



ABACOS, BAHAMAS



# INTRODUCTION

## STERLING MONTAGE CAY

- Formally Matt Lowes Cay
- Joint Venture of Sterling Global Financial and Montage International Hotel Group
- 53 Acre Island
- Mixed-use development comprising marina, hotel, residential, spa, meeting space, fitness and food & beverage space
- 33% of 53 acres developed



# **PROJECT COMPONENTS**

### 46 slip marina

- Already existing and operational
- 95 Key boutique hotel comprised of villas and guestrooms
  - Hotel Amenities (restaurants, spa, fitness center, meeting facilities)
- 26 Single Family Lots (half acre)
- 6 Over water structures
  - Currently seeking approval
  - Designed to the highest environmental standard. All services will be on land
- Sea Plane Floating Dock & Helipad
- Arrivals Center
  - Will be located in Marsh Harbour
- Back of House Facilities
  - Will be on island as well as Marsh Harbour

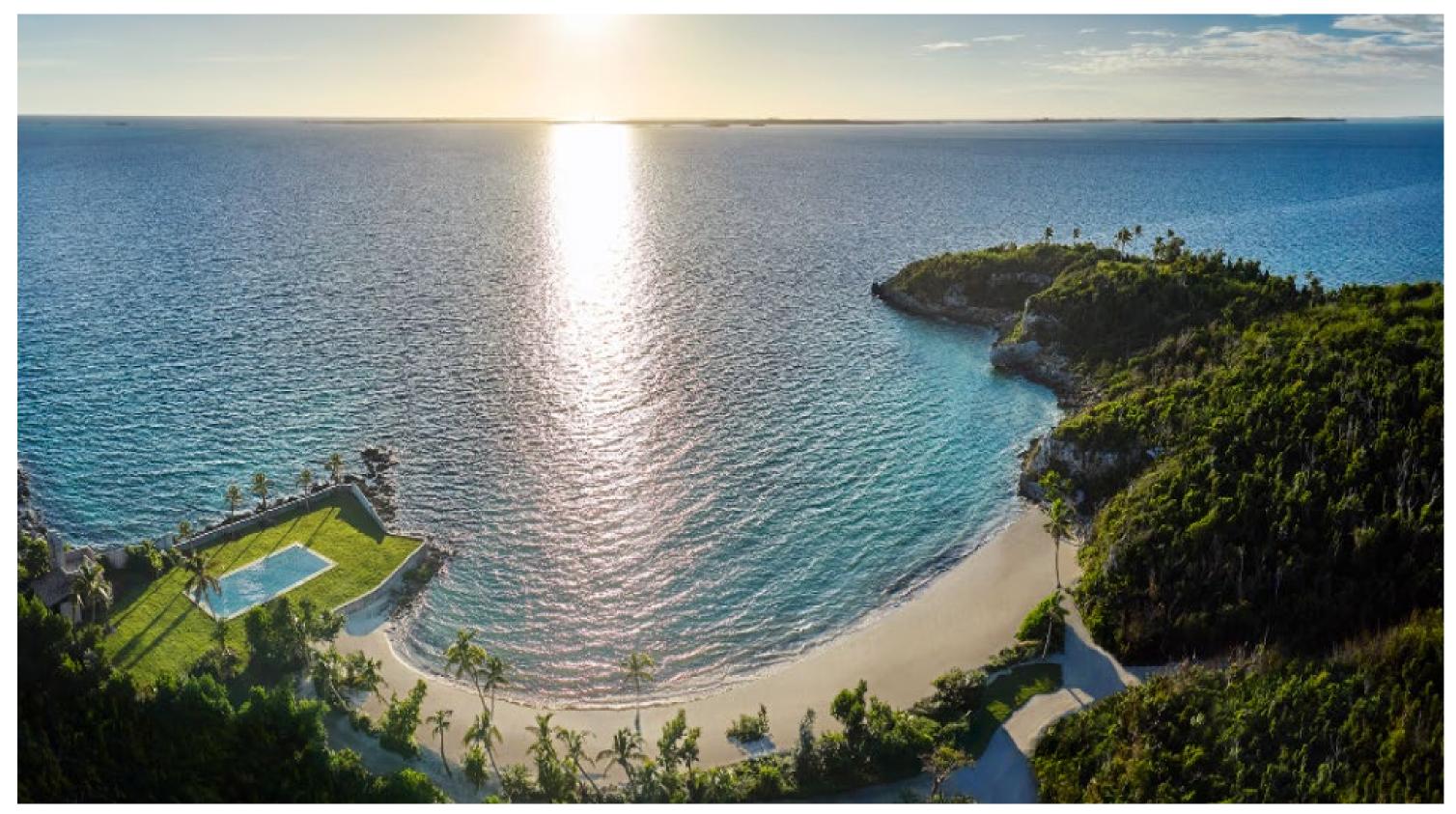


# Sterling Montage Cay





# **Existing Marina**



# Mother's Beach

# **ECONOMIC IMPACTS**

## Multiple Service Provider Opportunities for Bahamians

- Many local consultants and suppliers already engaged.
  - Islands By Design- Environmental Consultants
  - BRON-Structural Engineers
  - Chee-a-Tow-Surveys
  - AMS-Architects
  - EDS-MEP Engineering
  - Riviere & Associates-Surveyors
  - TLD-Landscape evaluation and repair post Dorian
  - Diane Phillips & Associates- Marketing/PR

# **ECONOMIC IMPACTS (continued)**

### Construction Phase

- 2,970 persons will be hired during this phase.
- Operational Phase
  - 250 plus persons
- Work Permits
  - Will be requested during and after construction phase, with the goal of limiting the number being requested



### **MONTAGE CAY DRAFT MASTERPLAN**





KEY COUNT		
HOTEL	UNITS	KEYS
PRESIDENTIAL SUITE	1	1
ONE BEDROOM SUITE		
WITHOUT LOCK-OFF	2	2
WITH LOCK-OFF	4	8
JUNIOR SUITE		
AT INN	12	12
AT MOTHER'S BEACH	20	20
OVER WATER SUITE	6	6
TOTAL GUEST ROOMS KEYS		49
VILLAS		
4 BEDROOM UNITS	5	10
3 BEDROOM UNITS	11	22
2 BEDROOM UNITS	6	12
GUEST HOUSE	2	2
TOTAL VILLA & GUEST ROOMS KEYS		95



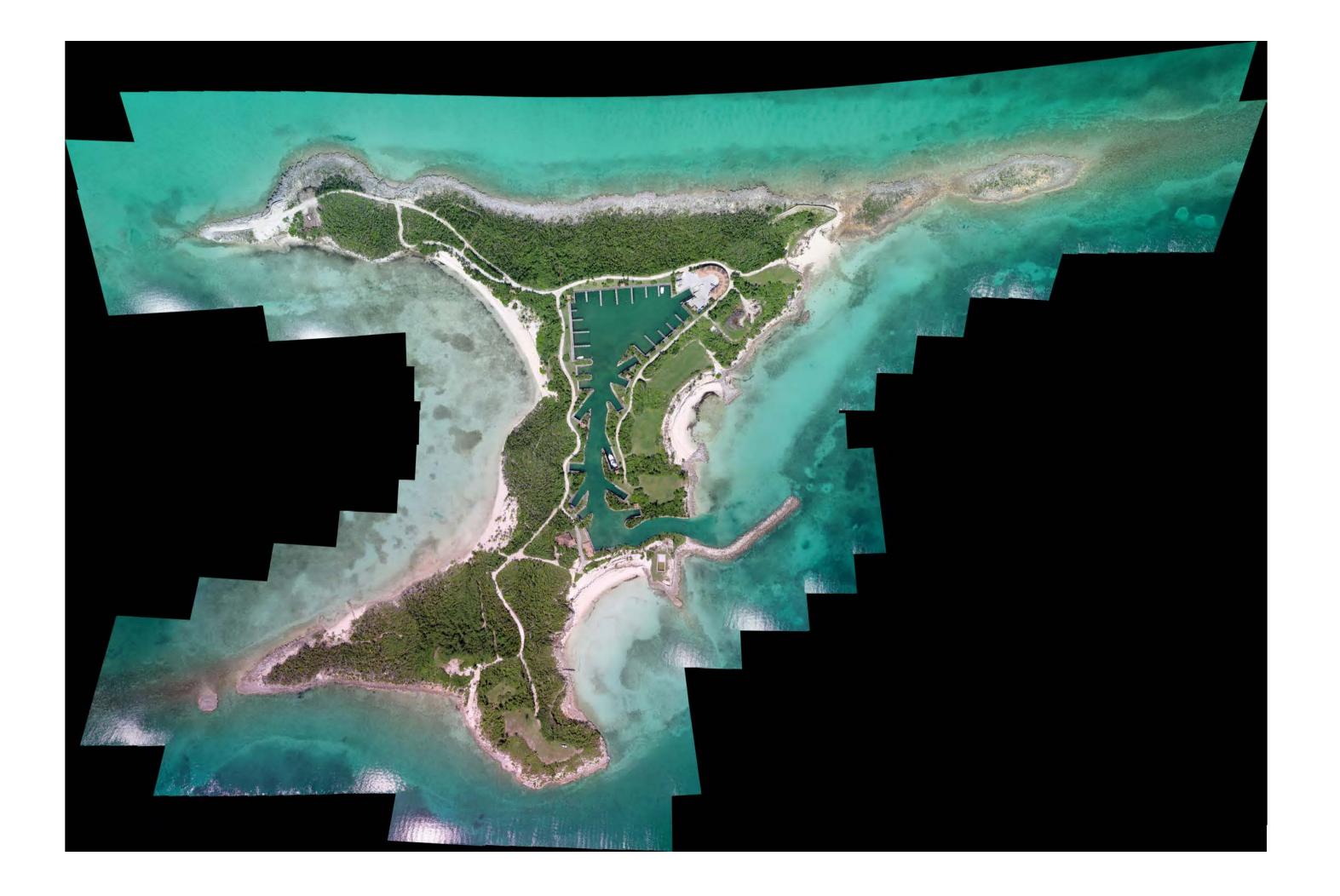


ROBERT GLAZIER A R C H I T E C T

### A101

### ENVIRONMENTAL COMPONENT

- Project approved previously in 2002
- Partially developed with some infrastructure
- Updated EIA submitted to Department of Environmental Planning and Protection (DEPP) in **April 2021**
- Drone photo taken September 2020



# QUESTIONS?

### CONTACTS

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