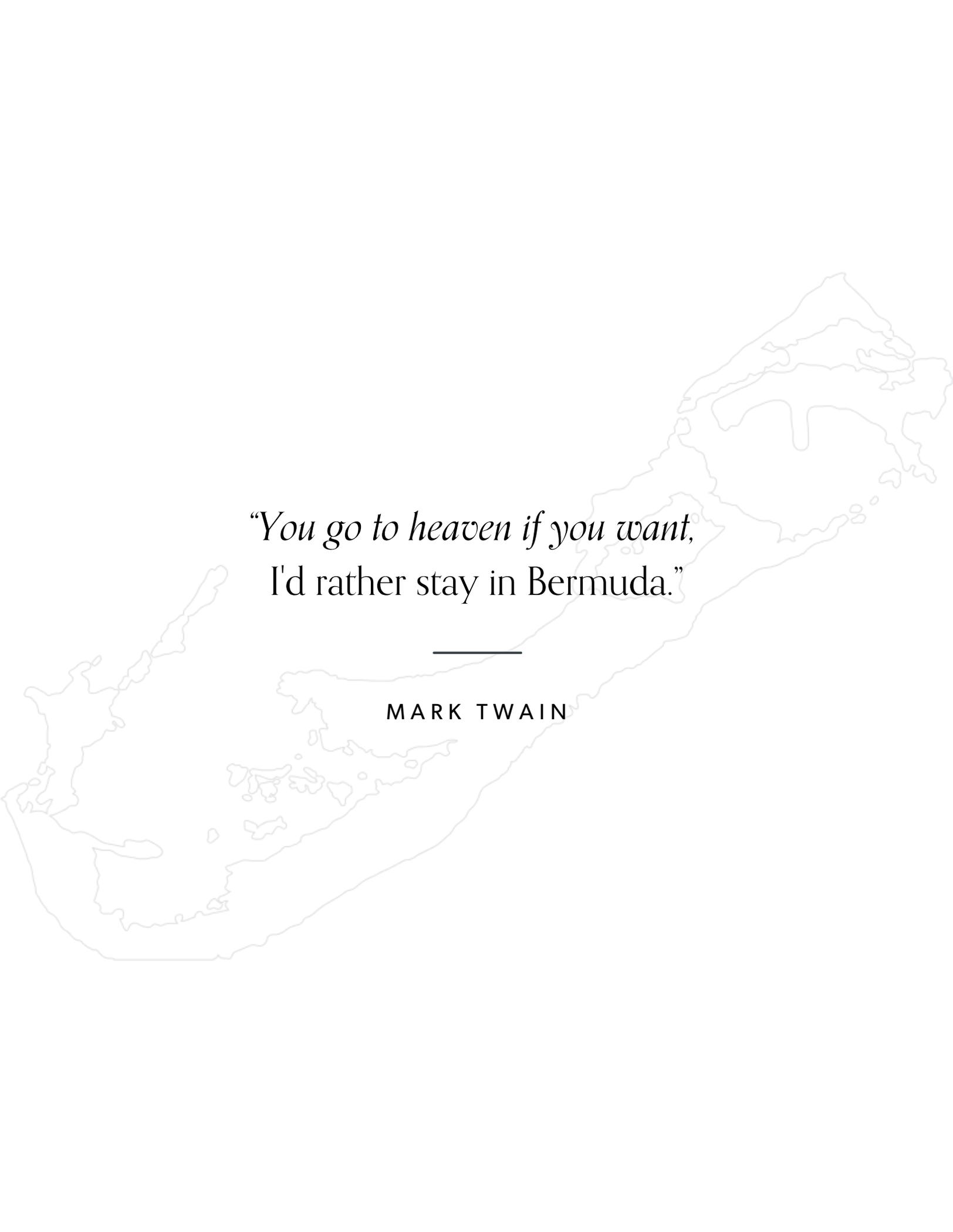




AZURA

Sales Presentation



*"You go to heaven if you want,
I'd rather stay in Bermuda."*

MARK TWAIN





Welcome to Azura: Nautilus Ocean Residences

A BRAND NEW RESIDENTIAL ENCLAVE & BOUTIQUE HOTEL

Nestled among Bermuda's coveted South Shore beaches, yet only 10 minutes from the centre of Hamilton, Azura offers discerning buyers a luxurious and unique oceanfront ownership opportunity—and visitors a stunning new hotel.

Our new and exclusive oceanfront residence collection is available to Bermudians, Work Permit Holders, and International Buyers. Located in Warwick Parish, one of the most desirable locations in the heart of Bermuda, owners enjoy both the turnkey benefits of hotel services and rental income opportunities. Plus, additional government financial incentives, including a waived License Fee for International Buyers.

These exceptional private and wholly-owned residences offer a unique clifftop setting with breathtaking Atlantic views and a private beach, including a new signature saltwater Ocean Pool.

With pink sands, swaying palms and sparkling ocean views at your doorstep, it's never been easier to love where you live.

AZURA Bermuda



SURF Restaurant

OCEANFRONT LOCATION



Hotel Residences

All residences at Azura and Nautilus are defined as Hotel Residences under Bermuda law. Simply stated, this is a privately-owned residence on the grounds of a licensed hotel.

Nautilus Ocean Residences provides owners and their guests a turnkey home and amenities with the utmost flexibility in mind: to use as a (second) home base and to have their residence professionally managed and rented to hotel guests for income.

The ownership and operating model is similar to the concept of a Condominium Hotel. However, our model allows owners more flexibility in residing and managing their residence than many typical condominium hotel models abroad. The amount of time owners spend in their residences is entirely up to them and can change from year to year.

All owners need to commit at a minimum of one bedroom (or 'hotel key') to the Hotel Rental Program for 50% of a calendar year (183 days) for at least five years. There are no seasonal or calendar date requirements, so, residence owners can fully customize their schedule and planned usage annually. Above the minimum, owners can commit as much time to the Hotel Program as they like - there is no limit.



AZURA BERMUDA

Location

Azura is located centrally along a coveted stretch of South Shore beach overlooking the dazzling hues of the Atlantic. We are situated next to the Blackburn Smith Nature Reserve and adjacent to Bermuda's renowned Railway Trail.

Owners are close to all that the Island has to offer. We are located just 10 minutes from the City of Hamilton and near many exceptional restaurants, spas, tennis clubs, and award-winning golf courses. Situated centrally on Island, the historical town of St. George is a 35-minute drive from Azura and the Royal Naval Dockyard, one of Bermuda's most popular attractions, is only a 25-minute drive.

Beaches close to Azura Bermuda:

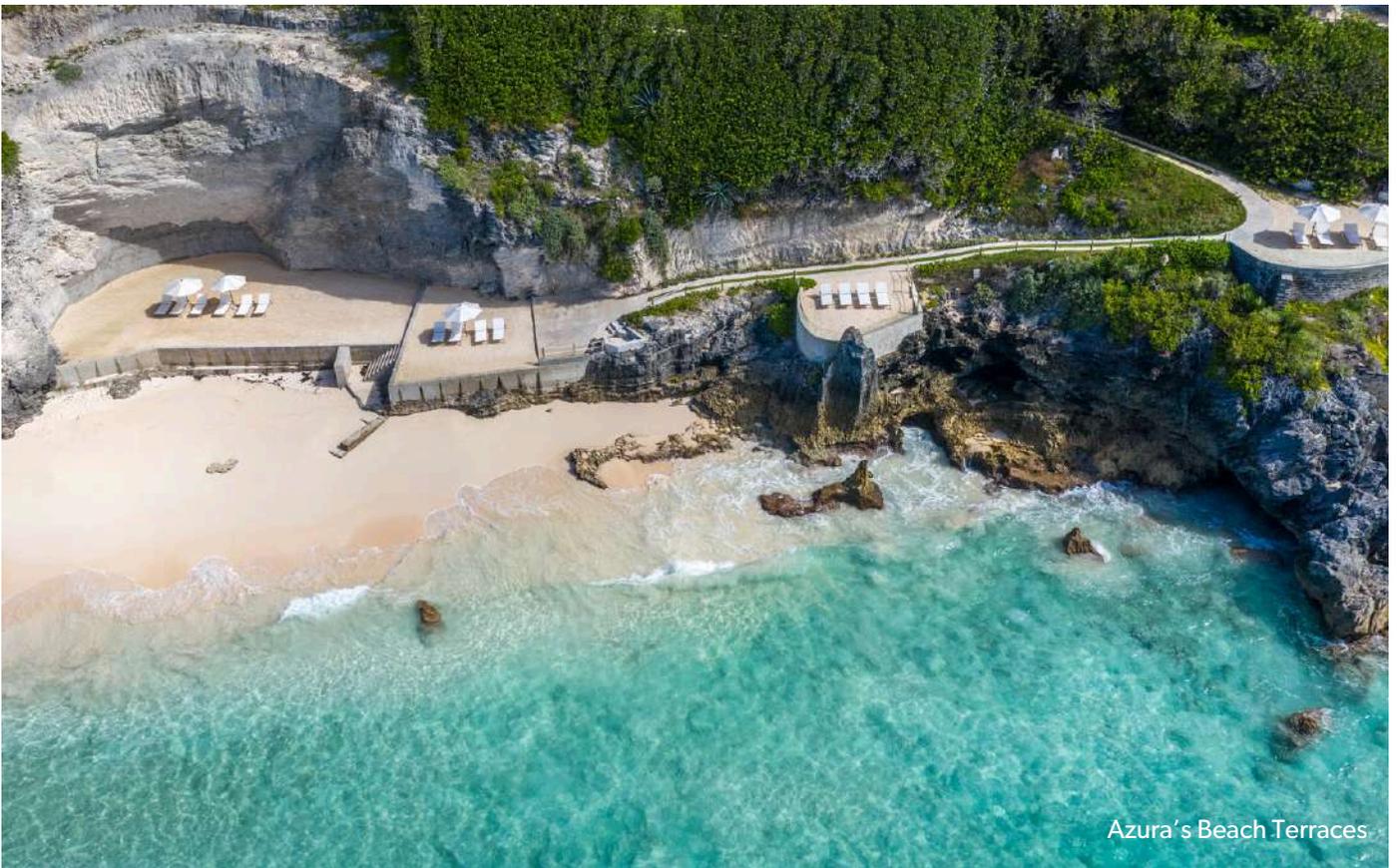
Elbow Beach, Paget | 2 minutes

Warwick Long Bay, Warwick | 5 minutes

Horseshoe Bay Beach, Southampton | 7 minutes

Cooper's Island, St. David's | 35 minutes

Azura's Main Pool



Azura's Beach Terraces



Azura Bermuda Amenities

RECEPTION AND CONCIERGE STAFF

GENERAL MANAGER WITH ON-SITE TEAM

PRIVATE BEACH WITH FOUR ELEVATED TERRACES

SALT WATER OCEAN POOL

NAUTILUS HOUSE SPA GARDEN POOL

OCEANFRONT GYM AND STUDIO

SPA AND WELLNESS SERVICES

SEASCAPE ROOFTOP: POOL, SAUNA AND SHADED TERRACE

OCEANFRONT RESTAURANT

MAIN AZURA POOL AND BAR

OWNER PARKING

COMPLIMENTARY SHUTTLE (SEASONAL)

A La Carte Services

HOUSEKEEPING AND LAUNDRY SERVICE

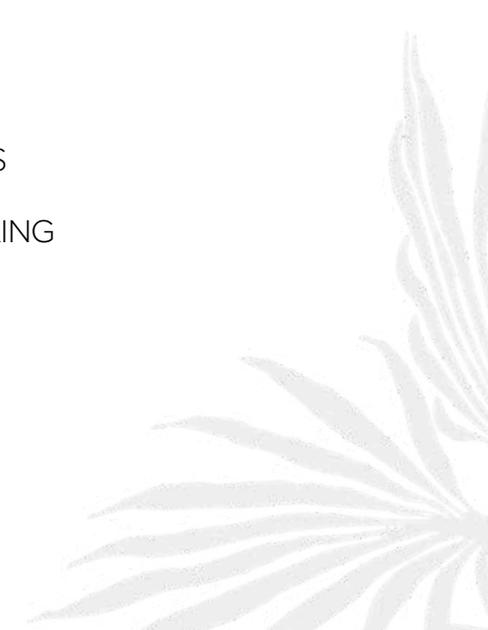
GROCERY DELIVERY AND STOCKING

IN-RESIDENCE SPA AND WELLNESS TREATMENTS

IN-RESIDENCE, CULINARY EXPERIENCES AND CATERING

RESIDENCE MAINTENANCE SERVICE

Some services require an additional fee.



Salt Water Ocean Pool



Gym and Studio

NAUTILUS AMENITIES

Bedroom



Living Room





AZURA BERMUDA

CONTEMPORARY DESIGN

Vibrant Lifestyle

Nautilus Ocean Residences have been designed to high standards by our award-winning design team at CTX. Within each one, you will find CTX's signature contemporary interior design, the latest trends in elegant furnishings and floor-to-ceiling glass.

Azura design is inspired by our magnificent oceanfront setting, high atop a bluff overlooking the Atlantic Ocean and our pristine private beach. Comfortable, elegant and spacious, our accommodations are beautifully appointed with the latest in contemporary décor and Bermuda-inspired artwork.

Images are of recent CTX-designed units comparable to Nautilus Residences.



NAUTILUS INTERIORS



Whether you're with family or
friends - or enjoying it on your
own - the Azura experience is
effortless seaside living.





THE BEATING HEART

Of Bermuda

Bermuda's iconic pink sands and cerulean-colored seas greet you from your clifftop oasis, as you enjoy your own private Hotel Residence. The Azura lifestyle is unlike any other, and our homes are designed to provide you with professional property management and hotel services that create revenue opportunities and a new vibrant way of living!

Spend hours on your balcony watching the day pass by – and, if you are lucky, catching the humpback whales breaching as they migrate north.

Unwind on powdery-soft pink beaches, tee off on one of its many world-class golf courses or explore trendy restaurants and shops along Hamilton's waterfront—it's all within easy reach of Azura.

Experience Bermuda and discover your new home away from home in paradise.



ISLAND LIVING

TROPICAL PARADISE IS

Closer Than You Think

Easy Access

Bermuda is only a 2-hour flight from major hubs such as Boston, New York, and Philadelphia, and under 3 hours from Toronto, Atlanta, and Miami. Flights to London are 7 hours—making Bermuda one of the most convenient island escapes to reach.

Getting Around the Island

Each hotel residence comes with an Assessment Number, allowing owners to purchase a car in Bermuda. There will be parking in various areas on the site, and electric charging stations can be added should an owner buy an electric vehicle.

Other options include the resort shuttle, which operates seasonally or by advance arrangement, which can take residents into Hamilton and nearby Elbow Beach. Resort golf carts can also offer guests assistance around the property as needed. Or, for a fun and convenient way to get around, consider renting an electric car or bike. These can be reserved through the front desk and multiple charging stations are on the property for the island's latest rental options like Twizy's and Bermi's.



AZURA

Azura Bermuda
90 South Road, Warwick, WK 08, Bermuda