

BAHÍA BEACH RESORT & GOLF CLUB

FACT SHEET

Description

Bahía Beach, destined to become one of the Caribbean's finest residential and vacation enclaves, is taking shape on 483 acres of pristine coconut palms and native maritime forest within 25 minutes driving distance of San Juan. The community boasts a magnificent two-mile crescent of sandy beach, a challenging 18-hole golf course designed by Robert Trent Jones Jr., golf and beach clubhouses, and a charming seaside village.

World-renowned St. Regis® Hotels & Resorts will operate the intimate St. Regis Resort, Bahía Beach, Puerto Rico, which will include an ultra-luxurious hotel and residences.

Available for those vacationers seeking a more permanent Bahía Beach experience will be a variety of homes including luxurious St. Regis Residences, Las Estancias estate homes, resort residences, golf and ocean view villas, and beachfront townhomes.

Location and Access

Bahía Beach is idyllically situated along the ocean in northeastern Puerto Rico, bounded by the majestic El Yunque National Rainforest and two scenic rivers, along Route 187 at Kilometer 4.2 in the city of Rio Grande. The community is just 25 minutes via newly opened Route 66 expressway from San Juan's Luis Muñoz Marín International Airport, which is served by a variety of major airlines worldwide.

St. Regis Resort, Bahía Beach, Puerto Rico

The highest levels of service and luxury will be assured guests of the St. Regis Resort, which is scheduled to open in fall 2010. The resort's accommodations will feature spectacular views from private open terraces of the sparkling sea to the north or the mountainous El Yunque tropical rainforest to the south.

In keeping with St. Regis' unparalleled standards of hospitality, the resort will feature the signature St. Regis Butler and St. Regissm Concierge, a world-class Remèdesm Spa and Fitness Center, a 120-seat Chef Jean-Georges Signature Restaurant as well as a 90-seat St. Regis Restaurant, retail shops and beachfront pool facilities for adults and kids.

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Residences at Bahía Beach

- Masterfully planned St. Regis Residences, Las Estancias will offer 25 majestic estate homes introducing an unrivaled dimension of luxury and hospitality to Puerto Rico. Located on a private island within Bahía and designed in a tropical plantation architectural style on spacious lots, these residences are available in six different models with floor plans offering large verandas, three-car garages, infinity edge pools and separate maid quarters. Homes are sized from 6,000 to 9,000 square feet and built on half acre to 1.5 acre lots with stunning ocean and golf course views. The first homes have already been delivered.
- Within the elegant St Regis Resort, Bahía Beach, junior suites and one-bedroom units will be sold as luxuriously furnished resort residences all with private terraces overlooking the ocean.

Owners of Las Estancias and St. Regis Resort residences will enjoy full access to St. Regis Resort amenities including the signature St. Regis Butler and St. Regis Concierge.

All residences sold within Bahía Beach include social membership in the private club, providing members with special dining and recreational privileges and services. Upgrades to full golf club memberships are also available.

- *Las Verandas Villas* are available in one-, two- and three-bedroom models offering from 1,500 to 3,500 square feet of total construction area. Of the 90 villas in 10 separate buildings, there will be garden apartments, terrace apartments and penthouses featuring stunning views of El Yunque, golf, forest and lakes. A swimming pool with gazebos and a large lawn with children's playground area also are available for the enjoyment of residents.
- Ten luxurious two-story beachfront townhomes within *Las Olas* will be built directly along the beach with stunning views of the ocean just a short stroll from the Golf Clubhouse and Bahia Village. Residential units will be approximately 4,365 square feet in size and be constructed on lots averaging 600 square meters size. Floor plans include two types of interior layouts featuring three bedrooms plus a guest room, or two oversize master bedrooms and a guest room each with it's own private plunge pool, two-car enclosed garage and top of the line finishes and appliances. Currently under construction, these units will be delivered in September 2009.

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- *Las Ventanas at the Village* is currently under construction and will be sited within easy walking distance of the beach, Bahía Village and the Golf Clubhouse. Twenty-four of these charming units will be built ranging in size from 1,680 square feet for one bedroom with a den to over 3,300 square feet for three and four bedroom ocean view penthouses. All villas feature world-class decorative touches including elegant stone, tile, and hardwood design elements throughout the unit.

Amenities

The new Bahía Beach Golf Course was designed by Robert Trent Jones Jr. that challenges players of all skill levels with holes bordered by dense canopies of native vegetation and scenic lakes and three magnificent finishing holes along the ocean. Troon Golf, the world's leading golf course management firm, operates Bahía Beach Golf Course.

Framed by lush native foliage, the 18th green, lakes and the sparkling sea, Bahía Beach's golf clubhouse is scheduled to open in December 2008 and will be managed by Troon Golf. The clubhouse will feature Bahía's signature tropical plantation architecture, beautifully accented by exposed stone and woodwork. Inside, one will find an upscale casual restaurant, as well as a private activity room, an inviting bar and a fully stocked golf shop. Members will have access to comfortable men's and ladies' lounges and locker rooms offering a variety of amenities and services. Outside, the club will offer a full-size beachfront swimming pool and patio areas overlooking the ocean for dining and entertaining.

At Bahía Village, a quaint seaside town center, residents and guests will enjoy shopping, fine and casual dining and entertainment in a breezy tropical atmosphere. The community will also feature lakes and nature trails, a tennis center, and kayaking on the Espiritu Santo River.

Due to open in fall 2010 is the highly anticipated, exclusive 10,000 square-foot Remède Spa where your mind and body will escape in tranquil serenity. Here Bahía Beach guests and residents will enjoy a variety of relaxing treatments such as invigorating and revitalizing body wraps, facials and massages combined with signature touches such as chilled champagne, Jacques Torres truffles and Kashmere throws in a sophisticated tropical spa environment. Or perhaps an invigorating steam treatment followed by a bracing dip in a cold plunge pool.

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Natural Attributes

The community's developers, BBP Partners LLC, are making a firm commitment to the preservation and enhancement of this habitat, adhering to the highest standards of sustainable and conservation-oriented development throughout the community. Once a coconut plantation, Bahía Beach is richly populated with 100-foot palms and thick stands of seagrape, almond and flamboyán trees. Inhabiting the forest are myriad species of songbirds and the vivid green iguanas native to the coast.

Over 65% of the property has been preserved as green areas, sanctuaries and nature trails. Every aspect of the new golf course has been diligently guided by Audubon International to ensure minimum impact on the environment. After three years under their auspices, the Bahía Beach Golf Course is Puerto Rico's first to become a Certified Audubon International Silver Signature Sanctuary. In addition, the community's team of landscape architects, naturalists and marine biologists has instituted steps such as transplanting more than 4,000 trees within the property.

Just a short distance from the excitement of San Juan, Bahía Beach is sited among the untouched natural splendor of Puerto Rico's northeast coast. To the south, towers El Yunque, the only rainforest in the U.S. National Park system. The community's boundaries are the Espiritu Santo and Herrera Rivers, and the sparkling sea.

Developer

The community is being created by BBP Partners LLC, a world-class team led by award-winning developers Interlink Group LLC and Muñoz Holdings, Inc. of Puerto Rico. Together, they offer over 45 years of experience in the development of real estate, administration and construction of projects and real estate brokerage of the highest caliber. Other team members include St. Regis Hotels & Resorts, land planners EDSA of Fort Lauderdale, Robert Trent Jones, Jr. of Palo Alto, SB Architects of Miami and San Francisco, Hill-Glazier Architects of Palo Alto, interior designer David Easton of New York, and Troon Golf of Scottsdale.

For more information, please contact Heidi Souffront, Sales Director of Bahía Beach Resort & Golf Club at (787) 957-5800 or (787) 533-9191, email info@bahiabeachpuertorico.com or visit www.bahiabeachpuertorico.com.

About St. Regis Hotels & Resorts

Combining timeless sophistication with modern luxury, the St. Regis brand is uncompromising in its commitment to excellence. Founded by John Jacob Astor with the landmark St. Regis Hotel, New York over a century ago, St. Regis is known for delivering an unrivaled dimension of luxury, bespoke service and refined elegance at the best addresses in the world. The brand plans to further its legacy globally and will unveil highly anticipated St. Regis properties in Atlanta-Buckhead, Baha Mar, The Bahamas, Bahía Beach, Puerto Rico, Bal Harbour and Deer Crest in North America, and in Buenos Aires, Costa Rica, Mexico City and Punta Mita in Latin America. In Asia, St. Regis has announced plans to open properties in Bali, Bangkok, Jakarta, Lhasa, Macao, Osaka and Tianjin. In the Middle East, St. Regis will expand in Cairo, Doha and Bahrain. Personalized service and amenities, enviable locations and luxuriously localized design are recognized worldwide as hallmarks of the St. Regis experience. For more information on St. Regis Hotels & Resorts, please visit www.stregis.com.

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