

2010 EDITION

BusinessBVI

THE PREMIER BUSINESS & INVESTMENT PUBLICATION OF THE BRITISH VIRGIN ISLANDS



www.businessbvi.com



Family Paradise

Oil Nut Bay





A NEW COMMUNITY sits tucked within the eastern tip of Virgin Gorda. Oil Nut Bay is the latest creation of award-winning real estate and resort developer, Victor International Corporation. Headed by David V. Johnson, Victor International has the rare distinction of being a debt free developer with over 40 successful U.S. developments to its credit, and has its first international community here in the BVI. The architecture and careful planning of this multi-generational family community integrates the very best of Caribbean lifestyle, while instilling a strong sense of home and privacy for its residents.

Oil Nut Bay is truly in a world of its own as it is only accessible by boat or helicopter. Upon arrival by boat, guests are greeted at the newly completed arrival dock which is highlighted by a traditional thatched roof, richly-stained wood, coral stone tile flooring, and complete with underwater lights which illuminate the glorious sea aquarium below. The Ipe Bar, artistically hand carved by a local BVI artist, provides a perfect welcome, offering traditional island cocktails such as Mango Maniacs and Pain Killers. Rum sipping is complimented by stunning hues of blue bay waters, coral reef and surrounding Green Malayan Coconut palm trees that sprawl out over a newly rejuvenated, sugary sand beach.

A variety of living options are offered and are under construction, each set on some of the most magnificent lots in the islands. Five of nine beach villas are still available, featuring spacious living areas, an infinity edge pool, vast ocean views and indigenous landscape. A variety of unique design choices, including island, traditional and beach cottage styles, are available to choose from or you are free to design your own individual style.

Oil Nut Bay sets a new standard for eco-development in the Caribbean. This very low density community consisting of only 88 homes on 300 acres of land and shoreline, has been designed for minimal impact on the natural surroundings. As with all previous Victor International developments, quality of life trumps



the density and scale of the development itself.

The Oil Nut Bay Beach Club reins as the social center and heartbeat of this full service resort community. The Beach Club facility includes a dramatic open-air pavilion capable of accommodating weddings, cocktail parties and other special events. On a daily basis, the Beach Club is a casual lounge, providing residents and guests with a breezy and picturesque haven in which to relax. The outside bar and grill offers daily luncheon options in a casual atmosphere near the beach and infinity-edged pools.

Several unique amenities focus on the family element, including a state-of-the-art Nature Center which provides activities and learning experiences for the children of the community. Marine and environmental biologists are on hand to tell stories about the rich history of Virgin Gorda, North Sound and the BVI people. The Kids' Club, otherwise known as "The Nut House," boasts daily supervised activities such as ocean adventures, art projects, water sports and golf and tennis lessons.

Oil Nut Bay is focused on wellness and activities for all ages. The resort amenities include a full service spa and fitness facility including yoga, tennis, and a myriad of water sports activities including sailing, wind surfing, snorkeling, kayaking, and beach related games and relaxation. Experienced instructors are available to lead and teach and just add to the fun of whatever activities you are most interested in pursuing during your stay.

Victor International recognizes the importance of setting an example for how future resorts should be modeled in order to provide responsible, yet luxurious living alternatives based on sustainable methods available at the cutting edge of today's technology. The leader of the Oil Nut Bay environment team is Dr. Larry Oswald, founder of Pure Eco Environmental Solutions.

"Developer David V. Johnson has the unique ability to look at something and see future potential that few can imagine. In the case of Oil Nut Bay, he sees its future as the most beautiful place on Earth where families will build homes and lifestyles that will be passed from generation to generation," said Dr. Oswald.

Oswald oversees the process by which electricity for the community is generated by central wind and solar electricity generators. The community is also currently connected to BVI Power to provide for a continuous power supply. In addition, through the conversion of seawater via reverse regenerative osmosis and desalinization, freshwater is created for drinking, showering, and for use in swimming pools. "Grey water" from sinks, showers and other non-saltwater waste sources is collected and treated not only for use in irrigation, but also for charging the battery packs of the many electric vehicles used for community transportation and service purposes.

Electric vehicles provide a mode of transportation with which Victor International has become quite familiar. During the summer of 2009, at one of its U.S. resort communities, Bay Harbor, Michigan, set the Guinness Book of World Records for the longest parade of electric vehicles, with 218 participating. Bay Harbor boasts the highest number of electric, or GEM cars per capita in the world. On the same day, David V. Johnson became the first recipient of the GEM Visionary Award for his outstanding contribution to the application of alternative fuel vehicles in planned communities.

In addition to Oil Nut Bay, Victor International is also raising the bar in the area's boating world by creating the North Sound Yacht Club, which will open in November 2010. Located in Virgin Gorda's North Sound, adjacent to the venerable Biras Creek Resort and a short dingy ride from Oil Nut Bay, North Sound Yacht Club will be one of the world's most unique and premier mega-yacht clubs.

North Sound Yacht Club, surrounded by a quaint village complete with upscale retail boutiques, fine dining and private villas, features a state-of-the-art marina with up to 38 slips for mega-yachts from 100-350 feet. Club membership also includes membership to the Oil Nut Bay Club and use of the Biras Creek Resort facilities.

Victor International is proving true the adage that good things come in threes. In a trifecta that began in 2006 with the acquisition of Biras Creek Resort, a Relais and Chateau property, Victor International is now under construction with the world-class additions of Oil Nut Bay and North Sound Yacht Club.