



Development Proposal for
MULTI-PURPOSE CENTRE
BELMONT ROAD COMMERCIAL LANDS
BEACHFRONT STRIP



WORLD CLASS PROPERTY DEVELOPMENT



ABOUT INTERNATIONAL PROJECT INITIATIVES LTD.

OUR MISSION

Creating Communities, Building Dreams

OUR VISION

To be the most sought after organization for both clients and team members in the Caribbean Region, delivering the highest quality service that consistently exceeds expectations, in a friendly family environment with highly trained professionals.

Through efficiently planned infrastructure and using smart and sustainable technology, IPI is able to create world class property developments that are able to transform into communities.

With over 20 years experience in

- Property development
- Project management
- Construction management





CREATING SUSTAINABLE GROWTH IN TOBAGO

Most of the development in Tobago up to this point, commercial or otherwise, tends to be concentrated in the North-Western half of the island. South-Eastern Tobago by comparison is underdeveloped, but we believe that it is primed and ready to fulfill its untapped potential.

Hope Estate Multi-Purpose Centre and Hope Estate Beachfront Lands seek to balance that equation, creating a new wave of progress and development in South-Eastern Tobago.

PATHWAY TO DEVELOPMENT – HOPE ESTATE

We believe that to effectively develop South-Eastern Tobago, we need to create strategic opportunities between public and private sectors entities and create viable, lucrative and long lasting partnerships.

IPI believes that development of a cohesive vision for Tobago begins with Hope. Hope Estate to be precise!

- Why Hope Estate? It is located on the key traffic artery of Windward Road, the gateway to parishes of Saint George, Saint Mary and Saint Paul, with an estimated population of over 42,000 residents.
- Hope Estate is ideally positioned to become the newest driver of the economy, creating a multitude of opportunities for both public and private entities alike to invest and thrive.



OVERVIEW OF HOPE ESTATE

A picturesque coastal community bordered by the scenic Hillsborough Bay and Belmont Road, Hope Estate consists of:

- 115 Residential parcels
- Multipurpose Centre
- Beachfront lands
- 10 adjoining Commercial parcels

Our Multi-Purpose Centre, Beachfront Lands and commercial parcels seek to create a new wave of progress and development in our community of Hope, each contributing a unique element to the evolution of the development!



HOPE ESTATE:
MULTI-PURPOSE CENTRE

**INNOVATE
CONNECT
CREATE**



HOPE ESTATE: MULTI-PURPOSE CENTRE



The Hope Estate Multi-Purpose Centre will become the heartbeat of the communities lining Windward Road.

From cultural conventions to conferences, the Multi-Purpose Centre has the potential to revolutionize Tobago's capacity to host large-scale events. With all approvals in-hand, construction can begin almost immediately, increasing its potential earning opportunities.



Potential benefits:

- Earning opportunities through its Convention Center facility, including accommodation
- Tourism and destination-related opportunities
- Development of a business-tourism type of brand. Modern, corporate and professional.

MULTI-PURPOSE CENTRE – SUGGESTED USES



Conference Centre



Atrium



Concert Hall



Sporting Facility

Conference Centre:

Hosting large events such as Tobago Heritage, Tobago Jazz and other Festivals, Meeting Rooms

Sporting Facilities:

Gym, Olympic Swimming pool, Yoga studios, Spa

Concert Hall:

Intimate shows and concerts put on by community groups

Atrium:

A shared space celebrating iconic Tobagonians

BELMONT ROAD
COMMERCIAL LANDS

**INVEST
INSPIRE
ELEVATE**



BELMONT ROAD COMMERCIAL LANDS



Much more than just a shopping centre space, Belmont Road Commercial Lands are ideally designed to become a Commercial hub in the South-Eastern part of the island.

Why Belmont Road?

- It is the only centralised commercial zone between Bacolet and Charlotteville, offering convenient, hassle-free access to enhanced retail experiences - residences, beaches, hotels, etc
- Direct catchment of approx. 115 families in the neighboring upscale Hope Estate and a primary market of about 42 thousand persons
- Major access-point to downtown Scarborough and Crown Point for all of south-east Tobago
- Possible commercial rental rate of TT\$115 per square foot



RETAIL REVOLUTION – SUGGESTED USES



AMENITIES

- Gas station
- Convenience store
- Grocery
- 24 HR Pharmacy
- Home Stores
- ATM



ENTERTAINMENT

- Fine-dining restaurant
- Fast food/Food court
- Sports Bars
- Casinos
- Movie theatre



CORPORATE

- Doctor's Practice
- Coworking Spaces
- Veterinary Office
- Insurance Company

HOPE ESTATE:
BEACHFRONT LANDS

RENEW
CONNECT
CREATE

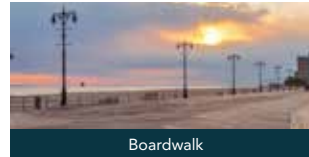


HOPE ESTATE BEACHFRONT



The Hope Estate Beachfront Land offers endless opportunities. Whether it's a buzzing social strip, public boardwalk or private enterprise, this unique location is overflowing with possibilities.

BEACHFRONT CENTRE – SUGGESTED USES



Boardwalk

Boardwalk:

Create fun experiences that the entire family can participate in!



Boardwalk

Seaside Restaurants:

New business, employment and tourism opportunities



Boardwalk

Souvenir Shops:

Encouraging cottage industries



Boardwalk

Wedding Centre:

Developing iconic opportunities for Tobago to appeal to marriage tourism



BELMONT ROAD
COMMERCIAL LANDS

Hope
ESTATE

PROPERTY LISTING

Property	Lot #	Price Per Sq.Ft.	Sq. Ft.	Price
BRCL	115	115	10,889	1,252,235
BRCL	116	115	10,879	1,251,085
BRCL	117	115	10,875	1,250,625
BRCL	118	115	10,874	1,250,510
BRCL	120	115	17,417	2,002,955
BRCL	121	115	10,872	1,250,280
BRCL	132	115	10,872	1,250,280
BRCL	133	115	10,872	1,250,280
BRCL	134	115	10,926	1,256,490
BRCL	135	115	10,926	1,256,490
MULTI-PURPOSE	30	115	131,637	15,138,255
BEACH FRONT	129	50	70,499	3,525,000



Hope
E S T A T E

Disclaimer: The information contained herein is solely provided for preview purposes only. The developer reserves the right to change or modify designs, specifications, amenities, features, availability and prices without notice. For accurate representations, please refer to the Agreement of Sale, where applicable.