



DISTINCTIVE DEVELOPERS OF PRIME BAHAMAS REAL ESTATE

# ARISTO DEVELOPMENT

**ARISTO DEVELOPMENT** is known for its visionary transformation of some of The Bahamas' most desirable neighborhoods. Our developments are often distinguished by groundbreaking partnerships with best in class service providers resulting in residential properties that are recognized as urban landmarks. The company's most recent distinctive properties include **ONE Cable Beach** and **The Balmoral** in Nassau and **THIRTY | SIX** on Paradise Island. Aristo and its leadership are committed to creating developments that energize, celebrate, and foster vibrant new ways to live in the most dynamic emerging island nation in the region – The Bahamas.

Founded in 2006, Aristo Development is The Bahamas' leading developer of condominium residences. Aristo has redefined The Bahamas' landscape and catalyzed the transformation of some of its most captivating neighborhoods with beautiful lifestyle driven communities.



CORPORATE HEADQUARTERS | NASSAU | THE BAHAMAS



# ONE

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CABLE ~ BEACH

Set on a magnificent private beach adjacent to the \$3.5B Baha Mar Resort in Nassau, The Bahamas, and featuring striking architecture, world-class amenities, and breathtaking views, **ONE CABLE BEACH** is a real estate investment and lifestyle opportunity without compare. Owners can elect to take part in an exclusive Rental Program and generate robust returns while not in residence.

ONE Cable Beach is redefining the paradigm of ultra-luxe living in The Bahamas. Rising seven stories above a spectacular private beach, with just 74 large and exclusive residences, each residence features breathtaking views and is meticulously appointed with matchless finishes and thoughtful detail.

One, Two, and Three Bedroom luxury residences are still remaining for the fortunate few who will call ONE Cable Beach home.

# THIRTY|SIX

ARISTO DEVELOPMENT

Presenting **THIRTY | SIX**, a truly unique collection of luxury residences located on world famous and coveted Paradise Island, in The Bahamas. Paradise Island is the chosen home to the world's top business executives, elite athletes, and Hollywood celebrities. It is also known to have some of the world's most sought-after real estate.

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 finishes.

An open concept design featuring walls of glass that open to expansive verandahs and private rooftop terraces unite to create an atmospheric living space pleasing your most visceral senses.

The kitchens exude style and are complete with gourmet amenities to satisfy even the best of chefs. Large doors and windows create an elegant transition in every room to lead the spirit and the imagination to the beauty of the vast outdoor playground that is Paradise Island.

Owners and guests at THIRTYISIX can fill their days with a wide variety of onsite amenities including infinity edge pool, lush, tropical gardens, state of the art fitness centre, and nearby championship golf course. When the sun sets, dozens of internationally renowned restaurants await you together with bustling nightlife and shopping at neighbouring Atlantis Resort and One & Only Ocean Club. All just a short golf cart ride away from your indoor parking garage.

Owners at THIRTYISIX also enjoy world-class medical facilities, infrastructure, and essential services unheard of in the region. THIRTYISIX represents one of the last remaining opportunities to become part of this select club.





Nassau's most convenient and established gated residential community, **THE BALMORAL**, consists of over 100 town homes and 70 single family home sites. Professionals and families alike enjoy access to first class club facilities, full time security, tennis courts, and gourmet market.

This private enclave offers residents the benefit of refined island living while remaining close to beaches, a convenient and vibrant downtown, shopping, restaurants and the international airport.

## RENTAL PROGRAM

**UNIT 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.



## CUSTOM ESTATE HOME CONSTRUCTION

**ARISTO DEVELOPMENT'S** experienced construction and architectural team is now available to manage and build your custom estate home from inception to completion. Our reputation as a renowned builder has made us the company of choice for residents within established communities such as Old Fort Bay and other exclusive neighborhoods in The Bahamas.

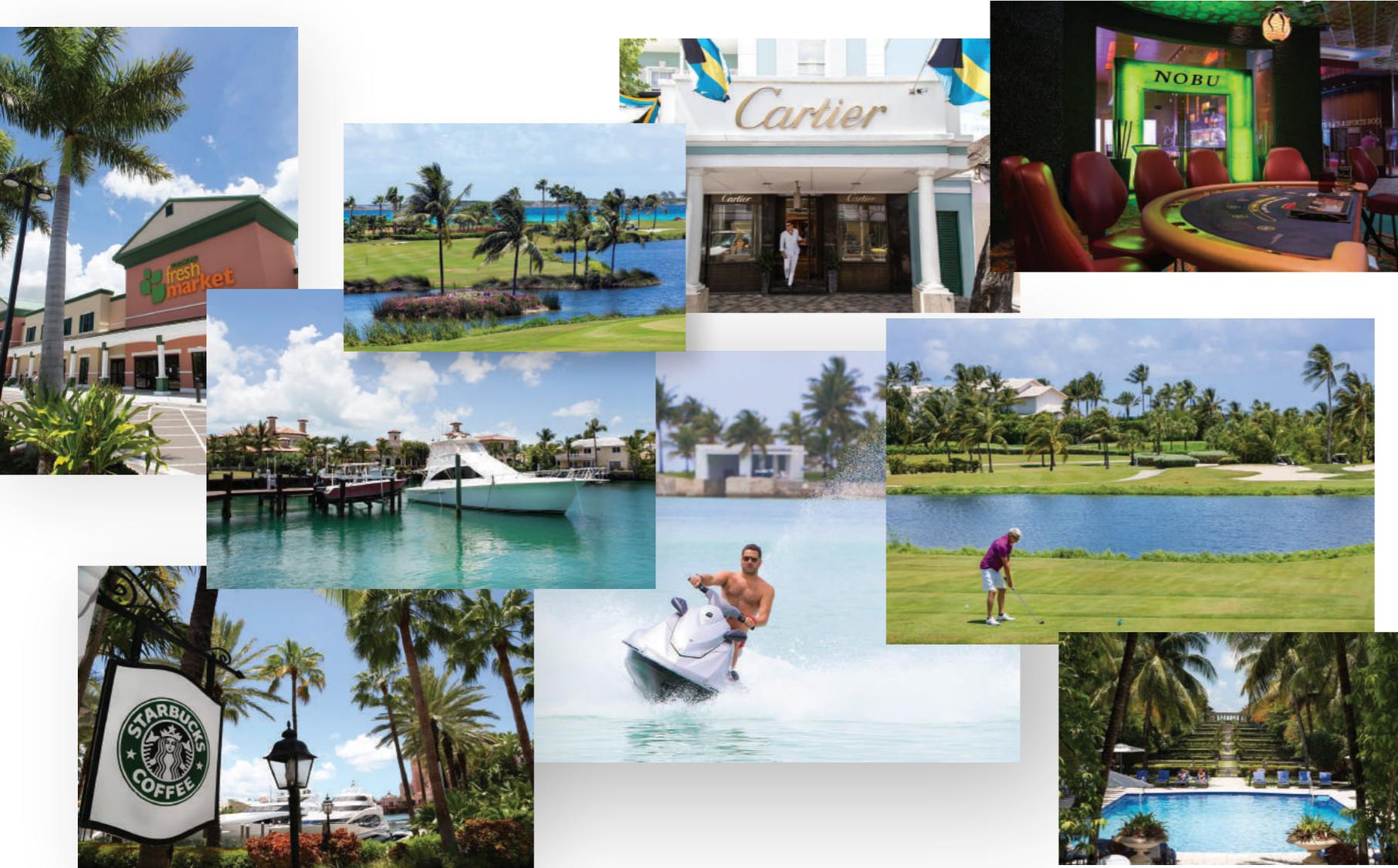




MAP



# 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. Aristo Development's projects are within easy reach of the 700 islands and unforgettable treasure The Bahamas offers.

## WHY THE BAHAMAS?

**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.

### TOP TEN 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.

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.



## PERMANENT RESIDENCY

With asset disclosure rules rapidly approaching, The Bahamas offers an ideal domicile for the management of personal wealth. Accelerated consideration for Permanent Residency is given to major investors and owners of upscale Bahamian Property valued above USD \$500,000 such as those offered within our developments. Our experienced team will ensure the best representation and fast-track approval of your application.

The tradition of quality personal service coupled with an investor- friendly, tax-neutral policy yields a unique set of benefits for:

- Asset Protection
- Tax Avoidance
- Family Trust Planning
- 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.





[ARISTODEVELOPMENT.COM](http://ARISTODEVELOPMENT.COM)

[info@aristodevelopment.com](mailto:info@aristodevelopment.com)

1.242.677.3502

US/Canada Toll Free - 1.800.409.1842