICATIONS**

GENERAL:

- 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 Porcelanosa™
- Rain shower head in master suite. Wall mounted shower head in guest bedroom.
- 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

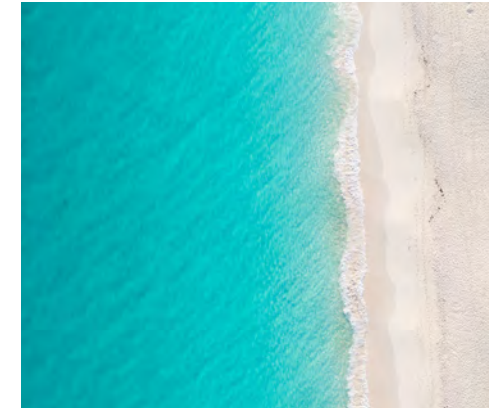




WHY THE BAHAMAS?

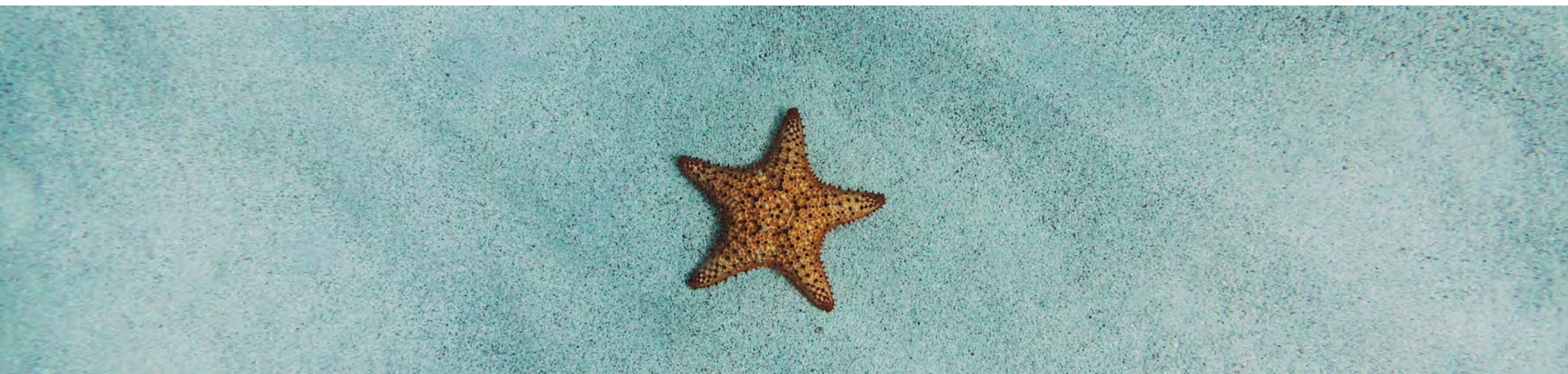
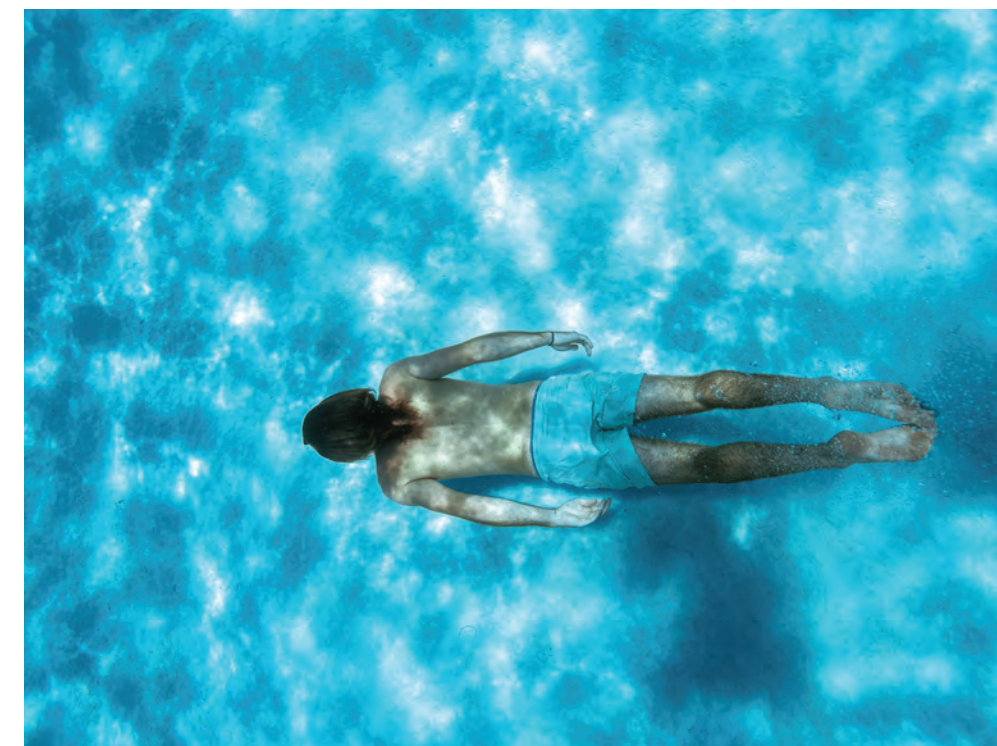
The Bahamas has been an independent nation since 1973 and is one of the oldest, most stable democracies in the Western Hemisphere, with more than 280 years of uninterrupted parliamentary democracy and is conveniently located in the same time zone as New York City.

For savvy investors, The Bahamas has been an appealing jurisdiction to send their money for myriad opportunities ranging from fiscal prudence to choice real estate



LIFE IN THE BAHAMAS

The Bahamas is recognized as one of the world's premier island-hopping destinations. Cruising along the 700 islands and more than 2,000 cays that make up The Bahamas is the best way to discover the picturesque beaches, excellent sport fishing, and world-class snorkeling reefs and dive sites this sun-drenched archipelago is known for. THIRTY | SIX is within easy reach of the 700 islands and unforgettable treasure The Bahamas offers.



**TOP 10 REASONS TO
INVEST IN THE BAHAMAS**

- 1. Close proximity to major North American and Latin American financial centres.
- 2. Within 50 miles of the world’s largest economy.
- 3. Same time zone as New York and Toronto (EST).
- 4. Peaceful and stable democracy since 1729.
- 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 investment.
- 8. Highly trained industry professionals and an English speaking workforce.
- 9. Essential public services and modern infrastructure.
- 10. Ideal climate and lifestyle with many islands and cays to explore.



**PERMANENT
RESIDENCY**

For individuals in the international community seeking permanent residency in the Bahamas for asset and wealth management or lifestyle, a real estate investment is an excellent consideration and legal avenue to achieving that status.

The Bahamian Government considers that high net-worth individuals provide direct and indirect benefits to the Bahamian economy through employment, purchase of goods and services as well as banking and investment needs. Accelerated consideration for annual or permanent residency is given to major investors and owners of upscale Bahamian property such as those offered at Thirty Six Paradise Island.

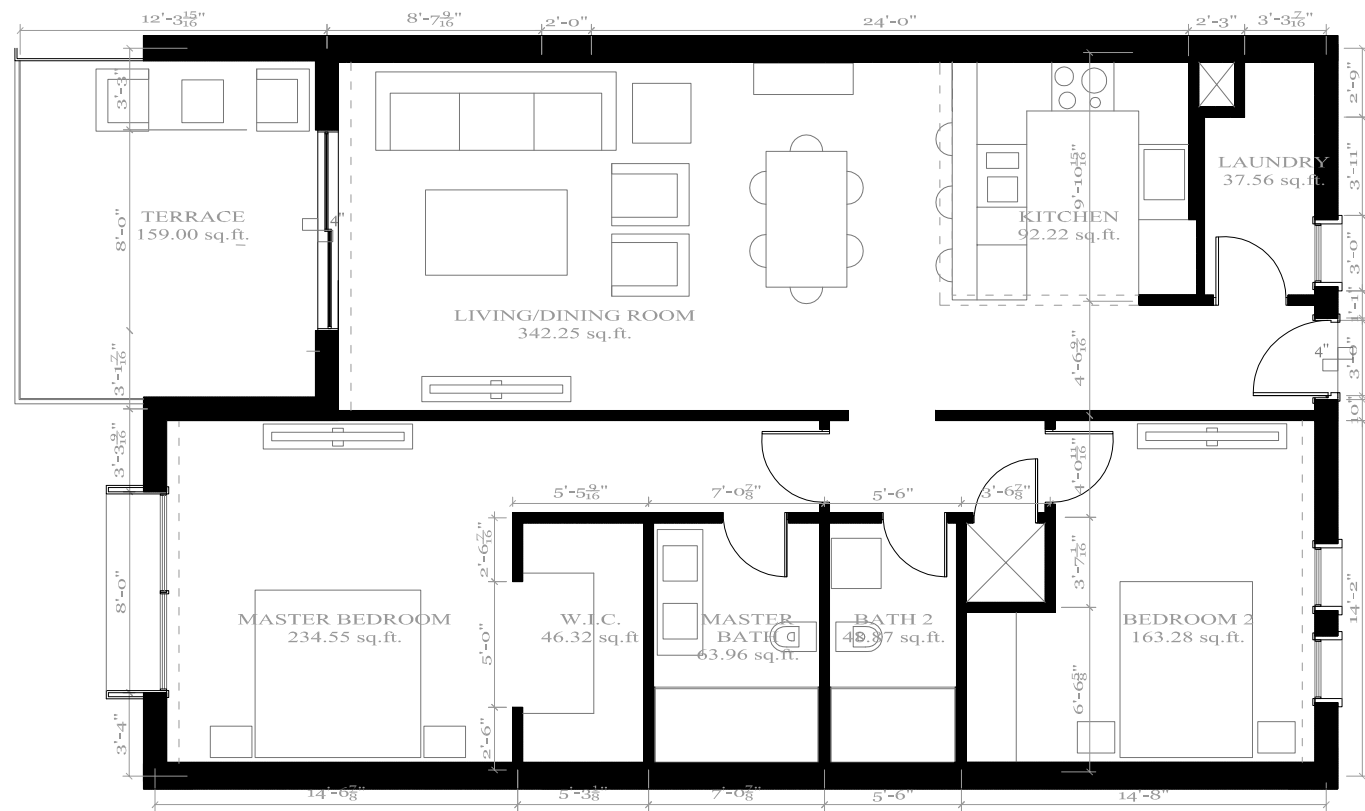
The Government of The Bahamas has a flexible process for granting Economic Permanent Residency and maintains a flexible immigration policy, both designed to make it easy to live and work in The Bahamas.

The tradition of quality personal service coupled with an investor-friendly policy yields a unique set of benefits for: Asset Protection, Family Trust Planning, and Rental Income.

The Bahamas is well respected in the international investment community for having a secure and legal investment environment based on a long tradition of parliamentary democracy, the rule of constitutional and statute laws and where regard for life and personal property are guaranteed.



TWO BEDROOM



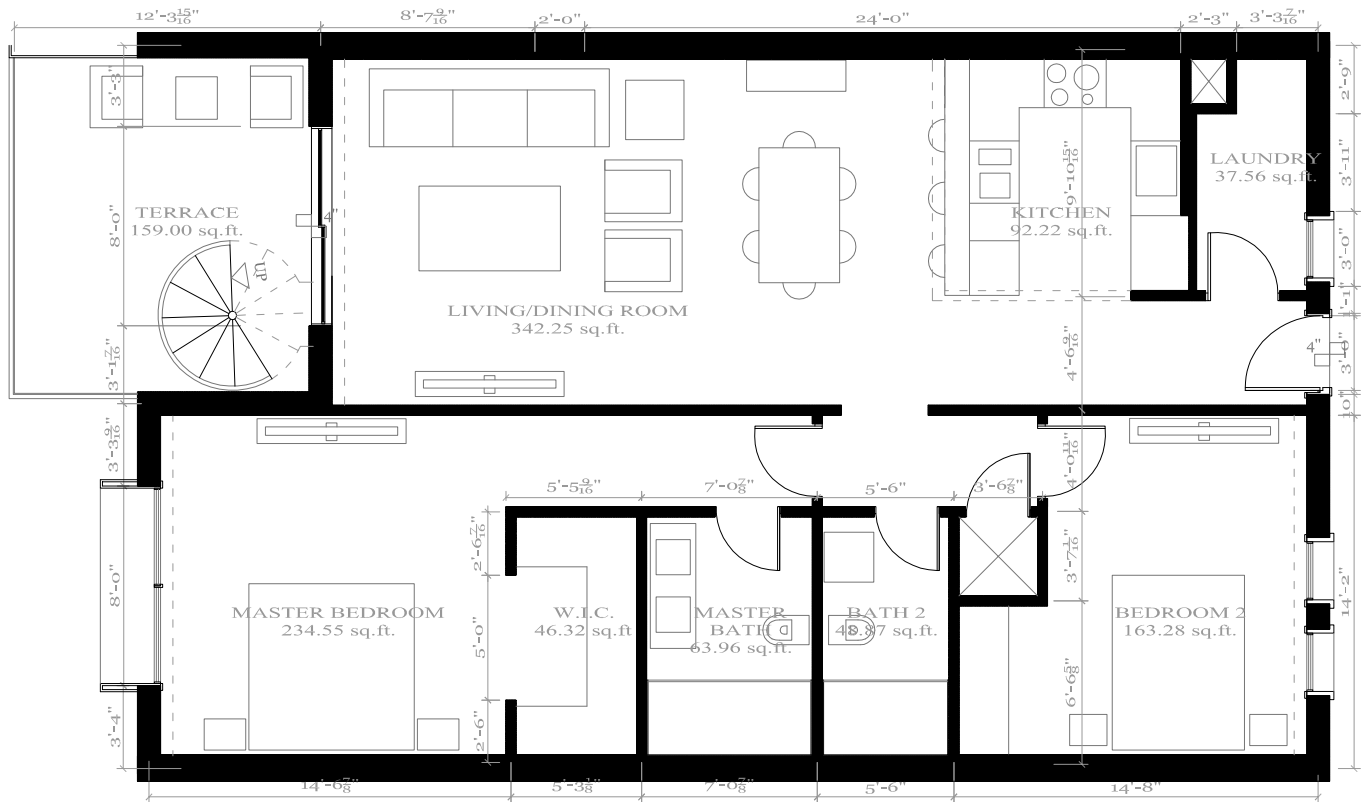
Air Conditioned Space
1183 ft² / 110 m²

Patio Space
161 ft² / 15 m²

Total Space
1345 ft² / 12 m²

2 BEDROOMS
2 BATHROOMS

TWO BEDROOM PENTHOUSE



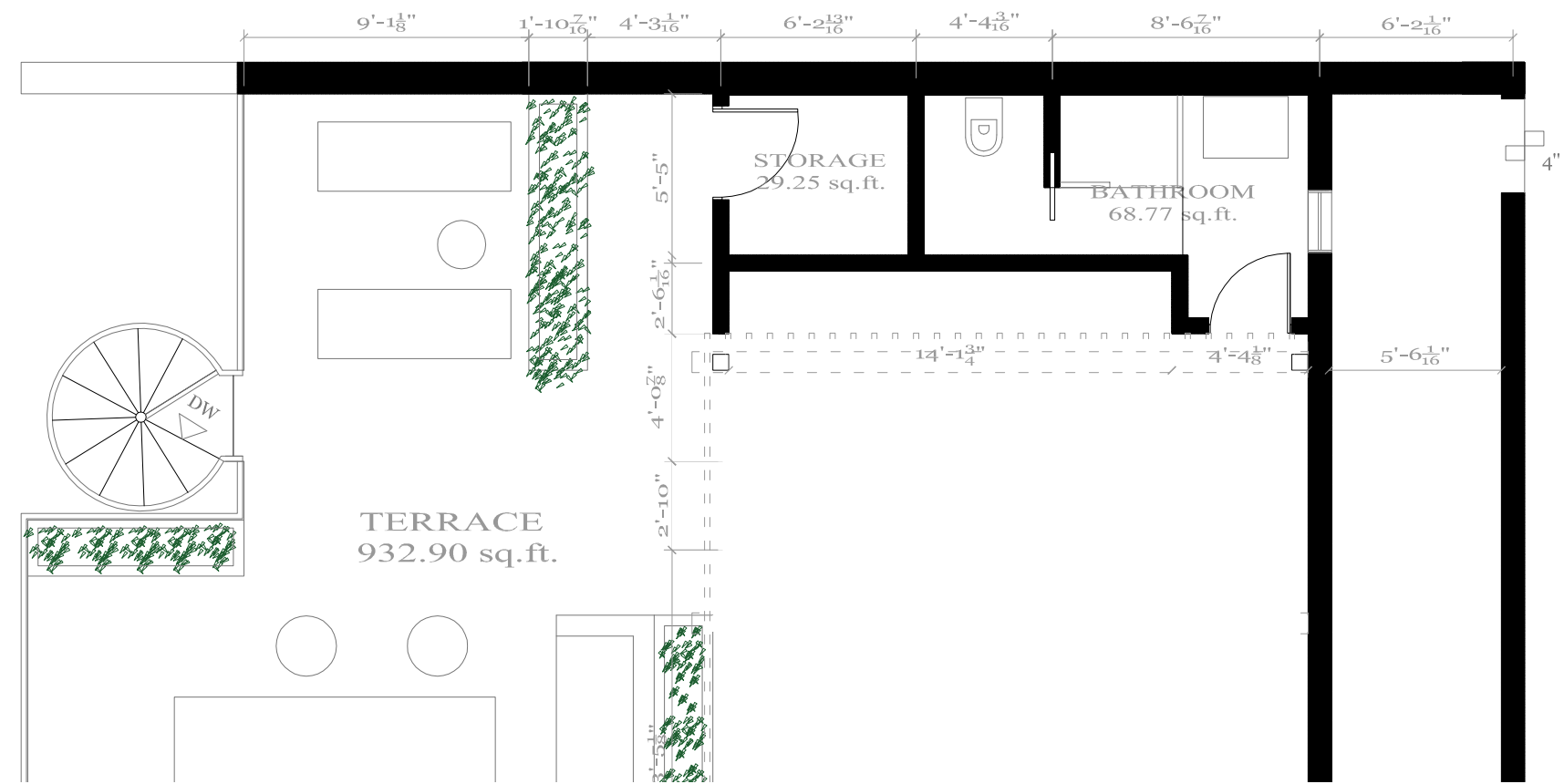
Air Conditioned Space
1184 ft² / 110 m²

Patio Space
1114 ft² / 103 m²

Total Space
2289 ft² / 213 m²

2 BEDROOMS
2 BATHROOMS

TWO BEDROOM PENTHOUSE TERRACE



THIRTY SIX

36PARADISE.COM

DEVELOPED TO THE STERLING STANDARD BY



STERLING GLOBAL FINANCIAL

MARINA WAY, PARADISE ISLAND, BAHAMAS

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