

BARAUD DEVELOPMENT

LUMIÈRE

LUMIÈRE

-at Clipper Bay-

Lumiere at Clipper Bay -
a thoughtfully designed
collection of 40 luxury
2 bed/2.5 bath townhomes.
With elegant architecture,
smart layout and prime
location, Lumière is where
elevated living meets
everyday's ease.

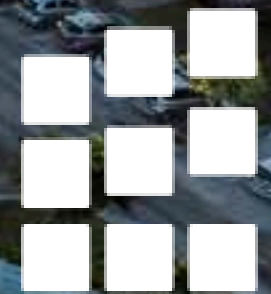


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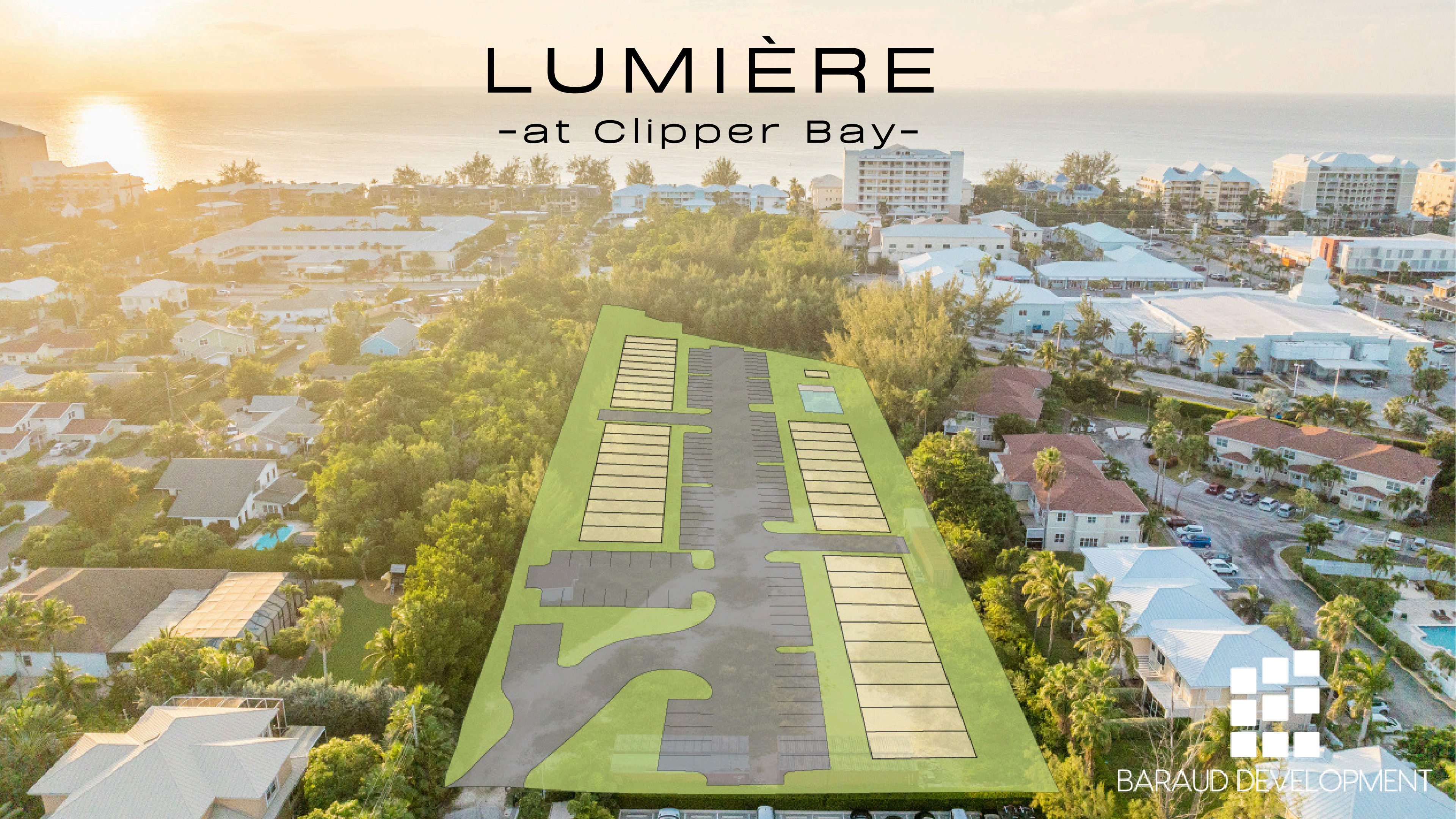
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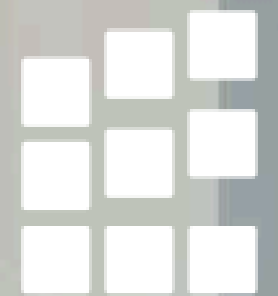
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First Floor



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Second Floor



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Featured Amenities



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- Large 1,497 - 1,541.50 sq. ft. (+/-) townhomes
- 2 bed/2.5 bath
- Situated in the prestigious community of Clipper Bay
- Gated community
- Pedestrian gate with access code
- Pet friendly
- Professionally designed lush landscaping
- Large pool and pool deck
- Bylaws to allow for short term rentals
- Affordable strata fees and insurance
- High speed fiber ready
- Expansive 10 ft ceilings
- 8 ft interior doors
- Contemporary recessed lighting throughout
- Galley kitchen with quartz countertops
- Stainless steel kitchen appliance package
- Master bedroom featuring ensuite bathroom with his and her sinks and walk-in shower
- Large balcony off master bedroom
- Ground floor private patio with backyard
- Hurricane impact windows and doors
- Energy efficient AC systems

Specifications



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FLOOR PLANS

Spacious, open floor plans with large windows and doors for natural ambient lighting.

ROOF

Engineered roof trusses with energy efficient single ply TPO.

FLOORING

Modern tiles.
Several choices of finishes.

FLOOR SLAB

First floor:
Engineered concrete floor slab, Steel Rebar meshing.
Second floor::
Engineered concrete suspended floor slab.

WINDOWS

Energy efficient windows with double insulated glaze.

INTERIOR STAIRS

Engineered solid poured concrete stairs.

WIRING

Units are fiber-ready to provide fastest internet connectivity.

WALLS

Exterior walls constructed with insulated foam block [ICF] with solid 8-inch poured concrete walls.

Specifications



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HVAC

16 SEER high efficiency central air conditioning with digital thermostat.

DOORS

Glass panel 8 ft front entry door. Contemporary designed interior solid core doors.

KITCHEN

Large galley kitchen featuring Shaker style doors. Choice of color options.

KITCHEN

COUNTERS

A wide variety of quartz countertops for counters and backsplash.

APPLIANCES

Modern stainless steel appliance package. Over the range microwave with recirculating exhaust fan.

Timeline



R. O. I.

PROPERTY:	PRE-CONSTRUCTION:	RE-SALE:	R.O.I
HARBOR POINT	CI\$ 315,000	CI\$ 695,000	120%
PARKWAY PLACE	CI\$ 375,000	CI\$ 695,000	95%
SHORE CLUB	CI\$ 650,000	US\$ 1,350,000	70%
TWENTY 40	CI\$ 625,000	US\$ 1,200,000	57%
LOTUS	CI\$ 840,000	CI\$ 1,200,000	43%

Terms



RESERVE YOUR UNIT

A C\$10k deposit will be required for us to temporarily reserve your unit along with your signed reservation agreement.

SECURE YOUR UNIT

Exchange of contract with 10% deposit [minus original C\$10K deposit].

DEPOSIT PAYMENT SCHEDULE

Initial Deposit - 10% - Upon signing the Purchase Agreement.

Second Deposit - 5% - Completion 1st floor slab [January 2026].

Third Deposit - 10% - Completion of roof sheathing [April 2026].

CLOSING ON YOUR UNIT

Final closing will take place upon completion in accordance with the terms of your Purchase Agreement.

All information and visuals are for illustrative purposes only and subject to change without notice. The Developer may modify any aspect of the project at its sole discretion.

Contact us



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