

GRENADINE ISLAND VILLAS

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YOUNG ISLAND, ST. VINCENT & THE GRENADINES

12.6 Acre Fully Developed Private Island Resort
Leasehold - 53 years left

\$10,000,000 USD

Fully Developed Hotel Resort

Young Island Resort is a privately owned luxury resort in the Grenadines, located only 200 yards south of mainland St. Vincent. Neighbouring islands are Mustique & Bequia.

Strong geographical features & elevation, large natural beach, protected anchorage, fabulous views from each side of the island

Rented as a Private Island for around 125,000USD per week

48 years Established Castaway Resort

This island, 12.6 acres of tropical hillside surrounded by a white sandy beach and Caribbean ocean. This superb property has been run successfully as a private island resort for 48 years and has an established reputation amongst a loyal clientele and strong repeat guest rate.

The owners of Young Island are selling 100 % of the hotel which is fully operational.

Young Island is the most northerly island in the Grenadine chain of islands and is a privately owned luxury of just under 13 acres. A beautiful private tropical island located 200 yards South of mainland St. Vincent.

- With White Sand Beachfront
- Elevated areas
- Yacht Anchorage and set in calm waters
- World class sailing in the Grenadines on your doorstep
- Long established Wedding and Honeymoon and family holiday destination with many repeating visitors

The island is 12.6 acres in size. Current Buildings occupy 2.5 acres allowing for ample space for further development.



13°07'49.7"N, 61°12'10.3"W

There are 29 private guest cottages scattered around the island, primarily upon gentle sloping hillsides overlooking the ocean. 29 Guest Cottages with:

- all cottages enjoy sea views
- all cottages have open-air garden showers
- some with private plunge pools
- all with sun decks

Additionally there is :

- a spa
- a har-tru tennis court
- a coconut bar in the sea
- 2 dining areas; one area reserved for more formal dining and the other under several thatched gazebos used for casual dining.

Benefits from mainland Saint Vincent facilities just 200 yards Offshore

Just a short launch ride away from the mainland on 3 to 4 mins in waters which are calm.

The spectacular island location offers guests, privacy and seclusion in the private cottages amongst natural peace and quiet. Enjoy the best of both worlds whilst being relatively close to the capital, airport, shops, bars and restaurants.

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MAINLAND FACILITIES

The Island benefits from a large area of Waterfront on the mainland. This area is included in the sale or lease:

- Mainland dock providing dockage for Launch & Dive Boats
- Mainland parking lot for around 25 vehicles
- storage area
- staff quarters
- Watersports Base - The area which currently houses Dive shop
- Large storage area which formerly housed the Young Island Dock Shop (Gift Shop).

Easy connection to mainland - Hotel Launch

Guests transfer from the mainland is easy and smooth via the hotel launch. The launch currently runs round the clock.

Water & Power

The water supply for the property comes from the Central Water and Sewerage Authority via submarine pipe.

The power supply for the property comes from Vinlec (St. Vincent Electricity Services Ltd.) via a submarine cable and there is a fully operational generator on the property which is used during power outages to ensure uninterrupted power supply.

Lease - Easily Renewable

The property is a leasehold property owned by the Government of St. Vincent and the Grenadines. There is a total of 91 years available for the potential purchaser. The current owners have 51 years remaining on the original lease with an option to renew for an additional 40 years - so 91 years easily arranged. The lease payment to the Government of St. Vincent and the Grenadines is a modest amount per year.

Loyal Team and Full Operational Resort

The new owners would take on a dedicated team of staff if they wish with longstanding loyalty and local knowhow and expert management team.

Staffing Overview

All of the existing staff and management want to remain at Young Island. You will be purchasing a fully operational hotel and all are happy to continue their employment (if possible) under new ownership. The staff team is currently as follows :

- Total staff complement is 65 members.
- Number of general staff 55
- Number of office staff 8
- High level management team

Saint Vincents' Best Beach

The white sandy beach is considered the best on Saint Vincent, where the majority of the beaches are dark, volcanic sand. The combination of rich, glossy palms and crystal, clear ocean provide an ideal location for the idyllic Caribbean getaway.

Surrounded by Glorious Sailing & Diving

Young Island is the first island of the Grenadine chain of islands which includes Mustique, Canouan, Palm Island and Petit St. Vincent all of which boast luxury resorts. Young island benefits from the idyllic climate and stunning natural environment of the Grenadines for a prefect destination for Both US & European guests :

- Frequently rated as The Worldsbest sailing
- World Renowned Diving
- Recognized World Wedding Destination
- ...In addition The Grenadines offer great Kite-Boarding, Golf and Snorkeling with a warm and vibrantly colorful Culture and low crime.

Island Geography integrates with Tourist Requirements

- White Sandy Beachfront is very enticing and the island is an appealing destination for day visitors from the island.
- The beachfront offers an ideal arrival point, perfect for guests who want to sail to the island.
- The natural lush vegetation gives much privacy and shade to the guests making the island very comfortable and matching guests expectation of a tropical hideaway.

The Lush Tropical Landscape

Home to a divers species including some near extinct on the mainland. The Eco aspects of the resort could be enhanced in a sensitive manner to attract Eco inspired tourist.

Beachbar

30m from the beach is a beach bar in the wonderful crystal clear shallow waters of the island. This Beach Bar is part of the resorts history and features in many a guest photograph.

Great Guest Reviews & Excellent Reputation

- 50% Repeat Business
- Ranked #1 of 16 hotels in St. Vincent
- Fantastic Trip Advisor reviews:
- "Wow !!!!!!!!!!!!!!!!!!!!!!!"
- "Among the very best"
- "Amazing place!"... etc

The present owners have spent time and investment to build the business and establish a healthy turnover with 50% repeat business primarily from the US and British markets. John Lennon and Ringo Starr and their then wives had a private, low-key holiday on Young Island.

The resort consistently receives excellent reviews including a Fodor's Choice designation.

Related Marketing items included

We confirm the inclusion of related marketing items eg - website, domain name, branding, image gallery etc and marketing network all of which should be handed over with the island to any new owners.

Brief History ...from Carib Chief to Hilton Group

Legend has it that 150 years ago the Carib Chief "Chatoyer" traded the island for a stallion owned by the then British Administrator, Governor Young, hence the origin of the island's name.

Young Island was eventually developed into a luxury resort some 48 years ago by John Houser of the Hilton Group.

In 1979, ownership eventually moved to its current Vincentian owners, Sir Frederick Ballantyne and Mr. Vidal Browne.

The resort has been in the same ownership for thirty three years, and a new owner or partner is now being sought.

Prime Location for New Airport Influx

Please note there is a Newly planned international Airport on the Mainland of Saint Vincent. The new airport under construction on Saint Vincent offers further encouragement for the new owner/s to develop this islands' potential.

Planning

It is anticipated that planning permission would be easily obtained for enhancement of the island. The new buyer would likely have the full Support of the Government as The Government of St. Vincent & the Grenadines is keen on promoting direct foreign investment, promoting the hospitality industry and creating employment for Vincentians. If a purchaser is going to do any or all of these, he should certainly feel confident that he would have the support of Government regarding planning permission.

Ideal for Investment & Development

Young Island, named after a Governor who gifted a horse in exchange for the land, is ready for additional investment and enhancement and offers a rare investment opportunity.

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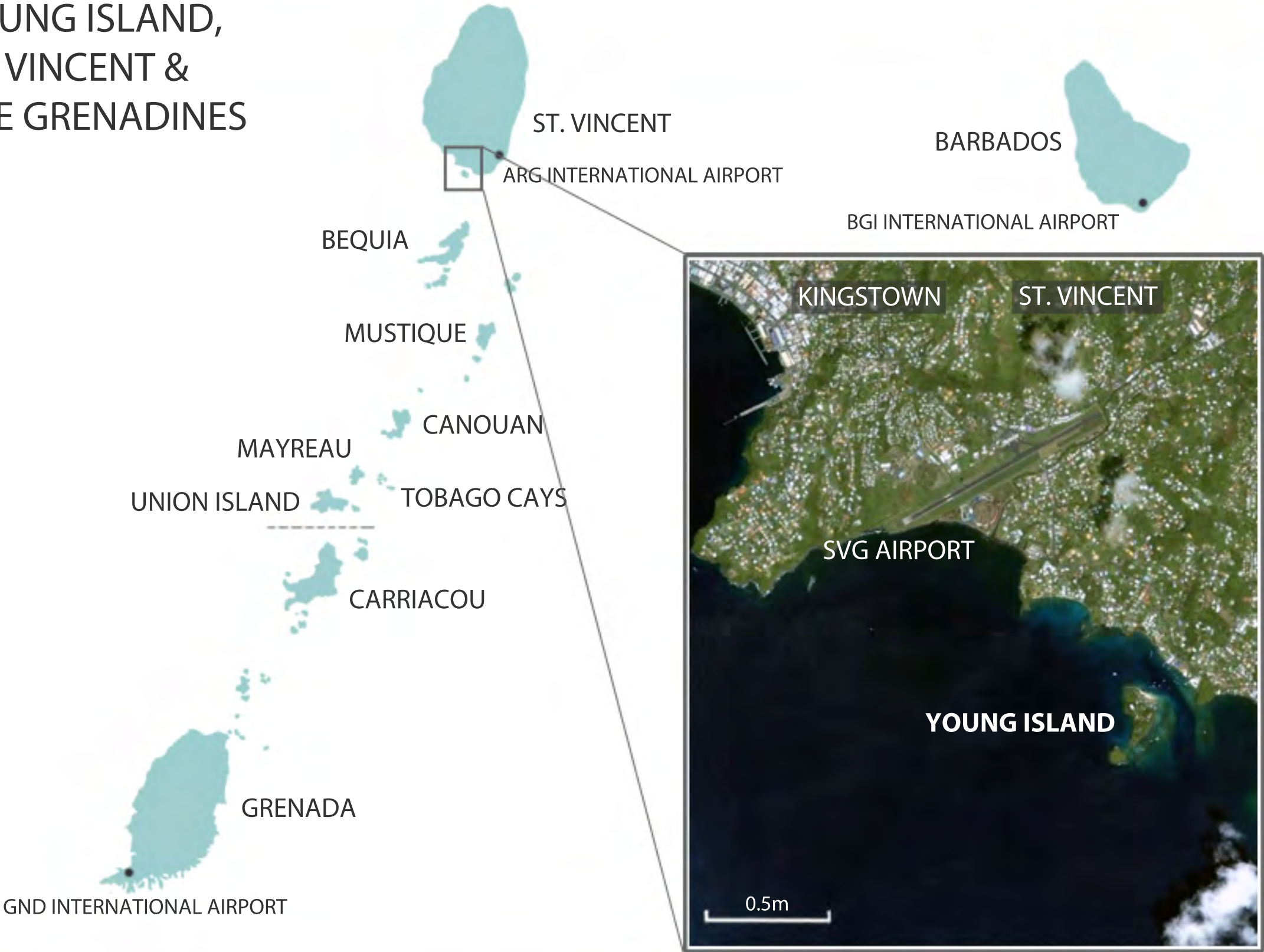
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YOUNG ISLAND,
ST. VINCENT &
THE GRENADINES





Young Island

Illustrated property map (not to scale)



- B Beach, sea and reef
- C Coconuts bar
- D Dock
- F Front desk reception
- L Lobster and fish pool
- M Main bar
- P Pool
- R Restaurant area
- S Sunset point
- T Tennis court

Kalina Spa: 15

Superior: 1-5, 7-8, 11-14, 16, 18-24

Deluxe: 9, 17, 25, 27

Luxury with plunge pool: 6, 10, 28, 29, 30

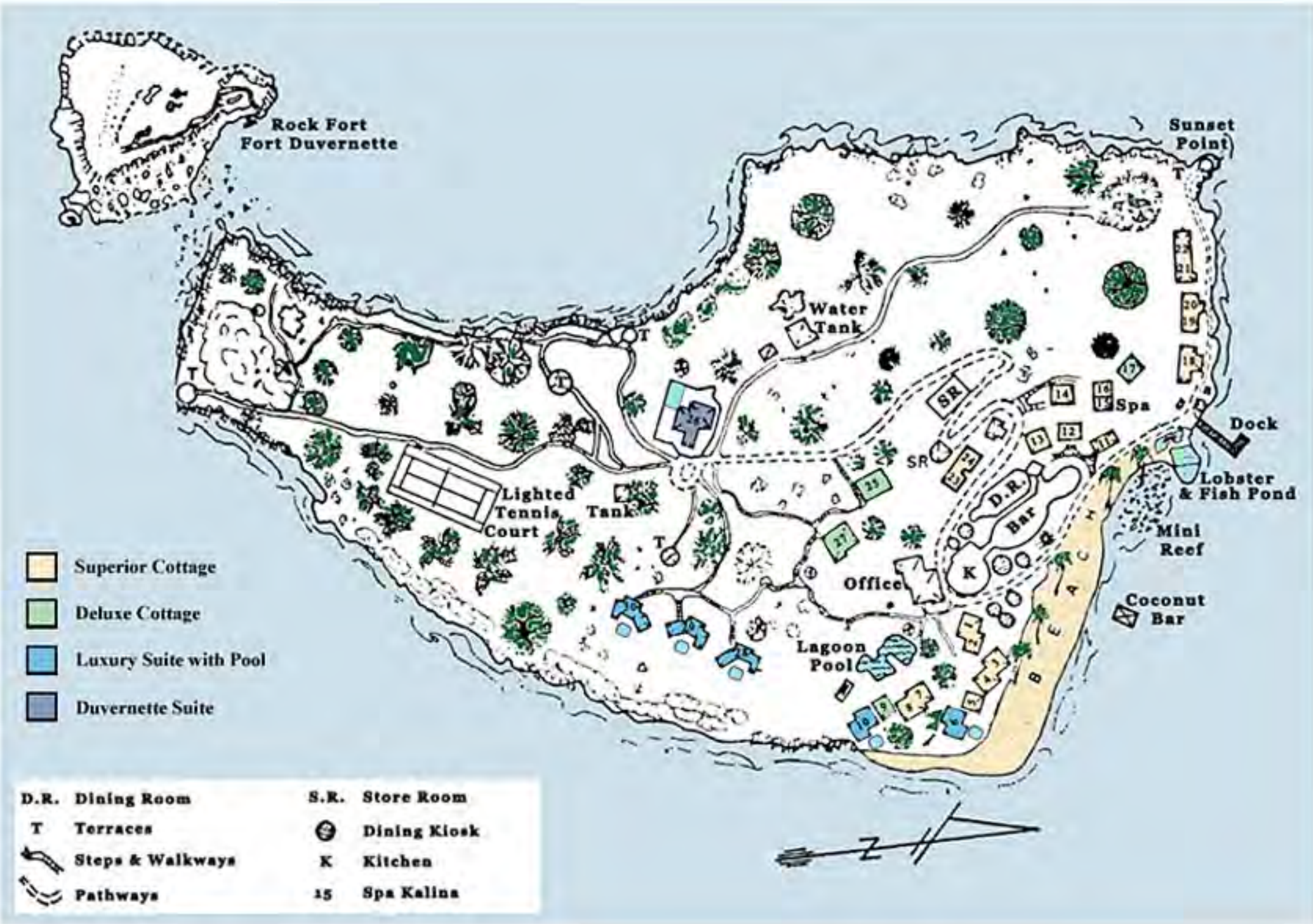
Duvernette Suite: 26

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Young Island The Grenadines

The Grenadines Collection

