

# SHALLOW WATERS RANCH

ELEUTHERA BAHAMAS

INTRODUCING ELEUTHERA'S NEWEST OCEANFRONT RESIDENCES





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# MISSION

**SHALLOW WATERS RANCH (SWR)** is a creative community focused on designing a departure from the everyday and curating new approaches to simpler living. Developing places where art, music and nature are closer to the center of one's approach to life. Ultimately SWR is about providing spaces for living with a deeper connection and expression for adventure. SWR celebrates and encourages this creative spirit through its relationships and connections to remarkable places designed to encompass the freedoms of escape and exploration for new horizons.



# OUR STORY

Most, if not all, developments are realized by groups of developers who meet with bankers and lawyers to outline a bottom line of units per acre maximizing the overall use of the property in question. Shallow Waters Ranch was envisioned by architects and designers from the beginning. In an effort to fulfill their full potential as designers, they set out to focus on creating homes as resorts and dream up amenities and unique activities that better shape the design of spaces that responds to the needs for better living. This approach led them to believe that they can not only do this for our clients but for ourselves, which led to the concept of a 'purpose driven' designed community and "performance-based" concepts that help guide their designs for SWR. In other words, SWR is a Creative Community for Creative People. It's a space to inspire, collaborate and create original things. It's a unique space for anyone, but for creative talent SWR provides a private secure community that is safe to explore and reconnect to nature and to themselves space for anyone, but for creative talent SWR provides a private secure community that is safe to explore and reconnect to nature and to themselves.











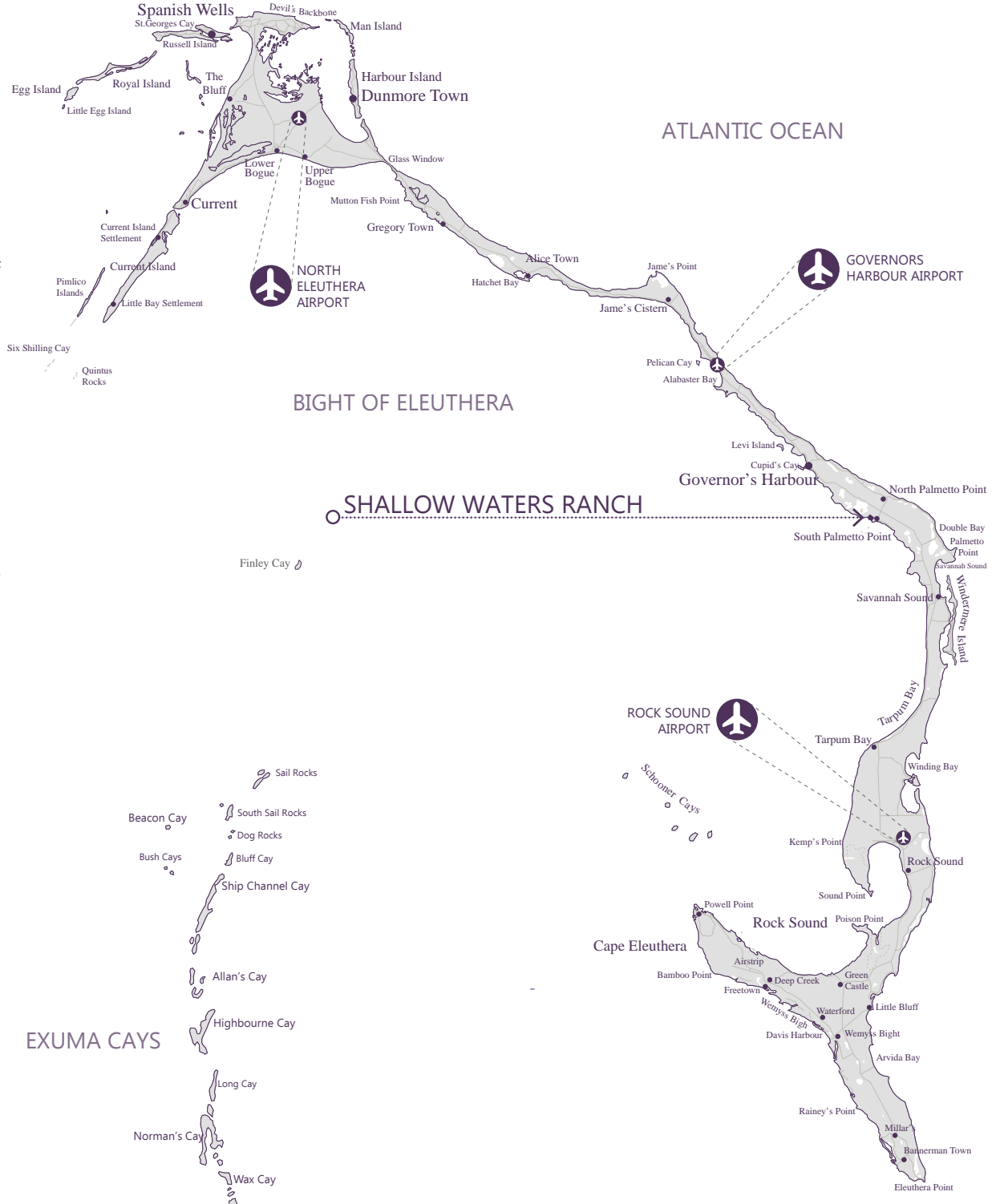
# GETTING THERE

Shallow Waters Ranch is located in South Palmetto Point, Palmetto Point, Eleuthera Bahamas. SWR is centrally located on the island of Eleuthera about 10 minutes south of Governor's Harbour, the principal settlement and administrative center for the Island. Eleuthera is located roughly 200 miles East of Florida and 60 miles East of Nassau. The island is just over a mile wide and 110 miles long.

Eleuthera can be reached by sea and by air. The island has three main airports: North Eleuthera Airport, Governor's Harbour Airport and Rock Sound Airport. Ports and Marinas open for traffic include, Governor's Harbour, Current Island, Harbour Island and North Eleuthera, Rock Sound and Spanish Wells.

Commercial Airlines like American Airlines and Bahamasair run daily between Florida and Eleuthera. Private planes and jets can also land at these airports as well. You can clear customs at either airport upon arrival. Once there, 'Queens Highway' runs the entire length of the island at a total length of 110 miles long, which will bring you right to the entry of SWR.

-  **GOVERNORS HARBOUR AIRPORT**  
22 MINUTE DRIVE
-  **NORTH ELEUTHERA AIRPORT**  
55 MINUTE DRIVE
-  **ROCK SOUND AIRPORT**  
50 MINUTE DRIVE
-  **MIAMI AIRPORT**  
37 MINUTE FLIGHT







# SITE

This tropical 42-acre site provides a boutique collection of beach bungalows nestled into the surrounding tropical landscape that opens to its very own private sandy beach on the Caribbean Ocean. A Private low density designs model helps preserve the natural settings and provide more opportunities for outdoor activities. The site is oriented to face West towards the Caribbean and the sunsets. The water is calm, blue, warm and welcoming!



## CONCEPTUAL DESIGN

The master planning of this community is driven by the concept of 'analog'. That is to say, the design and planning filters through a mindset of slowing down and disconnecting from digital technology and the rapid speed at which our daily lives move with current society and provide an escape to this destination. We approach this project from multiple angles. Firstly, the site and its context are natural, and we want to respect the site by hiding the architecture within its existing landscape. Green/Sustainability design practices will be followed and are important. We intend to focus from the inside out. That is, SWR design and planning is curated from the end user perspective and experiences. A true quest to 'un-plug' from our surroundings and reconnect to the simpler things in nature. The sun, the wind, the ocean all provide context to a tropical setting, but the way we play and intertwine into its sense of place should be more in balance and less of what you can find in just about any other space. This is to be an experience of living "FREE" in the Bahamas, of the Bahamas and with the Bahamian's that make up the history and beauty of this special place. After all, Eleuthera name is derived from the feminine form of the Greek adjective 'eleutheros', meaning "FREE".

Shallow Waters Ranch is an artistic community with a number of horses that will allow full access to its properties and amenities, including the beach and ocean by horseback. The freedom to get lost on the trails and access different parts of the property by horse is a unique benefit to this island community.

SWR is not only interested in designing and curating a new community with beautiful architecture, landscaping and amenities but also in search for that curious and wild spirit that yearns to fill this new community with inspiration. SWR will support an interdisciplinary artist-residency program. Providing spaces for artists and musicians to create year-round will help activate this community with imagination. Quiet spaces will be designed for writers/authors who just need a space to be creative. A small recording space is envisioned to provide a space for POD casts or recording music from local bands to those invited or placed here for the creative program.

## PROPERTIES

Each individual bungalow or house will be designed by the SWR Design team. The interiors will be curated and will include all the furnishing finishes and fixtures down to the silver wear, glasses and artwork. Collaborations with creatives around the world will be consulted to obtain unique pieces for a more collective and unified look for the community.



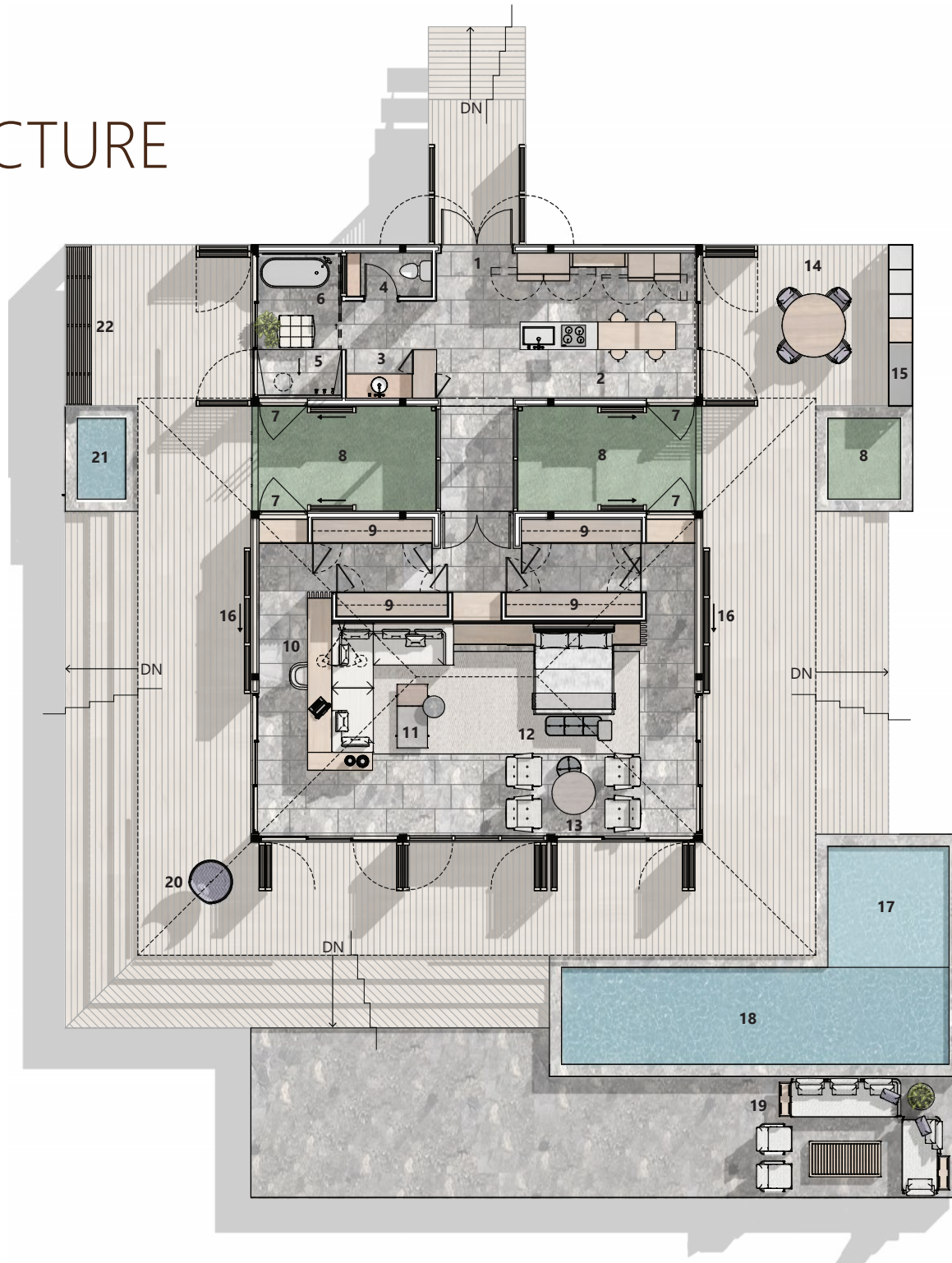


# ARCHITECTURE

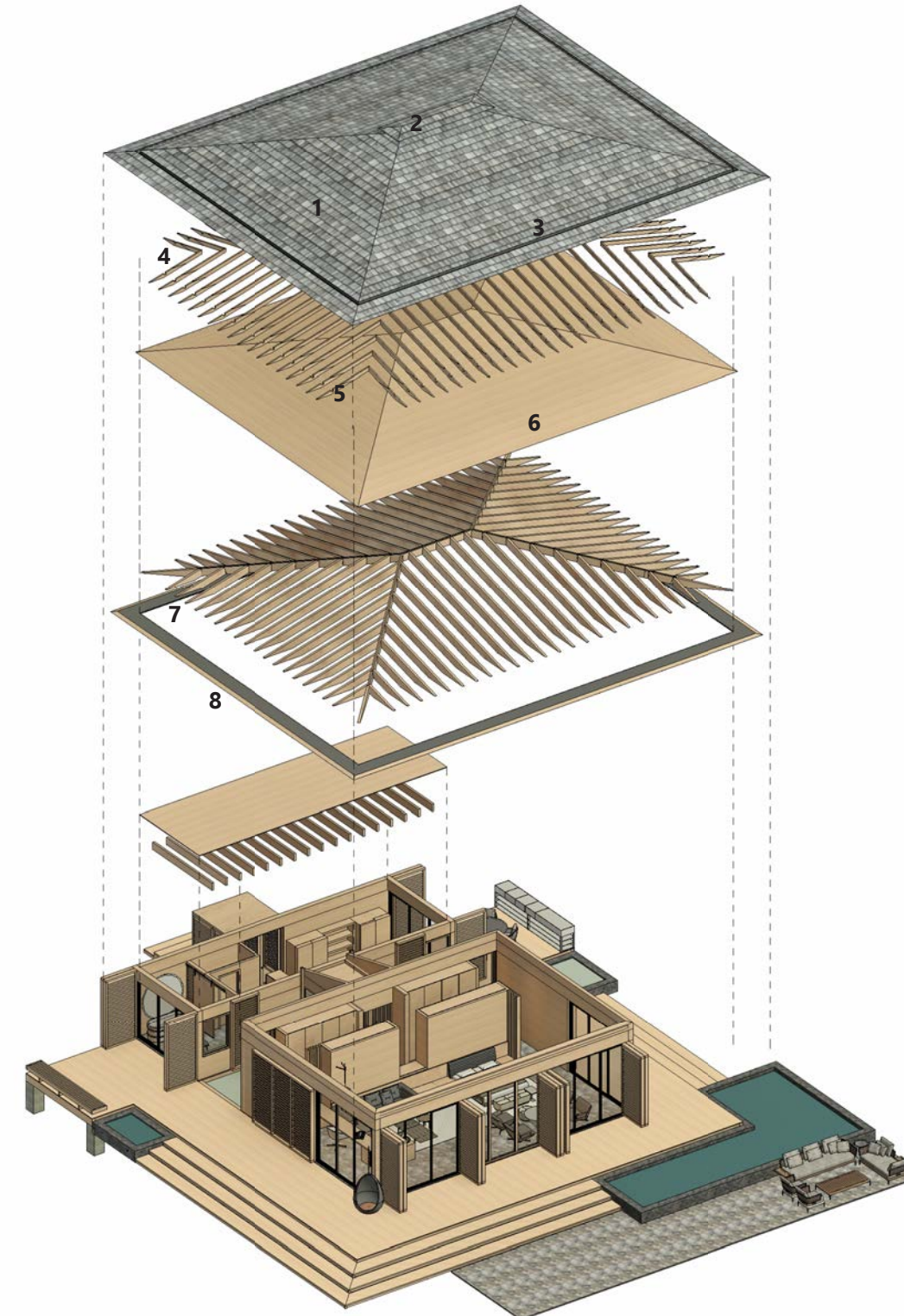
## BUNGALOW 1

LOT AREA: 25,000SF  
 INTERIOR AREA: 1,500SF

1. MAIN ENTRANCE.
2. KITCHEN.
3. VANITY.
4. WATER CLOSET.
5. SHOWER.
6. BATHTUB.
7. WINDOW.
8. GARDEN.
9. CLOSET.
10. OFFICE.
11. LOUNGE.
12. SLEEPING AREA.
13. COFFEE.
14. OUTDOOR DINING.
15. BBQ.
16. SLIDING SHUTTERS.
17. SUN SHELF.
18. SWIMMING POOL.
19. OUTDOOR LOUNGE.
20. SWING.
21. WATER POND.
22. OUTDOOR SEATING.



# AXONOMETRIC



1. CEDAR SHAKES OVER 3/4" TREATED PLYWOOD DECKING & ROOF SHEATHING.
2. CONTINUOUS RIDGE VENT.
3. CONTINUOUS ALUMINUM GUTTER SYSTEM
4. 2"X6" SPACERS FOR INSULATION.
5. CUT OUT FOR CONTINUOUS INTEGRATED GUTTER.
6. 1"X6" TONGUE AND GROOVE.
7. 3"X12" WOOD JOISTS @ 2'-0" O.C.



# CURATED INTERIORS

- *Interior Kitchens*  
b2 wardrobe 2 doors + 4 shelevs by Bulthaup – natural oak + stainless steel  
b2 wardrobe for Fridge and Oven housing by Bulthaup – natural oak + stainless steel  
b2 wardrobe accessories by Bulthaup – natural oak + stainless steel  
b2 workbench/bar counter by Bulthaup – natural oak + stainless steel  
b2 trash bin cart by Bulthaup – natural oak + stainless steel.
- *Exterior Kitchen and BBQ*  
Modular outdoor gas and charcoal grills by Roshults – black
- *Shower/Tub/Sink Taps*  
Argonaut Faucets and Mixing Valves by Waterstone Company
- *Bathtub*  
Vieques by Agape design by Patricia Urquiola – with backrest in iroko
- *Appliances*  
Gaggenau VL200 120 200 Series Downdraft vent  
Gaggenau VI2306720 200 Series vario induction cooktop  
Gaggenau BOP 251612 24" 200 series convection oven / mw  
Miele KFN 7795 D24" perfect cool fridge/freezer with ice maker
- *Flooring*  
Superceppo Honed 24"x48" Marble Tile by ARCA Stone
- *Lighting*  
LED Lighting and Dimmers by FLOS  
Pendant lighting – Mouille Double Rotating Wall Lamp / Black  
Wall Sconces – Beacon 30" Sconce in Maker Black, Bleached Walnut by Allied Maker
- *Ceiling Fan*  
ARIACHIARA by CEA DESIGN
- *Electrical Outlets*  
Radiant 15A Tamper Resistant Ultra-Fast USB Type A/C Outlet / Black by Legrand
- *Light Switches and Dimmers*  
Buster and Punch
- *Exterior Doors*  
Storm Force Series Lift and Slide Doors by Loewen
- *Exterior Casement Windows*  
Storm Force Casement Windows by Loewen
- *Exterior Fixed Windows*  
Storm Force impact glazing by Loewen
- *Couch*  
Groundpiece by Flexform designed by Antonio Citterio
- *Bed*  
Vienna / King Size by Flexfom
- *Chairs*  
CH25 Lounge Chairs (2) / Oak by Carl Hanson & Son designed by Hans J. Wegner
- *Desk Chair*  
CH22 Lounge Chair (1) / Oak, white oil natural paper cord by Carl Hanson & Son
- *Table Accessories*  
Plates / Silverware / Glasses by Serax
- *Glassware*  
Fish & Fish by Serax design by Paola Navone
- *Pottery*  
Interior by Bitossi. Exterior by Atelier Vierkant

# INTERIOR RENDER





# BATHROOM



# KITCHEN





# EXTERIOR RENDER



# OUTDOOR





# BUNGALOW 2

LOT AREA 50,000 SF  
INTERIOR AREA 4,000 SF





# INTERIOR





# KITCHEN



# EXTERIOR





# CURATED EXPERIENCES

LONGEVITY CENTER / NUTRITION CENTER / COOKING CLASSES

FOOD TRUCKS / TAPAS BARS

YOGA / MEDITATION GARDENS

GYM / SPA

PICNIC AREAS AND CAMPGROUNDS WITH SAFARI TENTS AND INDIAN STYLE TEEPEES

WEDDINGS / RECEPTIONS / BANQUET HALLS



# CURATED EXPERIENCES

SAILING / FISHING / SNORKELING / DIVING / PADDLE BOARDING / BOATING

CANOEING / ADVENTURE TOURS

PICKLE BALL / TENNIS / BASKETBALL HALF COURT / GOLF SIMULATOR

BICYCLE / HORSES / GOLF CARTS / OFF ROAD BUGGIES / MOTORCYCLE WITH SIDE CARS

GAME ROOMS – CARD TABLES/POOL TABLES/PING PONG TABLES/DOMINOS/  
BACCARAT/CHESS

HIKING TRAILS / WALKING PATHS / NATURE TRAILS / ELEVATED WOODEN WALKING PATHS AND  
BRIDGES

MARKET – FISH/LOBSTER/CONCH/SPICES/LOCAL FRUITS + VEGETABLES

PICNIC AREAS AND CAMPGROUNDS WITH SAFARI TENTS AND INDIAN STYLE TEEPEES



# CURATED EXPERIENCES

FOOD TRUCKS / TAPAS BARS

OUTDOOR FIRE PIT FOR COOKING – PARILLARA / PIZZA OVEN / BBQ / SMORES

DINING – FINE DINING / FARM TO TABLE

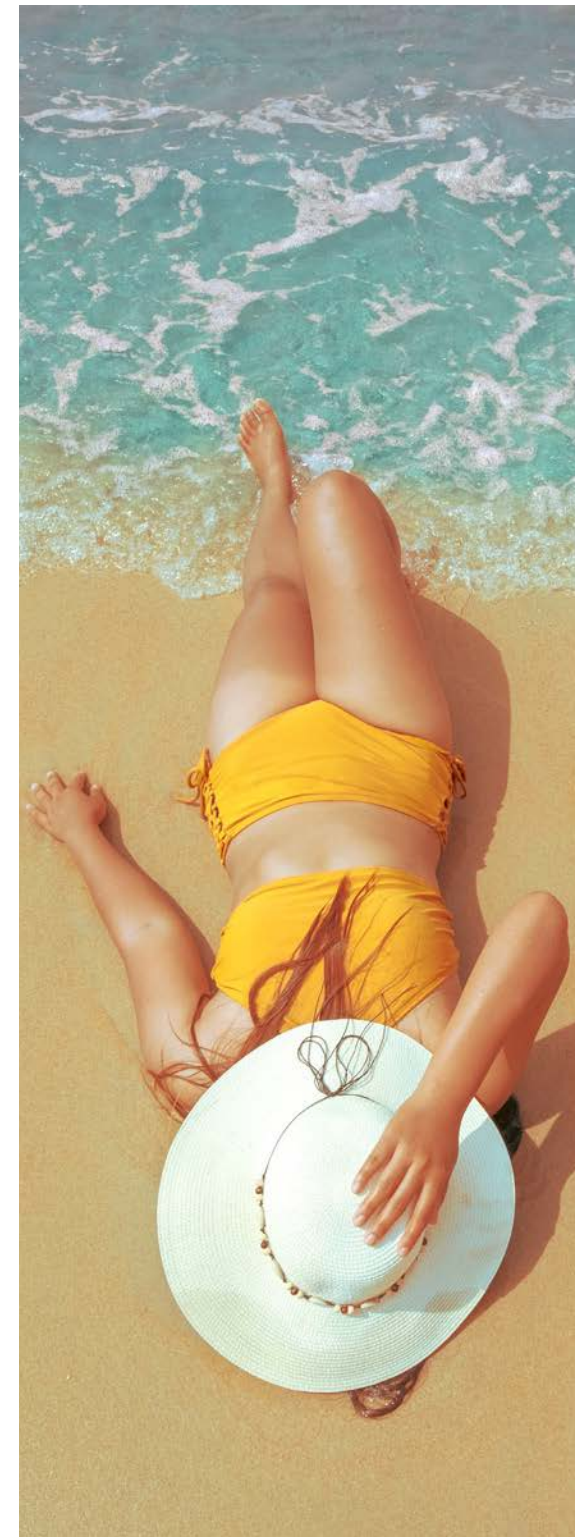
TAPAS / FOOD TRUCKS – BEACH FOOD AND COCKTAILS

COFFEE HOUSE + BAKERY – COFFEE/SMOOTHIES/PASTRIES

ICE CREAM/SHAVED ICE – MOBILE TRUCK

MARKET – FISH/LOBSTER/CONCH/SPICES/LOCAL FRUITS + VEGETABLES

WINE VAULT / WINE CELLAR/ CHEFS TABLE / COOKING



# CURATED EXPERIENCES

CARS/SHUTTLES - RESTORED 1970'S VW THING OR D110 LAND ROVER DEFENDER WITH SWR COLORS AND LOGO

CENTRAL AMPHITHEATER / PERFORMANCE SPACES

GOLF CART DRIVE-IN THEATER

CULTURE + CRAFTS – LOCAL TOURS

MARINA – BAIT SHOP / SMOKE HOUSE

SUNDRY/PHARMACY/ STORE - DRINKS CANDY, TAFFY MACHINE ETC

RETAIL – GIFT SHOPPING VILLAGE + CLOTHING / BOOK STORE

ART GALLERIES

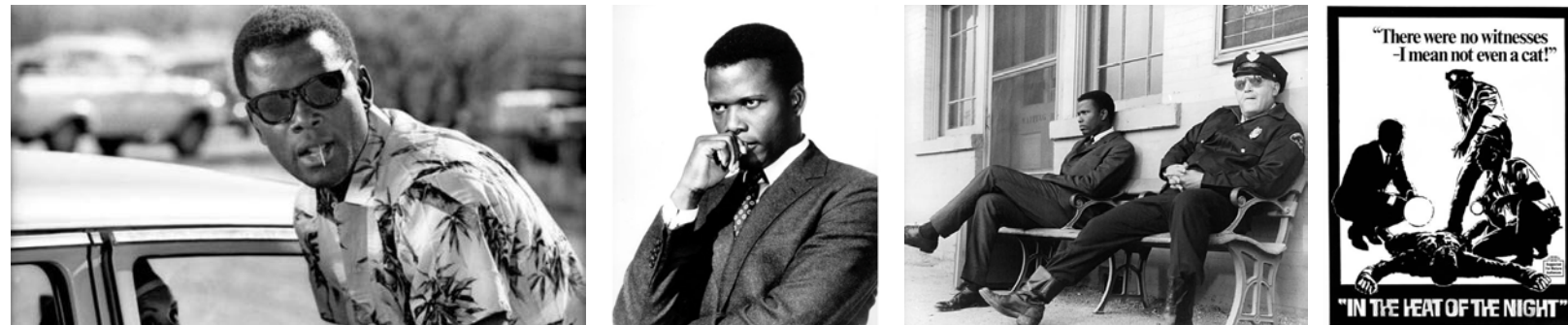
HELICOPTER PAD – HELICOPTER TOURS AND SHUTTLES TO NASSAU AND TO LOCAL ISLANDS

SEA PLANE RIDES



## TAVERN / PUBLIC HOUSE / BAR

*"Tibbs Tavern"* – an homage to Sidney Poitier's character Mr. Virgil Tibbs in the movie 'In the Heat of the Night'. Sidney grew up on Cat Island next to Eleuthera in the Bahamas and is one of my favorite actors. Sidney transcended his own profession and became something more to our culture than just an actor. He was and still is an iconic figure and one of Bahamas very own heroes. We would be an honor to design our Tavern around his iconic image.



## LISTENING LOUNGE + DANTE'S HIFI

Expanding Rich Medina's personal collection of vinyl to Shallow Waters Ranch would be an amazing draw for locals as well as guests and members. It is a bar venue "dedicated to the analog audiophile music culture". Its an intimate and soulful space for the discerning music enthusiast. Guests can expect authentic, HiFi musical experiences from globally recognized artist in a LoFi, comfortable setting.







/ R E P | R | T W Ä R /

ARCHITECTURE + DESIGN COLLECTIVE