



RESIDENCES OF
CHESTER'S BAY

COMMUNITY BOOKLET

RESIDENCES OF
CHESTER'S BAY

QUIET. SERENE. *Environmental*

The essence of the Chester's Bay community embodies these tangible descriptors beginning with its selected location. Family is key and was the main driver in the planning and design of the community. Decisions specifically responded to the needs for The Bahamian market. Creating a Neo-Bahamian feel reminiscent of Acklins in its colors, vibrancy and cultural identity, Chester's will take you to a different place. A sense of pride, an embodiment of quality living, technology, security and community that has been lost in the modern Bahamas will be reclaimed in this gated community iteration.



GRAND BAHAMA Island

M A P O F N E W P R O V I D E N C E

COAST of
FLORIDA,
USA

ABACO Island



Site **LOCATION**
(GEOGRAPHICAL LOCATION)

LONG Island

CROOKED IS

COAST of CUBA

ACKLINS Island

RESIDENCES AT
CHESTER'S BAY



SITE & Location

Chester's Bay is a 10 acre gated, coastal feel development nestled in the Southern District of New Providence.

Hidden away from the hustle and bustle the property is less than a mile away from the coast.

The development features single-family cottage styled residences and townhouses designed to reflect the lovely, tranquil community of Chester's Bay in Acklins. The development offers island style living featuring a Guard house, event pavilion, fitness center, community swimming pool, sporting court, kids playground, walking trails and a community garden. The residences are designed to be eco-friendly with 24-hour security to ensure your family and investment security.



EXISTING SITE



PROPOSED SITE

ABOUT *the* DESIGNERS

LOURON INVESTMENTS

An intricate part of decades of development and deep expertise in heavy equipment, Louron Investments continues to grow its portfolio and is taking its stellar reputation into real estate. Managing millions in earthwork consultancy, Louron has consistently delivered and is bringing the same attention to detail to the \$30 million Chester's Bay community. Leveraging existing professional relationships to "do it right" and creating new partnerships, the goal is to provide the best product at best price point while providing a new variation to the residential market.

TDG ARCHITECTS

Since 1996 TDG Architects Limited has been executing design in unique and exciting ways. Seeking great talent, pushing the technology envelope and working along with great clients, we achieve different results. The design firm provides planning, architectural design, sustainable consultation and interior design. An advocate for the responsible development of the built environment TDG strives to create design heavy, responsible spaces and visually engaging buildings.

Our AMENITIES

COMMUNITY

- 24 Hour Security
- Garbage Collection (Recycle Sorting)
- Common Area Maintenance
- Community Activity Center
- Fitness Center
- Swimming Pool
- Meeting Pavillion
- Sporting Court
- Community Vegetable Garden
- Private Wooded Walking Trail
- Quite & Serene Location

HOMES

- State of the art building system (Exceeds building code/high thermal and sound insulation)
- Storm rated windows and doors
- Ample private green space
- Large interior design curated spaces with high ceilings
- Professional custom kitchens and bathrooms



COMMUNITY GARDEN

CAMPARI



CAMPARI

AFFORDABLE *Luxury.*

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Chester's Bay seeks to fill the need for quality, modest living at a reasonable cost. The Campari model wastes no space yet does not skimp on design features and details bringing value through design. This two bedroom, two bath, 972 sq ft single family home features island style shuttered windows, a covered entrance and covered side patio that also features a covered carport. Functionally, storm rated windows and shutters allows even a child to secure a home in mere minutes when a hurricane threat arises. This helps create an aesthetic to be proud of and not just a box with a roof. Pride in home ownership will encourage caring for the community, creating the harmonious family life synonymous with Bahamian Island Life.

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CAMPARI

THE DESIGN

This design allows for full separation of entertaining space versus resting quarters. Maximum ventilation and natural light is achieved with strategically arranged and large openings. The Interior design selections have been carefully curated to ensure a feeling of comfort and space increasing the comfort level in an efficient way. Additionally, the side patio gives an alternate casual access to the yard and the removal of refuse.

2 Bedroom

2 Bathroom

972 Sq. ft.

Carpport

Single Family

A. Master Bedroom

B. Bedroom 2

C. Dining Room

D. Kitchen

E. Living Room



CAMPARI | LIVING ROOM



LIGNUM VITAE



L I G N U M V I T A E

ISLAND *Inspired.*

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How does an Island Style feel? For decades designers have come to the islands and interpreted this style through their own lens. We have drawn from the authentic experience of Bahamians who have lived the real Bahamian island life and merged it with today's materials and design options. A Neo-Colonial feel that is low maintenance, energy efficient and structurally sound create serenity and peace of mind for the occupant.

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LIGNUM VITAE

THE DESIGN

Similar to the Campari Model, Lignum Vitae creates the ability to separate entertaining space versus resting quarters. The Lignum Vitae utilizes space efficiently but also gives the occupants everything they need with generous rooms, large windows and the ability to extend entertaining to an expansive rear verandah. This model also potentially allows for an additional bedroom in the future.

3 Bedroom	A. Master Bedroom
2 1/2 Bathroom	B. Bedroom 2
1,292 Sq. ft.	C. Bedroom 3
Carport	D. Living Room
Single Family	E. Kitchen



LIGNUM VITAE | LIVING ROOM



LIGNUM VITAE | KITCHEN



LIGNUM | MASTER BEDROOM

MAHOGANY

M A H O G A N Y



TOUCH *of Modern*

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The neo-colonial style is brought inside with clean lines, refined finishes and a color palette that's light, airy and elegant. The use of wall paper and appropriate furnishings also help to create a curated experience that immediately elevates the level of comfort with no fuss. Marrying the modern offerings readily available with proven island style, the use of space and light easily adds value where it could so easily be lost. Large rooms, tall ceilings and fresh ventilation complete the experience of this home.

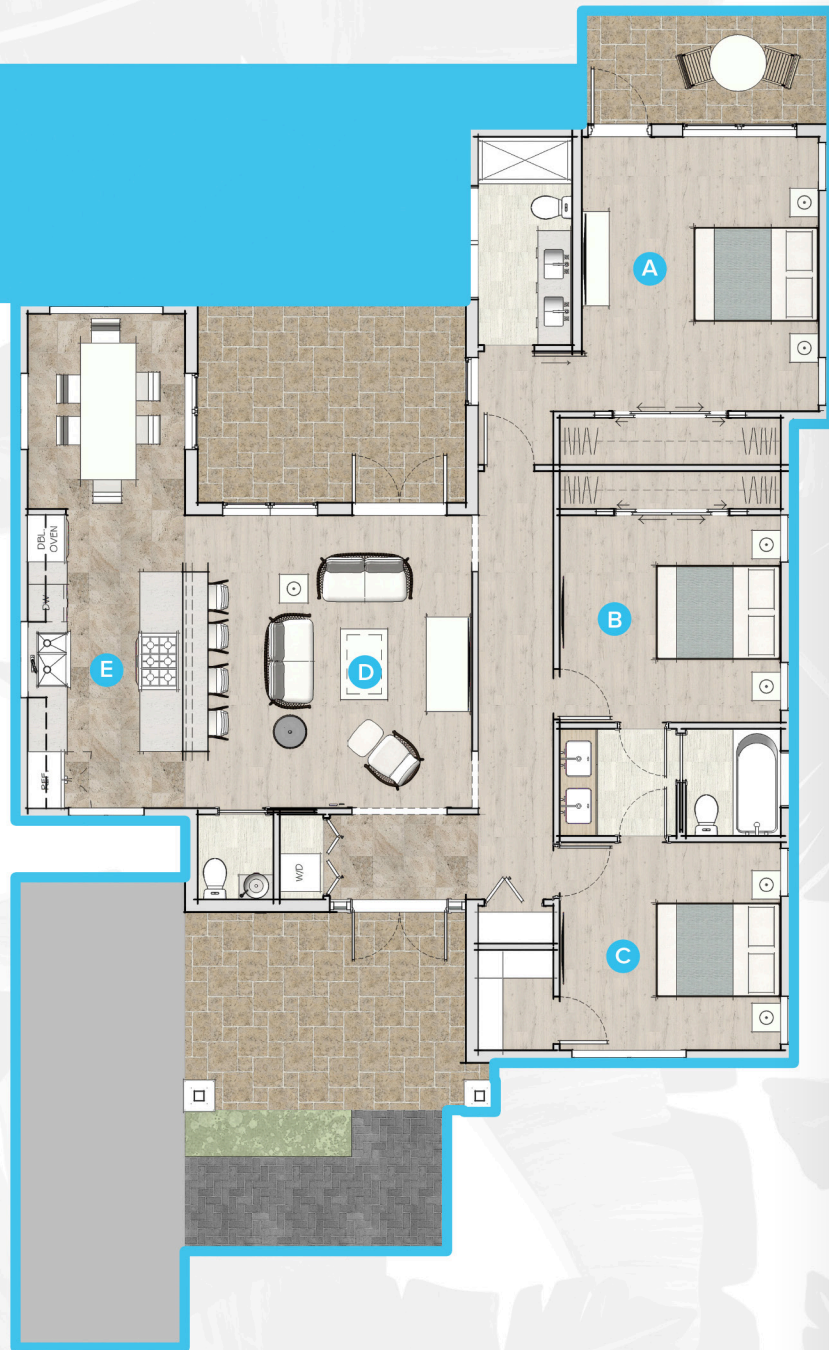
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MAHOGANY

THE DESIGN

The expansive palacious Mahogany is in a class by itself being the largest home model. This design exudes open spaces and subtle separation of spaces using architectural treatments, a spatial separation of entertaining space versus sleeping space and a generous outdoor verandah. Once again entertaining is maximized taking the inside out and galley style kitchen with a dinner island keeps everyone engaged.

3 Bedroom	A. Master Bedroom
2 1/2 Bathroom	B. Bedroom 2
1,469 Sq. ft.	C. Bedroom 3
Carport	D. Living Room
Single Family	E. Kitchen





MAHOGANY | KITCHEN



MAHOGANY | MASTER BEDROOM

GUM ELEMI



G U M E L E M I

LIVING *Personified.*

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The townhomes, offered in pairs, features three bedrooms, two and a half baths at 1,587 sq ft. This generous unit showcases a wide open great room with a galley style kitchen anchored by a large dinner island. The units additionally offers a covered rear patio and south views from the master suite's balcony toward the south sea coast. The neo-colonial style is brought inside with clean lines, refined finishes and a color palette that's light, airy and elegant. The use of wall paper and appropriate furnishings also help to create a curated experience that immediately elevates the level of comfort with no fuss. Marrying the modern offerings readily available with proven island style, the use of space and light easily adds value where it could so easily be lost. Large rooms, tall ceilings, fresh ventilation completes the experience of this home.

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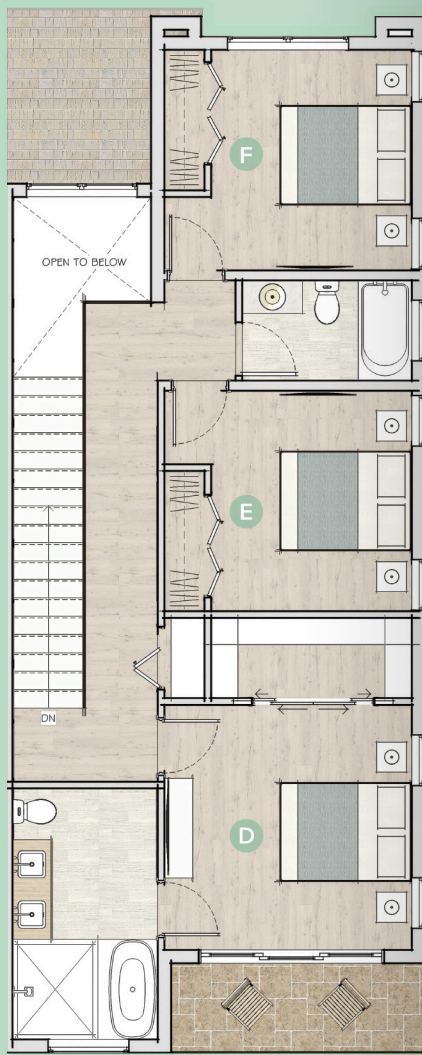
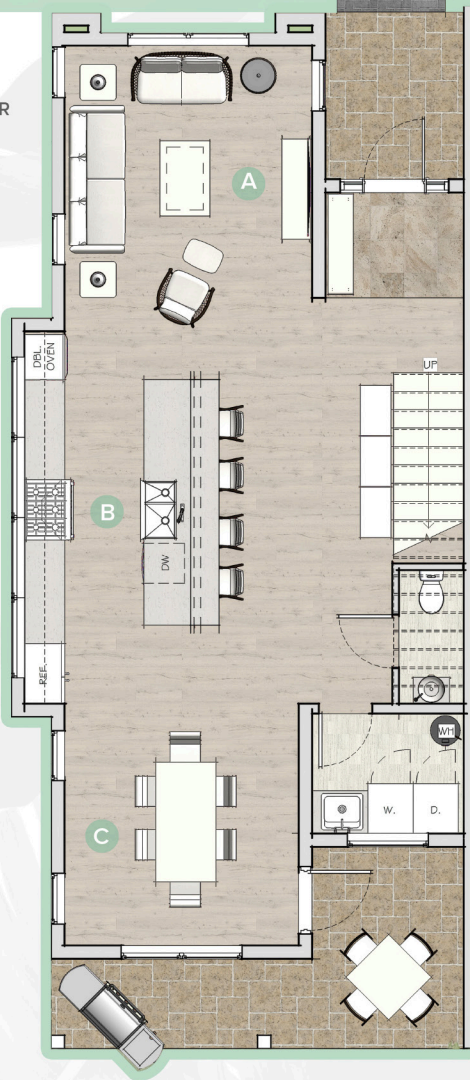
GUM ELEMI

THE DESIGN

The townhome's design focuses on maximized open space at the ground level, giving flexibility of use and entertaining. Dining and living could be switched based on owner's taste. The galley kitchen adds an additional 4 seats. The upper floor is connected by an inspiring double height space and the stair greets visitors for an exciting first impression. The second floor bedrooms are sized for king beds and in true Chester's Bay style, large windows maximize ventilation and natural light.

3 Bedroom	A. Living Room	F. Bedroom 3
2 1/2 Bathroom	B. Kitchen	
1,875 Sq. ft.	C. Dining Room	
Carport	D. Master Bedroom	
Single Family	E. Bedroom 2	

FIRST FLOOR



SECOND FLOOR



GUM ELEMI | LIVING ROOM



GUM ELEMI | KITCHEN



GUM ELEMI | MASTER BEDROOM



R E S I D E N C E S O F
CHESTER'S BAY

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