

The Residences at The Dunmore

Overview

The Residences at The Dunmore is a new residential development offering a master-planned community with breathtaking ocean views and private beach access on beautiful Harbour Island. The award-winning design team consisting of de la Guardia Victoria Architects and Urbanists and Lindroth Design Company have created an enclave of six beautiful home sites nestled in a private beachfront setting immediately adjacent to The Dunmore, a boutique luxury resort. Homeowners at The Residences will enjoy the convenience of the adjoining hotel including community-maintained grounds, security, full-service hotel amenities and superior concierge services from our highly trained staff. Harbour Island is the gem of the Out Islands of the Bahamas and is located 50 miles northeast of Nassau.

Home Design & Construction

Stylistically, The Residences are inspired by the classic architecture and urbanism of Harbour Island. The Residences are sited within lush, subtropical gardens behind low walls in front of picturesque lanes. The homes will employ traditional elements to emphasize a sense of belonging while introducing state-of-the-art materials to provide protection against extreme weather conditions. To ensure safety and durability, the Florida Building Code was used as a standard in the design of the structure and the engineering systems of the houses.

About de la Guardia Victoria Architects & Urbanists

De la Guardia Victoria Architects & Urbanists (“DLGV”) is an internationally recognized architectural firm based in Miami, Florida. Led by founding principals Teófilo Victoria and Maria de la Guardia, the firm has received numerous awards and recognition, most recently receiving the Philip Trammell Shutze Award in 2010 for its design of Ca’Liza House located in Nassau (as featured on the June 2010 cover of *Veranda*). The firm’s design of luxury residential projects in the Bahamas and coastal communities in Florida have been featured in *Architectural Digest*, *Home & Design*, *Period Home*, *Metropolitan Home*, *Coral Living*, *Veranda* and *Southern Living*.

Teófilo Victoria is the former Town Architect of Seaside, Florida and is currently a professor at the University of Miami School of Architecture, previously serving as the Director of both the undergraduate and graduate programs. He has been a visiting professor at Harvard University and Cornell University and has lectured throughout the United States, Europe and Latin America. Mr. Victoria completed his Masters of Architecture and Urban Design from Columbia University in 1982.

Maria de la Guardia graduated with a Masters of Architecture from Harvard University in 1986 and shortly thereafter formed DLGV with her husband, Teófilo Victoria. She previously taught at the University of Miami School of Architecture and is an AIA member and also a LEED AP.

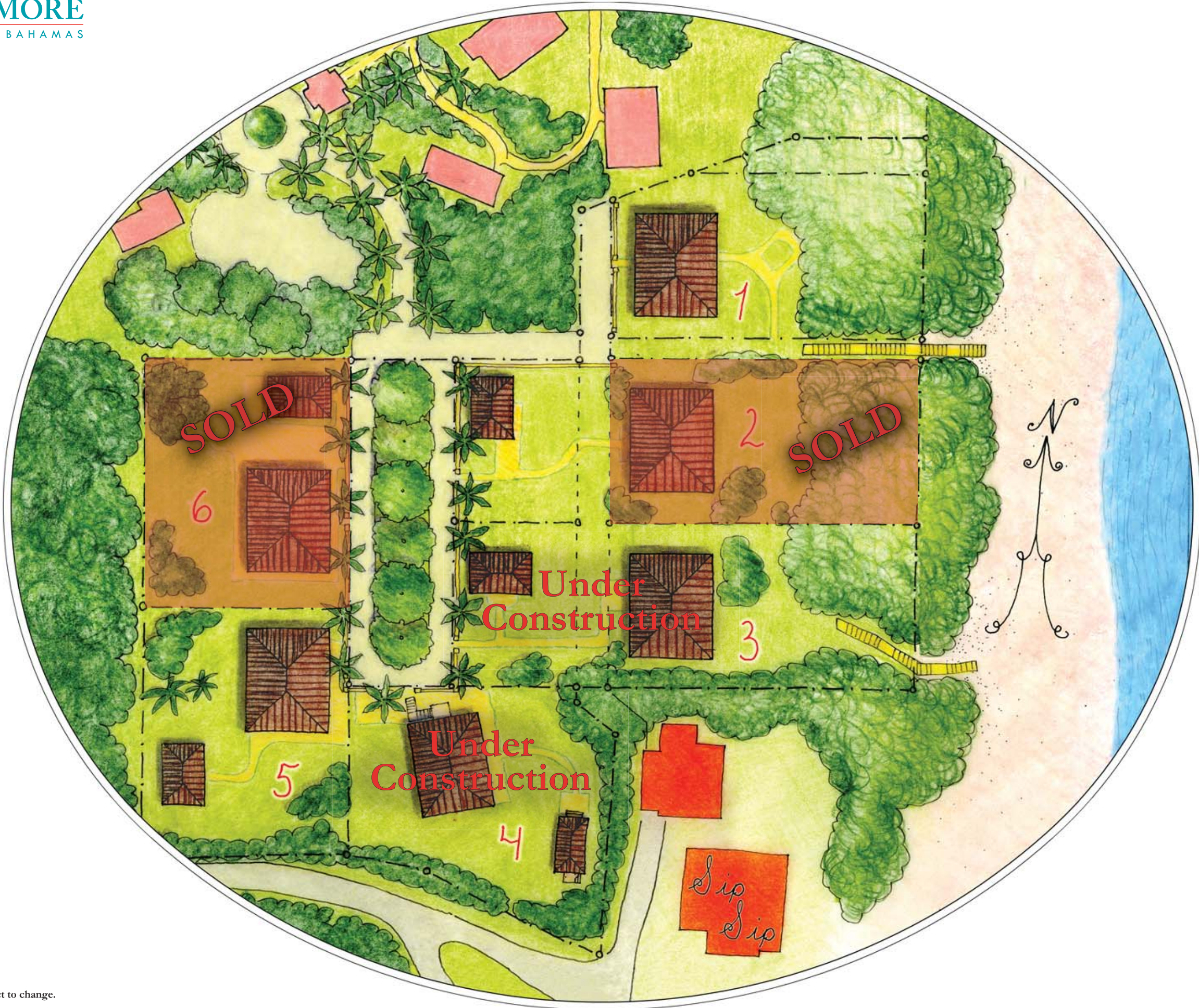
About Lindroth Design Company

Renowned interior designer Amanda Lindroth, is the creative force behind Lindroth Design. A resident of the Bahamas for 20 years, her work has been featured in *Coastal Living*, *Condé Nast Traveller* and *Real Living*. Her former private residence, Ca’liza was on the cover of *Veranda* in June 2010. Lindroth has owned and restored many historic properties in Harbour Island. Her architecturally driven work emulates the island’s timeless 18th and 19th century style.



Resort & Residences Site Plan

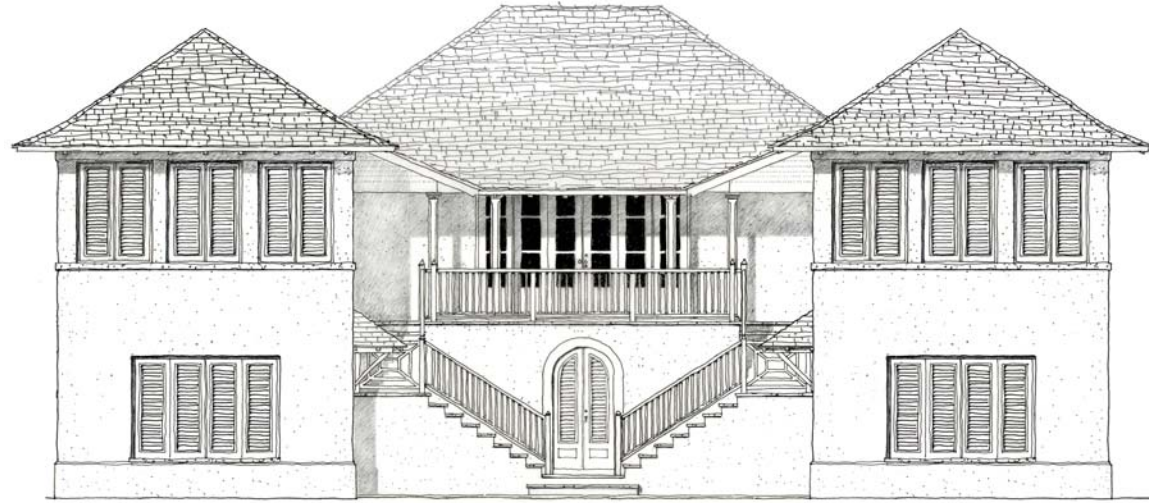
Based on current development concepts, subject to change.



Residences Site Plan

Based on current development concepts, subject to change.

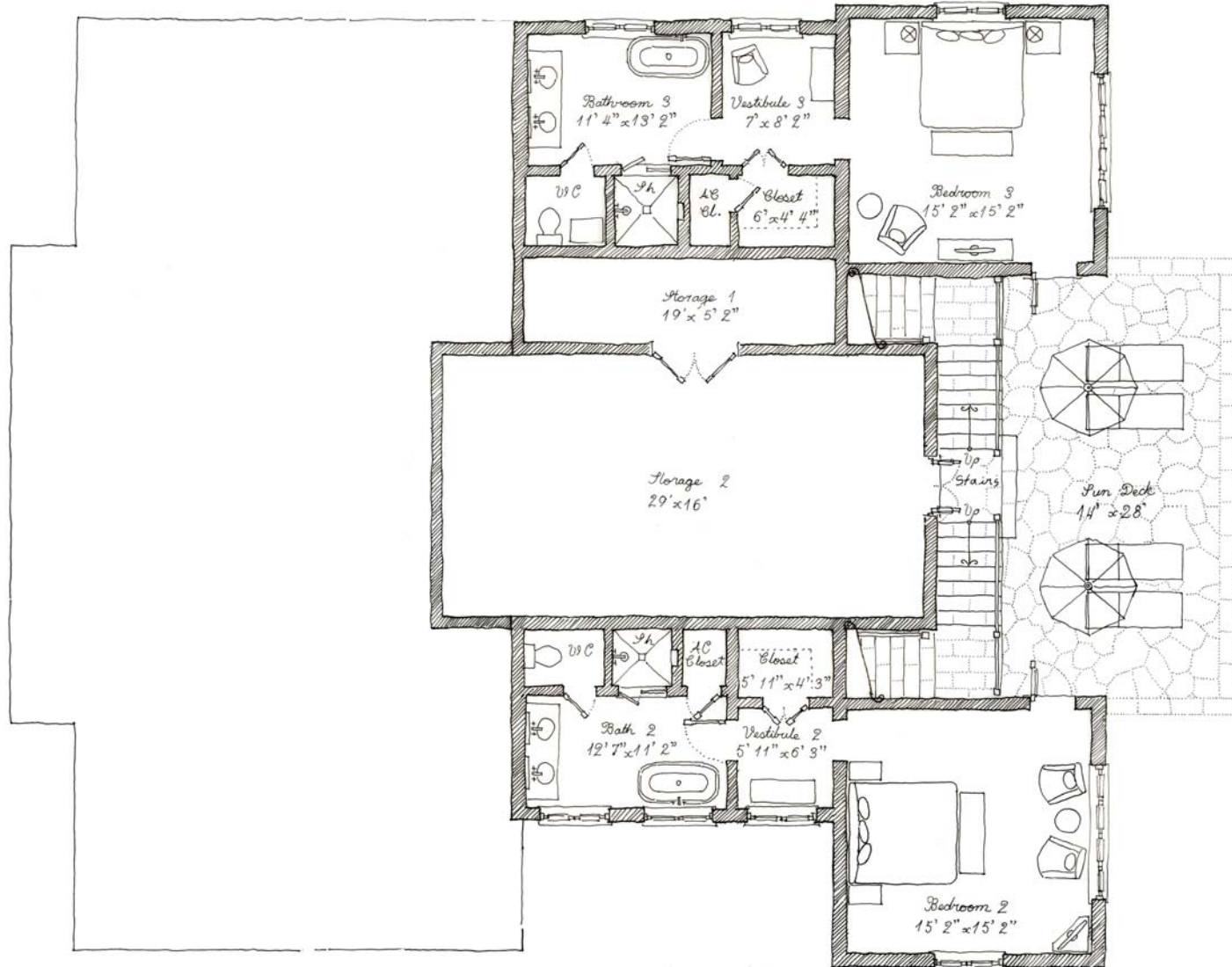
House Area 4,038 SF
Verandas 653 SF
Total 4,691 SF



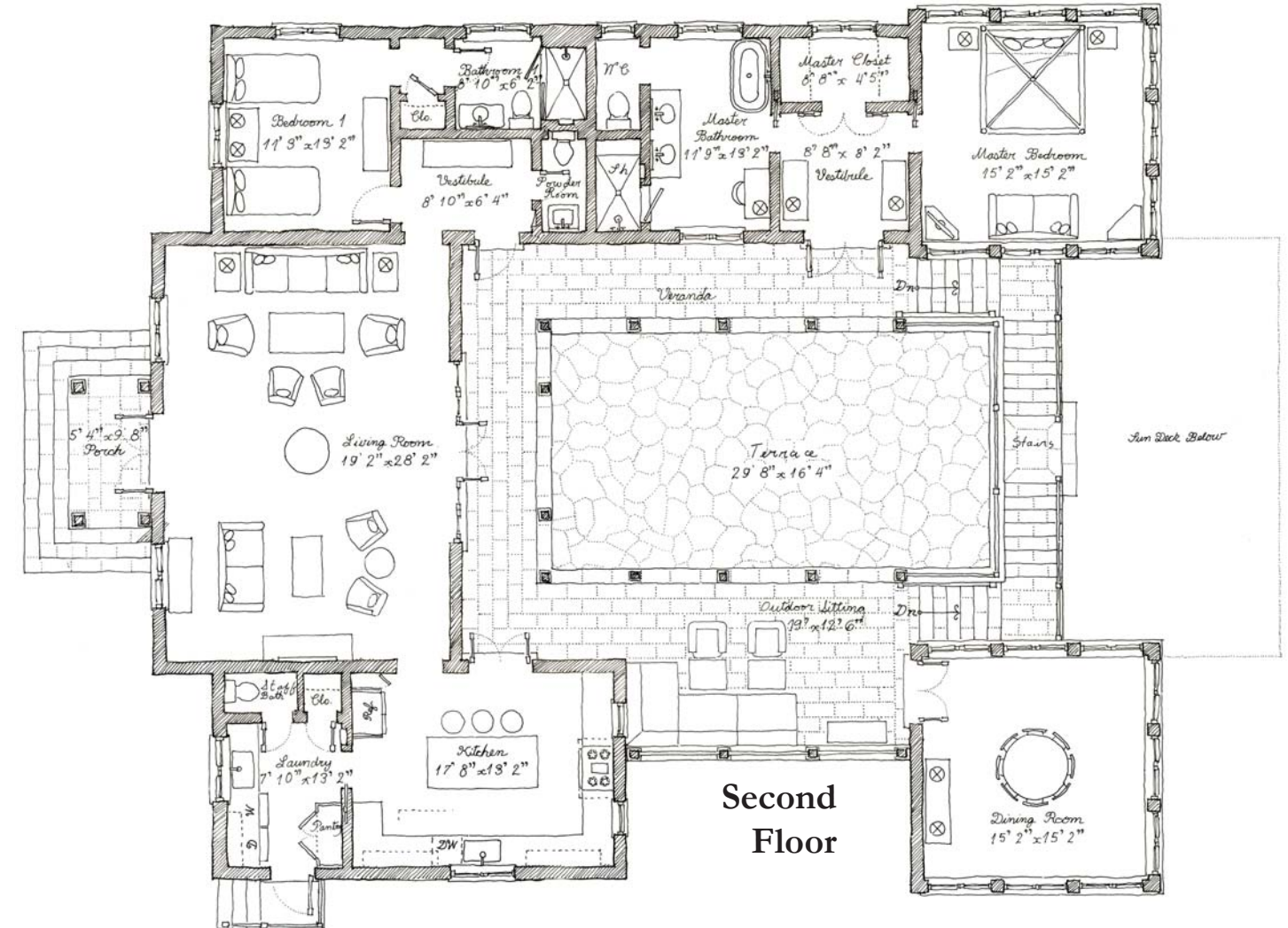
Beach Elevation



Front Elevation



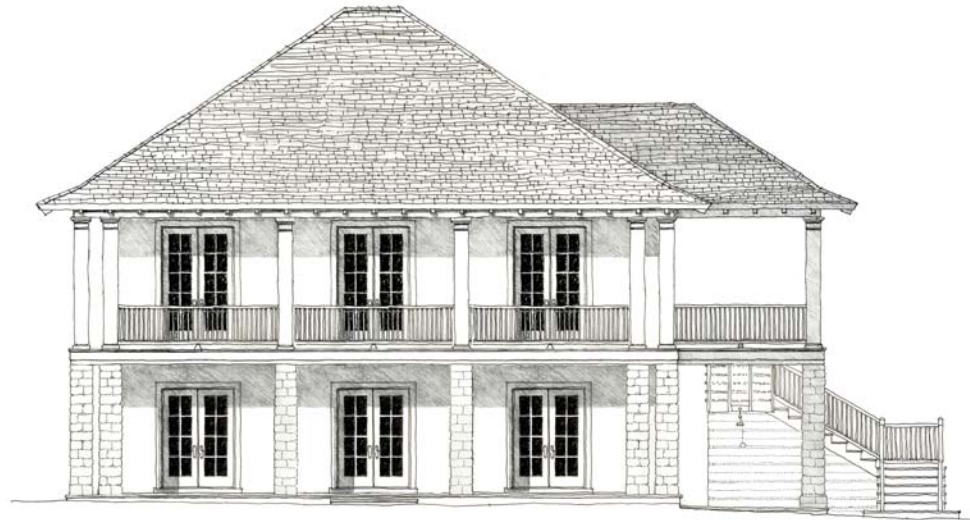
First Floor



Second Floor

Dunmore Estates Oceanfront Floor Plan - Lot 3

Based on current development concepts, subject to change.

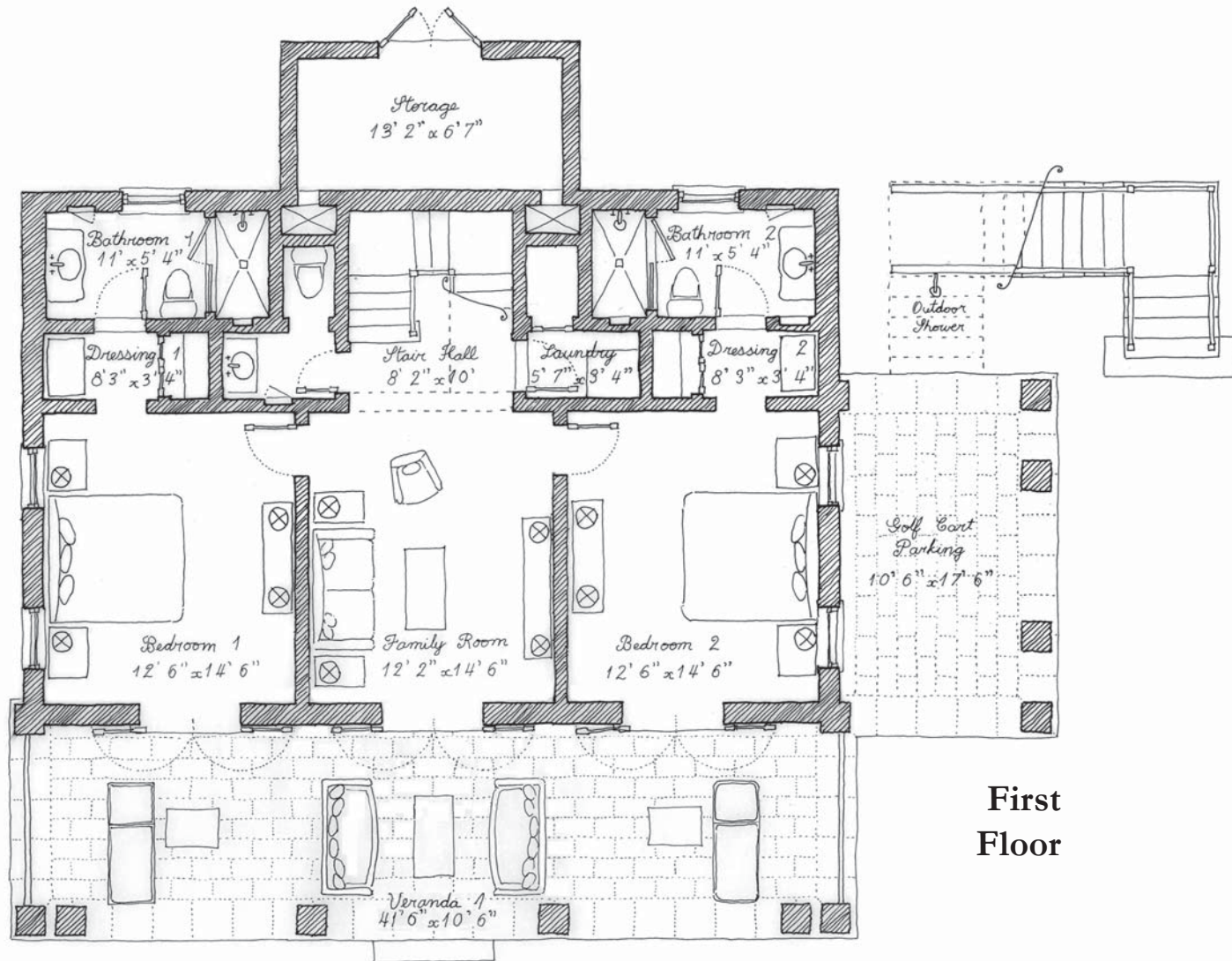


Beach Elevation

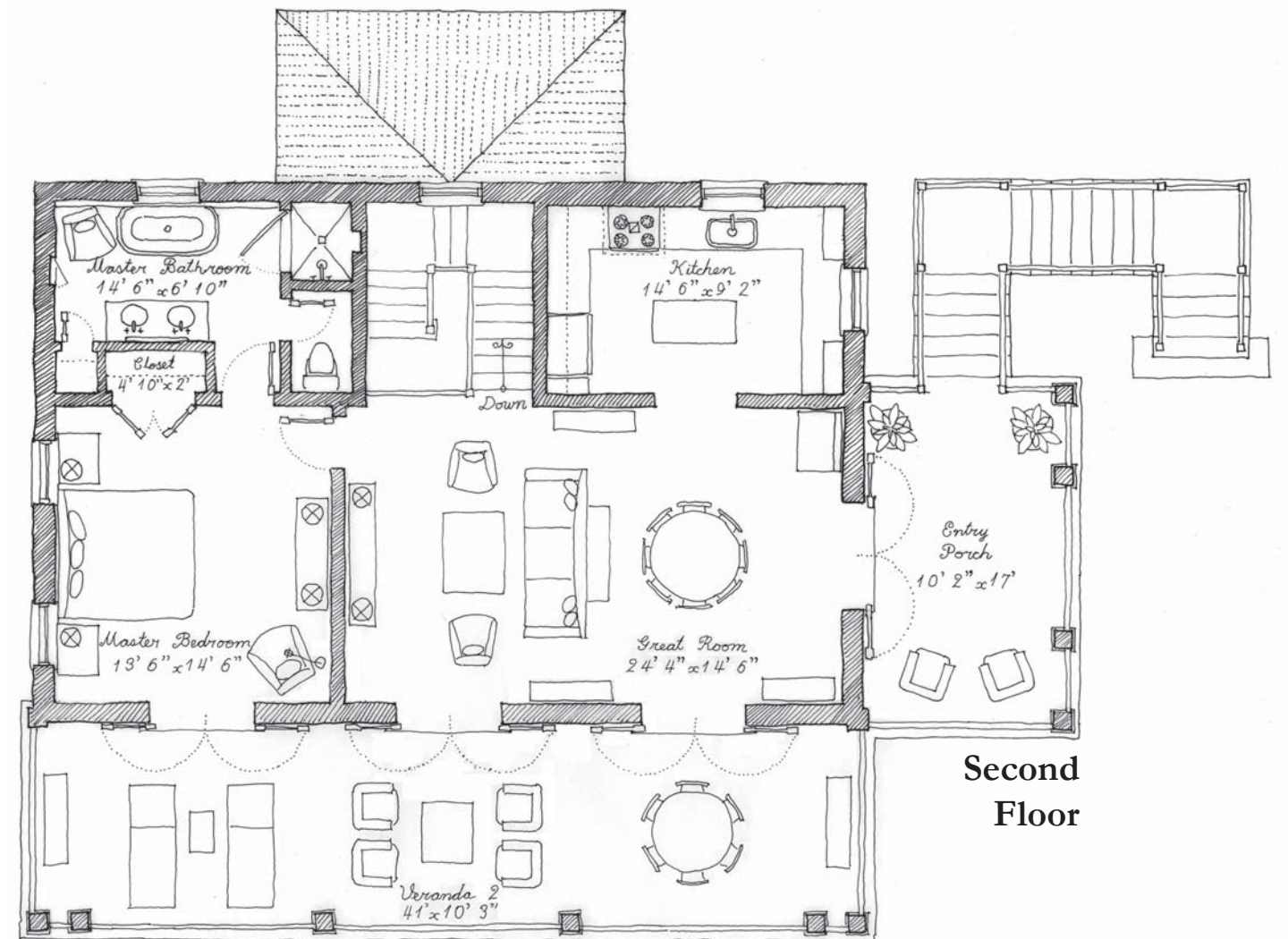


Front Elevation

House Area 2,261 SF
Verandas 1,275 SF
Guest Cottage 543 SF
Total 4,079 SF



First Floor



Second Floor

Dunmore Estates Ocean View Floor Plan - Lot 4

Based on current development concepts, subject to change.