

NOW OFFERING COMBINED LOTS

Kite Beach Villas 2

Ocean-view land offerings with the freedom to create large custom villas inside a secure, design-forward gated community just 30 meters from the beach.

6 combined lots

600 to 708 m² offerings

Flexible building

Use your builder, subject to project rules

Ocean-view lots

Second and third stories capture the view

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A Stronger Vision for the Community

Buyer demand has clearly shifted toward larger estate-style homes. In response, Kite Beach Villas 2 is now offering a curated collection of combined lots that allow purchasers to build more expansive villas while enhancing the long-term value of the entire project.

What is changing

Select lots have been combined to create larger buildable parcels that support generous pools, broader terraces, more private outdoor living, and larger home programs.

What is already happening

Lots 1 and 2, and Lots 3 and 4, have now been combined into two striking 10-bedroom villa concepts with spectacular surroundings, beautiful pools, and starting prices from US\$1.1 million.

Why it matters

These larger homes raise the profile of the project, create stronger neighboring values, and position Kite Beach Villas 2 as a premium modern coastal community rather than a standard subdivision.

Project direction

Clients can still choose their preferred builder, but every home must respect the architectural guidelines so the community keeps a cohesive, high-end look and feel.

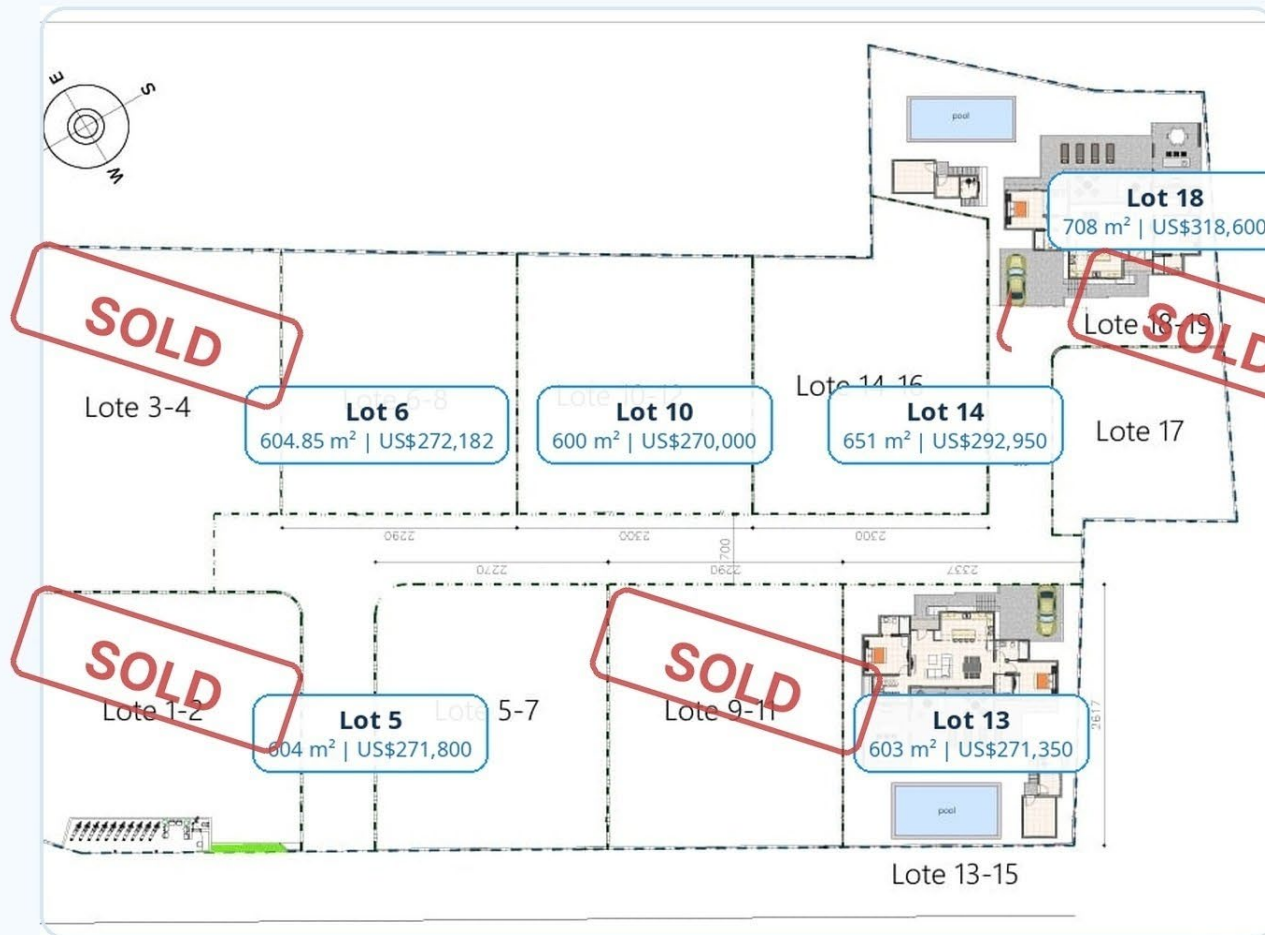


Designed for scale and value

Illustrative renders and inspiration imagery shown throughout this brochure reflect the level of design, ocean-view positioning, and amenity potential possible within Kite Beach Villas 2.

Combined Lot Plan & Community Infrastructure

All combined lots are currently priced at US\$450 per square meter. The project remains a gated community with core infrastructure and architectural controls that protect value while giving owners real design flexibility.



Build freedom with standards

Owners may use the builder of their choice, subject to project approval and compliance with the community rules, setbacks, and architectural character.

Project infrastructure

Concrete perimeter wall, hard-surface entrance and internal streets, security, garbage pickup, underground electricity, allowance for private generators, and individual cistern sizing by home.

Height and view potential

Homes may be designed as two-story villas with rooftop terraces or three-story villas with an additional room. Every lot has strong ocean-view potential from the second and third levels.

Minimum build benchmark

Minimum construction size is 200 m² — just over 2,000 square feet — helping maintain a high standard across the project while still giving buyers flexibility to go much larger.

Approximate lot range: 600 to 708 m² | Approximately 30 meters from the ocean

The lots nearest the ocean command a premium setting, while all combined lots are positioned to benefit from a modern streetscape and upper-level ocean views.

What Buyers Can Create Inside the Project

The images below show the design language and amenity level that buyers can pursue within Kite Beach Villas 2. These are illustrative inspirations rather than fixed models.



Illustrative home programs

Custom family villa

4 to 5 bedrooms, large pool, integrated indoor-outdoor living, rooftop lounge.

Luxury rental villa

Multiple guest suites, statement pool design, entertaining spaces, and strong resale/rental appeal.

Multi-generational residence

Guest bedrooms, service area, quiet terraces, and flexible private zones.

Signature rooftop home

Two stories plus rooftop terrace, outdoor kitchen, bar, and sunset entertaining areas.

Estate-style retreat

Larger footprint, deeper landscaping, generous outdoor decks, and premium privacy.

Available Combined Lots & Pricing

Each of the lots below reflects the new combined-lot strategy. Pricing is currently set at US\$450 per square meter.

Starting land offerings

US\$270,000 to US\$318,600

Lot	Former Lots	Area	Price / m ²	Total Price
Lot 5	Former Lots 5 + 7	604 m ²	US\$450	US\$271,800
Lot 6	Former Lots 6 + 8	604.85 m ²	US\$450	US\$272,182.50
Lot 10	Former Lots 10 + 12	600 m ²	US\$450	US\$270,000
Lot 13	Former Lots 13 + 15	603 m ²	US\$450	US\$271,350
Lot 14	Former Lots 14 + 16	651 m ²	US\$450	US\$292,950
Lot 18	Former Lots 18 + 19	708 m ²	US\$450	US\$318,600

Helpful planning note

Lot sizing gives owners meaningful freedom to plan wider pools, deeper terraces, guest suites, service areas, rooftop entertaining, and more generous landscaping than a standard single parcel would typically allow.

Your Vision, Your Builder, Your Home

Kite Beach Villas 2 is designed for buyers who want more than just a parcel of land. It offers a setting, a standard, and a framework for building something exceptional.

Whether your goal is a private family residence, a rooftop entertainer, a premium rental villa, or a larger estate-style retreat, these combined lots give you the space to shape a remarkable ocean-view property inside a growing, protected community.

For pricing, reservations, and next steps

Christine MacLean

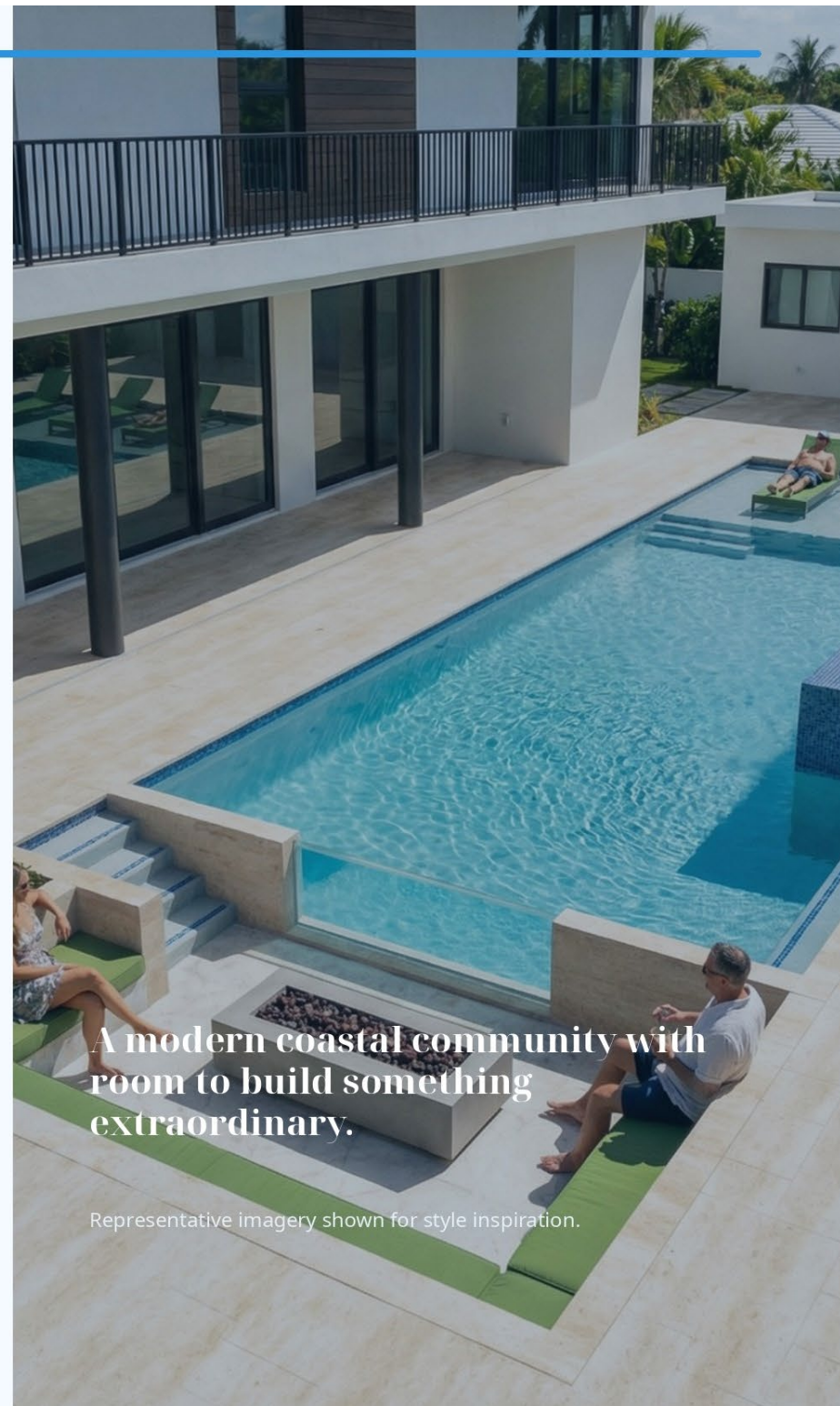
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Quick recap

- Combined lots from 600 to 708 m²
- US\$450 per m²
- Use your preferred builder, subject to guidelines
- Ocean views from upper levels and strong long-term value positioning



**A modern coastal community with
room to build something
extraordinary.**

Representative imagery shown for style inspiration.