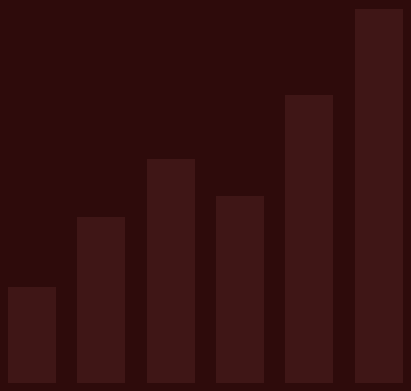
BYSTREET

PROJECT PIPELINE REPORT – SEPTEMBER 2026

Caribbean Hotel Developments (Sample)

Selected projects and contacts



Contents

PROJECT NUMBER / PROJECT	PAGE
1. Bahia Principe Expansion (New Luxury Hotel)	4
2. Kimpton Turks & Caicos	6
3. Destiny Special Sustainability Zone	8
4. Esencia	10
5. South Abaco Five-Star Resort and Marina	12
6. Paradise Park Resort	14
7. Catalonia Montego Bay	16
8. Grand Lucayan Redevelopment	18
9. Le Blanc – Turks and Caicos	20
10. Moon Palace The Grand – Turks and Caicos	22
11. Beaches Runaway Bay	24
12. Moncayo, Auberge Resorts Collection	26
13. AMARIS Grace Bay, LXR Hotels & Resorts	28
14. Hard Rock Hotel & Casino Montego Bay	30
15. Hyatt Centric Grand Cayman	32
16. Viceroy Residences Playa del Carmen	34
17. Anantara North Caicos	36
18. Hard Rock Hotel & Casino San Juan	38
19. Grand ASTON Coral Golf Resort & Spa by Cáicu	40
20. Sevyn Beach Condo, Hotel and Residences	42
21. The Pinnacle	44
22. Nikki Beach Resort & Spa Antigua	46
23. Four Seasons Resort and Residences Dominican Republic at Tropicalia	49
24. Mandarin Oriental Grand Cayman	51

Contents continued

PROJECT NUMBER / PROJECT	PAGE
25. The Ritz-Carlton, Cancun, Punta Nizuc	53
26. Thompson Puerto Vallarta Hotel & Residences	55
27. Meliá Bergantín Beach	57
28. Hyatt Ziva Barbados	59
29. The Setai St. Maarten	61
30. Royalton CHIC Jamaica Paradise Cove, An Autograph Collection All-Inclusive Resort – Adults Only	63
31. Kempinski Grace Bay	66
32. The La Sagesse Collection	69
33. Nobu Beach Inn Barbuda (The Beach Club)	71
34. Baha Mar Fourth Resort	73
35. The Ocean Club, A Four Seasons Resort, Bahamas	75
36. The Pierhead	77
37. Hyatt Zilara Rose Hall	79
38. Four Seasons Resort Nevis	81
39. Moon Palace The Grand – Montego Bay	83
40. Beaches Barbados	85
41. Grand Palladium Phase 2 (TRS Hotels & Family Selection)	87
42. Paradise Breeze Nassau (Curio Collection by Hilton)	89
43. DV USVI (Sugar Bay site) hotel/guesthouse	91
44. La Sirene	93
45. Addition to existing hotel (Lucimo Limited)	95
46. Cas en Bas Beach Resort	97
47. Olo Caye Cruise Port & Resort (Stake Bank)	99

JAMAICA · RUNAWAY BAY · BAHIA PRINCIPE LUXURY · LUXURY

1. Bahia Principe Expansion (New Luxury Hotel)

STAGE	PHASE	SIZE	EXPECTED OPENING
Planning	Design and approvals	350 keys	2027
June 2026		Luxury	Construction start Around 2027

Timeline: construction start around 2027; expected opening 2027. **Site:** Bahia Principe Luxury Runaway Bay Resort, A1 Coastal Road, Runaway Bay, St. Ann, Jamaica.

OVERVIEW

Bahia Principe Expansion is a new 350-key Bahia Principe Luxury hotel in the existing beachfront and oceanfront Pear Tree Bottom/Runaway Bay resort area in Runaway Bay, Jamaica. Grupo Piñero is developing and owns the project through the Piñero Family, and Management Hotelero Piñero, S.L. will operate it. The project was in planning as of June 22, 2026; construction was expected to start around 2027 and the hotel was targeted to open in 2027. The project-specific description identifies one new villa-style hotel, while a June 16, 2026 NEPA decision covered beach nourishment and dredging rather than a building permit for the new hotel.

PROJECT TEAM

- **Developer:** Grupo Piñero is developing the 350-key Bahia Principe Luxury hotel; Jonay Guerra is Managing Director of Bahia Principe.
- **Owner:** Grupo Piñero owns the project through the Piñero Family; Encarna Piñero is Chief Executive Officer of the Piñero Group.
- **Operator / brand:** Management Hotelero Piñero, S.L. will operate the hotel under the Bahia Principe Luxury brand.
- **General contractor:** not yet announced.
- **Glazing contractor:** not yet announced.

KEY CONTACTS

Named in project announcements and coverage

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TURKS AND CAICOS · THE BIGHT SETTLEMENT · KIMPTON · LUXURY

2. Kimpton Turks & Caicos

STAGE	PHASE	SIZE	EXPECTED OPENING
Approved	Early planning	192 keys	Summer 2027
Construction not started		Luxury	Construction start July 2024

Timeline: announced Development Agreement signed May 2024; construction start July 2024; expected opening summer 2027. **Site:** Grace Bay Beach, The Bight Settlement, Providenciales, Turks and Caicos Islands.



Source: lighthousehotelmanagement.com

OVERVIEW

Kimpton Turks & Caicos is a Kimpton luxury hotel with 192 keys and no reported residences, on the beachfront of Grace Bay's north coast in The Bight Settlement, Turks and Caicos. Molo Hotel Group is developing the project for owner Molo Hotels (Turks and Caicos) Limited, with Lighthouse Hotel Management as operator. The project was approved and remained announced with construction not started as of September 8, 2026; a July 2024 construction start was forecast but not evidenced, and expected opening is Summer 2027. The hotel comprises two low-rise modular buildings of one and two storeys, with linear ocean-facing balconies, stone and timber cladding, and cabana-style roofs; financing included hurricane-risk mechanisms.

PROJECT TEAM

- **Developer:** Molo Hotel Group is developing Kimpton Turks & Caicos; Ross Morrow is its managing director.
- **Owner:** Molo Hotels (Turks and Caicos) Limited owns the project; Marcin Slominski is the owner of Molo.
- **Operator / brand:** Lighthouse Hotel Management will operate the Kimpton-branded hotel.
- **General contractor:** not yet announced.
- **Architect:** Ica Studio and Conservative Architecture are the building architects.
- **Interior designer:** Ica Studio is the interior designer.
- **Glazing contractor:** not yet announced.

KEY CONTACTS

Named in project announcements and coverage

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3. Destiny Special Sustainability Zone

STAGE	PHASE	SIZE	CONSTRUCTION START
Planning	Design and approvals	10,000 residences	Before end of 2026
And approvals active, September		Luxury	

Timeline: announced December 23, 2025; construction start before end of 2026. **Site:** Oualie Beach (near Charlestown), Charlestown, Nevis, Saint Kitts and Nevis.



Source: nia.gov.kn

OVERVIEW

Destiny Special Sustainability Zone is a proposed luxury development with up to three luxury hotels and 10,000 residences on the oceanfront south coast of Nevis between Long Point Port and Indian Castle Estate in Charlestown, St. Kitts and Nevis. South Nevis Ltd. is both the developer and owner; the operator has not yet been announced. The project was in planning as of September 2, 2026, with construction expected before the end of 2026 but unconfirmed, and no topping-out or opening date reported. The proposed roughly 2,400-acre low-rise community includes villas and dwellings, a fisherman's village, lakes, parks, a golf course, a marina and an oceanfront promenade; proposed investment is approximately US$1.2 billion over time, while approvals remain under oversight and Cabinet review.

PROJECT TEAM

- **Developer:** South Nevis Ltd., led by Olivier Janssens, founder and CEO, and Ben Hudson, chief operations officer, is developing the project.
- **General contractor:** not yet announced.
- **Architect:** Skidmore, Owings & Merrill (SOM), with Scott Duncan as design partner and architect, is the master planner and architect of record.
- **Engineer or project manager:** SOM is the project manager; WSP provides civil and infrastructure services, and HR Wallingford provides marine and coastal services.
- **Glazing contractor:** not yet announced.

KEY CONTACTS

Named in project announcements and coverage

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4. Esencia

STAGE	PHASE	SIZE	EXPECTED OPENING
Approved September 1, 2026	Design and approvals	500 keys + 1,200 residences · Luxury	Late 2029

Timeline: announced May 2024; expected opening late 2029. **Site:** Boquerón Bay, Cabo Rojo, PR 00623, Puerto Rico.



Source: prnewswire.com

OVERVIEW

Esencia is a luxury coastal community in Rincon, Puerto Rico, with Aman Group, Mandarin Oriental Hotel Group and Rosewood Hotel Group flags, 500 hotel keys and 1,200 residences on an oceanfront site bordering the Caribbean Sea and Boquerón Bay. Three Rules Capital and Reuben Brothers are developing the project, the Reuben Brothers and Three Rules Capital Joint Venture owns it, and multiple third-party management companies will operate the hotels, including Aman Group, Mandarin Oriental and Rosewood Hotels & Resorts. The project was approved as of September 1, 2026, but the environmental determination and location consultation are not construction permits, later authorizations remain, and phase-one construction was only poised to begin; first residents and guests are expected in late 2029. The phased, low-density community includes multiple hotel pads, villas, homesites and condominiums, with the Mandarin phase planned for 106 keys, 83 [.

PROJECT TEAM

- **Developer:** Three Rules Capital and Reuben Brothers are developing Esencia.
- **Owner:** The Reuben Brothers and Three Rules Capital Joint Venture owns Esencia.
- **Operator / brand:** Multiple third-party management companies will operate the hotels, with Aman Group, Mandarin Oriental Hotel Group and Rosewood Hotel Group confirmed for three hotel pads.
- **General contractor:** not yet announced.

- **Architect:** Studio MK27 is the architect for the Mandarin phase; Álvarez–Díaz & Villalón and EDSA are the master-plan architects.
- **Interior designer:** Studio MK27 is the interior designer for the Mandarin phase.
- **Glazing contractor:** not yet announced.

KEY CONTACTS

Named in project announcements and coverage

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5. South Abaco Five-Star Resort and Marina

STAGE	PHASE	SIZE	EXPECTED OPENING
Approved	Design and approvals	35 keys	Early 2029
2026		+ 250 residences · Luxury	Construction start April 2025

Timeline: announced 15 April 2019; construction start April 2025; expected opening early 2029. **Site:** Sandy Point, Abaco, Bahamas.

OVERVIEW

South Abaco Five-Star Resort and Marina is a luxury resort and marina with 35 hotel keys and 250 residences at South West Point on Great Abaco in Sandy Point, Bahamas, fronting ocean and marina waters beside Abaco National Park. Habacoa Holdings, Ltd., led by Ra'anan Ben-Zur, is developing the project for the Ben-Zur family. The project is approved as of 2026, with construction planned for April 2025 and opening projected for early 2029. The low-density, non-high-rise master plan includes a lakeside hotel, villas, condominiums, estate offerings, a two-story yacht club and a marina village; the marina is designed for a 1-in-100-year storm event.

PROJECT TEAM

- **Developer:** Habacoa Holdings, Ltd., led by Ra'anan "Ronnie" Ben-Zur and Steven Grasley, is developing the resort and marina.
- **Owner:** The Ben-Zur family owns the project.
- **General contractor:** not yet announced.
- **Architect:** K2M Design is the lead architect for the resort community, and Zaha Hadid Architects designed the yacht club, nightclub and casino.
- **Engineer:** K2M Design is the lead engineer, and Moffatt & Nichol provides marina engineering.
- **Glazing contractor:** not yet announced.

KEY CONTACTS

Named in project announcements and coverage

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6. Paradise Park Resort

STAGE	PHASE	SIZE	EXPECTED OPENING
Approved	Design and approvals	200 keys	March 2028
May 19, 2026		+ 220 residences	Construction start March 2025

Timeline: announced Outline Planning Permission granted by NEPA in June 2025; construction start March 2025; expected opening March 2028. **Site:** Paradise Park, Paradise Pen, near Smithfield and Bluefields Bay, New Hope, Westmoreland Parish, Jamaica.



Source: our.today

OVERVIEW

Paradise Park Resort is a 200-key hotel with 220 residences on a south-facing beachfront site in New Hope, Jamaica. JDV Paradise Park Limited is developing the project for Paradise Park Limited, owned by the Clarke family. The project was approved as of May 19, 2026; the EIA anticipated construction from March 2025 through February 2028 and opening in March 2028. The low-density campus comprises seven hotel strip buildings, resort amenities, 120 resort suites in one- to two-storey clusters, and 100 villas, including five overwater and six mangrove villas; the design specifies hurricane-resistant glazed wall systems, sliding glass doors, and Miami-Dade Hurricane Rated Glass Wall Systems for the overwater and mangrove villas.

PROJECT TEAM

- **Developer:** JDV Paradise Park Limited is developing Paradise Park Resort.
- **Owner:** Paradise Park Limited, owned by the Clarke family, owns Paradise Park Resort.
- **General contractor:** Not yet announced.
- **Architect:** Adrian Smith + Gordon Gill Architecture LLP is the building architect.
- **Engineer or project manager:** C. L. Environmental Co. Ltd. led the environmental impact assessment, and Smith Warner International Limited is the coastal engineering consultant.
- **Glazing contractor:** not yet announced.

KEY CONTACTS

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7. Catalonia Montego Bay

STAGE	PHASE	SIZE	EXPECTED OPENING
Pre-construction	Design and approvals	522 keys	2028
Refurbishment, July 2026		Upscale	Construction start May 2025

Timeline: announced May 2024; construction start May 2025; expected opening 2028. **Site:** Rosehall Road, Rose Hall, St. James, Jamaica.

OVERVIEW

Catalonia Montego Bay is a Marriott Hotels–branded, 522-key upscale beachfront resort in Montego Bay, Jamaica, on Rose Hall's shoreline. Catalonia Hotels & Resorts is developing and operating the project, and the Vallet Family owns it. As of July 27, 2026, the project is in pre-construction refurbishment after Hurricane Melissa damage and remains indefinitely closed; guestroom renovation began in May 2025 and reopening is expected in 2028. The conversion covers an existing low-rise resort with 522 rooms in seven buildings of up to four floors, with balconies or terraces reported for the rooms.

PROJECT TEAM

- **Developer:** Catalonia Hotels & Resorts (Hoteles Catalonia, S.A.U.) is developing the project; Manuel Valenzuela is its Chief Commercial & Operations Officer.
- **Owner:** The Vallet Family owns the property.
- **Operator / brand:** Catalonia will operate the resort under the Marriott Hotels brand.
- **General contractor:** Not yet announced.
- **Glazing contractor:** not yet announced.

KEY CONTACTS

Named in project announcements and coverage

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8. Grand Lucayan Redevelopment

STAGE	PHASE	SIZE	EXPECTED OPENING
Pre-construction	Design and approvals	550 keys	2028
July 2026		+ 120 residences · Luxury	Construction start April 2026

Timeline: announced Government revealed $120 million sale in May 2025; construction start Demolition/site preparation: April 2026; expected opening 2028 overall target; current pipeline phased/rolling. **Site:** 1 Sea Horse Lane, Lucaya, Freeport, Grand Bahama Island, Bahamas.



Source: znsbahamas.com

OVERVIEW

Grand Lucayan Redevelopment is a luxury Hilton-branded beachfront resort in Freeport, Bahamas, with 550 hotel keys and 120 residences. Concord Wilshire Capital is developing the project for owner Ancient Waters Bahamas Limited; a third-party management company is planned, but the operator has not been disclosed. The project remains in pre-construction as of July 2026, following April 2026 demolition and site preparation; the broader target is completion in 2028, with Hilton delivery planned in phases. The 216-acre mixed-use coastal redevelopment includes three planned hotel buildings and an approximately $827 million land-acquisition and redevelopment program; demolition permits and commencement approvals were secured, while hotel-building construction has not started.

PROJECT TEAM

- **Developer:** Concord Wilshire Capital is developing Grand Lucayan Redevelopment; Nate Sirang is president and Richard Bosworth is chief executive officer of Ancient Waters and Concord Wilshire Gaming Group.
- **Owner:** Ancient Waters Bahamas Limited owns the project.
- **Operator / brand:** Hilton is the confirmed hotel brand; a third-party management company is planned but has not been disclosed.

- **General contractor:** Island Site Development is the initial demolition–preparation contractor for CTL Maritime/MSC; the hotel general contractor has not been announced.
- **Glazing contractor:** not yet announced.

KEY CONTACTS

Named in project announcements and coverage

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9. Le Blanc – Turks and Caicos

STAGE	PHASE	SIZE	EXPECTED OPENING
Pre-construction	Breaking ground	235 keys	2029
September 2026		Luxury	Construction start 2026

Timeline: announced August 14, 2025; construction start 2026; expected opening 2029. **Site:** Leeward Settlement, Providenciales, Turks and Caicos Islands.



Source: wessexfairchild.com

OVERVIEW

Le Blanc–Turks and Caicos is a planned adults-only Le Blanc Spa Resorts resort with 235 hotel keys on a beachfront site on the eastern Providenciales/Leeward coast near Grace Bay in Leeward Settlement, Turks and Caicos. The Palace Company is developing and owning the project and will operate it. The project was in pre-construction as of September 15, 2026; construction was estimated to start in 2026 after the opening of Moon Palace The Grand–Punta Cana, with completion estimated for 2029 and no reported topping-out date. The resort forms part of a planned two-resort beachfront master development on a 40-acre site, with an estimated combined investment of US$1.2 billion.

PROJECT TEAM

- **Developer:** The Palace Company is developing the project; Gibrán Chapur is its CEO.
- **Owner:** The Palace Company owns the project.
- **Operator / brand:** The Palace Company will operate the project under the Le Blanc Spa Resorts brand.
- **General contractor:** not yet announced.
- **Glazing contractor:** not yet announced.

KEY CONTACTS

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TURKS AND CAICOS · LEEWARD SETTLEMENT · MOON PALACE THE GRAND · LUXURY

10. Moon Palace The Grand – Turks and Caicos

STAGE	PHASE	SIZE	EXPECTED OPENING
Pre-construction	Breaking ground	792 keys	2029
September 2026		Luxury	Construction start 2026

Timeline: announced Development agreement signed August 2025; construction start 2026 expected; after Punta Cana opening; expected opening 2029. **Site:** Coral House / Leeward Gate, Leeward Settlement, Providenciales, Turks and Caicos Islands.

OVERVIEW

Moon Palace The Grand is a 792-key luxury beachfront hotel in Leeward Settlement, Turks and Caicos, on eastern Providenciales where Grace Bay meets Leeward; no residences are reported. The Palace Company is developing and owns the project and will operate it under the Moon Palace The Grand brand. The project is in pre-construction as of September 15, 2026, with groundbreaking expected in 2026 after the Moon Palace The Grand–Punta Cana opening and an estimated 2029 opening. The combined outline application covers two 12-storey hotel blocks with 976 bedrooms, restaurants, pools and ancillary facilities on about 44.1 acres, with an estimated combined investment of US$1.2 billion.

PROJECT TEAM

- **Developer:** The Palace Company is developing Moon Palace The Grand.
- **Owner:** The Palace Company owns the project.
- **Operator / brand:** The Palace Company will operate the hotel under the Moon Palace The Grand brand.
- **General contractor:** not yet announced.
- **Glazing contractor:** not yet announced.

KEY CONTACTS

Named in project announcements and coverage

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JAMAICA · RUNAWAY BAY · BEACHES · LUXURY

11. Beaches Runaway Bay

STAGE	PHASE	SIZE	EXPECTED OPENING
Pre-construction	Breaking ground	450 keys	2029
July 17, 2026		Luxury	Construction start Back end of 2026

Timeline: announced March 2025; construction start back end of 2026; expected opening 2029. **Site:** Former Jewel Runaway Bay site (adjacent to Runaway Bay Golf Club), Main Road (A3), Runaway Bay, Saint Ann.

OVERVIEW

Beaches Runaway Bay is a new or redeveloped Beaches all-inclusive resort with 450 keys on a beachfront North Coast site in Runaway Bay, Jamaica, at the former Jewel Runaway Bay Beach & Golf Resort. Sandals Resorts International is the developer and owner, and Beaches is the operator and brand. The project was in pre-construction as of July 17, 2026; construction was planned for the back end of 2026 but remains unverified, and the expected opening is 2029. The plan includes Georgian-style architecture, a waterpark, a bridge over the roadway, family facilities, access to Runaway Bay Golf Club, and an investment of over US$250 million; Jamaica's revised Building Code policy reported June 5, 2026 calls for Category Five hurricane resistance.

PROJECT TEAM

- **Developer:** Sandals Resorts International develops and owns the project.
- **Operator / brand:** Beaches operates and brands the resort.
- **General contractor:** not yet announced.
- **Glazing contractor:** not yet announced.

KEY CONTACTS

Named in project announcements and coverage

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Other contacts at the firms involved

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Wilfred Ferguson	Attorney / Legal Representative, Lennox Paton			

PUERTO RICO · CABEZAS · AUBERGE COLLECTION · LUXURY

12. Moncayo, Auberge Resorts Collection

STAGE	PHASE	SIZE	EXPECTED OPENING
Pre-construction	Design and approvals	68 keys	2029
September 2026		+ 400 residences · Luxury	Construction start Mid-2024

Timeline: announced Acquired in 2022; construction start Mid-2024 earthwork; November 2024 major construction; expected opening 2029. **Site:** Moncayo Resort & Residences, Cabezas, Fajardo, Puerto Rico.



Source: the-boundary.com

OVERVIEW

Moncayo, Auberge Resorts Collection is a luxury beachfront hospitality and residential development in Cabezas, Puerto Rico, comprising a 68-key Auberge resort and approximately 400 residences, including 15 free-standing Resort Villas. Juniper Capital is developing the project for JUF Resort Owner LLC / JUF Resi Lots Holdco LLC, with Auberge Resorts Collection as operator and brand. The project is in pre-construction as of September 9, 2026; earthwork began in mid-2024 and major construction was reported in November 2024, while the newest stated opening date is 2029. The low-rise form includes two-level oceanfront Resort Villas, terraced residences, second-floor wraparound balconies, third-story penthouses, rooftop pools and garden terraces, and villa living areas with wraparound glass doors.

PROJECT TEAM

- **Developer:** Juniper Capital is developing Moncayo; Carter Redd is president of the Moncayo Development Project.
- **Owner:** JUF Resort Owner LLC / JUF Resi Lots Holdco LLC owns the project.
- **Operator / brand:** Auberge Resorts Collection will operate and brand the resort; Christian Clerc is president and CEO.
- **Architect:** Hart Howerton is the building architect.
- **Interior designer:** Studio Paolo Ferrari is designing the interiors; Paolo Ferrari is credited as studio founder.
- **Engineer or project manager:** Memphis Cabán is project manager for Moncayo.

- **Glazing contractor:** not yet announced.

KEY CONTACTS

Named in project announcements and coverage

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TURKS AND CAICOS · GRACE BAY · LXR HOTELS & RESORTS · LUXURY

13. AMARIS Grace Bay, LXR Hotels & Resorts

STAGE	PHASE	SIZE	EXPECTED OPENING
Pre-construction	Design and approvals	170 keys	2028
September 2026		+ 99 residences · Luxury	Construction start Pre-construction

Timeline: construction start Pre-construction; expected opening 2028. **Site:** Grace Bay Beach, Providenciales, Turks and Caicos.



Source: stories.hilton.com

OVERVIEW

AMARIS Grace Bay, LXR Hotels & Resorts, is a 170-key luxury hotel with 99 residences on beachfront Grace Bay Beach in Grace Bay, Turks and Caicos. SEFAMM (TCI) Ltd is the developer and owner, and Kempinski Hotels is identified as operator under the LXR Hotels & Resorts brand. The project was in pre-construction as of September 1, 2026; construction had not started, design work was ongoing through 2028, and the expected opening is 2028. The project comprises one apparent stepped seven-story hotel-condominium building with lower-ground parking, wrap-around terraces, fully glazed living areas, and design for the latest TCI Building Code and resilient construction.

PROJECT TEAM

- **Developer:** SEFAMM (TCI) Ltd is developing AMARIS Grace Bay; Fio Firat Mayil is its founder and president.
- **Owner:** SEFAMM (TCI) Ltd owns the project.
- **Operator / brand:** Kempinski Hotels is identified as operator under the LXR Hotels & Resorts brand; Pablo Maturana and Feisal Jaffer represented Hilton in the brand announcement.
- **General contractor:** not yet announced.
- **Architect:** CLD is the building architect and lead design consultant; Carl Longman is its founder and principal design director.
- **Interior designer:** CLD is responsible for interior design for the hotel, residences and amenities.

- **Engineer or project manager:** Oswald R. Williams of Caribbean Environmental Design Associates is project coordinator; Philip Warner of Smith Warner International Ltd. is part of the coastal and terrestrial EIA team.
- **Glazing contractor:** not yet announced.

KEY CONTACTS

Named in project announcements and coverage

NAME	ROLE	EMAIL	PHONE	LI
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Carl Longman	Founder, CLD		+44 78 8753 1107	
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JAMAICA · MONTEGO BAY · HARD ROCK

14. Hard Rock Hotel & Casino Montego Bay

STAGE	PHASE	SIZE	EXPECTED OPENING
Pre-construction	Design and approvals	1,100 keys	2029
September 2026			Construction start Works by August 2026

Timeline: announced groundbreaking April 2023; construction start Land clearing/preliminary works by August 2026; expected opening No confirmed date; 2029 or later estimate. **Site:** Rose Hall Main Road, Rose Hall, Montego Bay, St James Parish, Jamaica.



Source: jamaicaobserver.com

OVERVIEW

Hard Rock Hotel & Casino Montego Bay is a planned 1,100-key Hard Rock all-inclusive hotel and casino on a long, narrow beachfront/oceanfront site in Rose Hall, Montego Bay, Jamaica; no residences are attached to this phase. RCD Hotels / PAM Hotels is developing and owning the project, with RCD Hotels / PAM Hotels identified as the Chapur Family ownership. The project was in pre-construction as of September 4, 2026, with land clearing and preliminary groundwork underway by August 2026; construction start is reported as land clearing and preliminary works by August 2026, and opening is estimated for 2029 or later without a confirmed date. The project is Phase 2 of a three-phase resort, with guestroom towers, a conventionally framed podium, angled balconies, tunnel-form guestroom structures and a reported investment of US$373.3 million; cabinet approval was reported on August 26, 2026.

PROJECT TEAM

- **Developer:** RCD Hotels / PAM Hotels is developing the project.
- **Owner:** RCD Hotels / PAM Hotels, identified as the Chapur Family, owns the project.
- **Operator / brand:** Hard Rock is the project brand.
- **General contractor:** not yet announced.
- **Architect:** WATG and Design HQ – Local Architect are the project architects.
- **Interior designer:** Wimberly Interiors is the interior designer.

- **Engineer or project manager:** Hill International is the project manager; GSA, DeSimone and Smith Warner International are identified for MEP, structural, and coastal and environmental services.
- **Glazing contractor:** not yet announced.

KEY CONTACTS

Named in project announcements and coverage

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CAYMAN ISLANDS · GEORGE TOWN · HYATT CENTRIC · UPPER UPSCALE

15. Hyatt Centric Grand Cayman

STAGE	PHASE	SIZE	EXPECTED OPENING
Pre-construction	Design and approvals	316 keys	2028
September 2026		+ 150 residences · Upper Upscale	Construction start Early 2026

Timeline: announced CPA approval granted September 2025; construction start early 2026 planned; not evidenced as begun; expected opening 2028. **Site:** West Bay Road (Seven Mile Beach), George Town, Grand Cayman, Cayman Islands.



Source: sterlinggloballtd.com

OVERVIEW

Hyatt Centric Grand Cayman is a proposed Hyatt Centric upper-upscale hotel with 316 keys and 150 residences in the Seven Mile Beach corridor of George Town, Cayman Islands, on a site that is not directly beachfront. Sterling Global Financial and LASKA Development Group are developing the project for owner 269 West Bay Road Ltd, with Hyatt Corporation as operator and brand. The project remains in pre-construction as of September 15, 2026; an early-2026 construction start was planned but not evidenced, and expected opening is 2028. The proposal comprises one approximately 282,874-square-foot, 10-storey hotel building with a high proportion of glazed area, floor-to-ceiling openings, a rooftop restaurant, three pools, a pool bar and two pickleball courts, plus a separate single-storey at-grade parking facility; planning permission was granted on September 17, 2025, and demolition and building permits are required before construction.

PROJECT TEAM

- **Developer:** Sterling Global Financial and LASKA Development Group are developing the project; David Kosoy, Executive Chairman and Founder of Sterling Global Financial, and Stephen Tiller, CEO of Sterling Global Financial, are2.

- **Glazing contractor:** not yet announced.

KEY CONTACTS

Named in project announcements and coverage

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Samuel Jackson	Local attorney representing the developers, JacksonLaw			
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MEXICO · PLAYA DEL CARMEN · VICEROY · LUXURY

16. Viceroy Residences Playa del Carmen

STAGE	PHASE	SIZE	EXPECTED OPENING
Pre-construction August 19, 2026	Design and approvals	375 keys + 375 residences · Luxury	December 2028

Timeline: announced 7 May 2026; expected opening phase 1: December 2028; overall: September 2029. **Site:** Playa del Carmen, Quintana Roo, Mexico.

OVERVIEW

Viceroy Residences Playa del Carmen is a luxury Viceroy-branded residential condominium and hotel with 375 reported hotel keys and 375 residences in a Caribbean coastal setting near the beach in Playa del Carmen, Mexico. The project is being developed by The Related Group with SIMCA Desarrollos and will be operated by Viceroy. It was in pre-construction as of August 19, 2026; Phase 1 completion is scheduled for December 2028 and overall delivery for September 2029, with no construction start or topping-out date reported. The project comprises one low-rise six-story building with a penthouse level, outdoor terraces, floor-to-ceiling sliding glass doors, and floor-to-ceiling aluminum-and-glass assemblies; reported investment is USD 300 million.

PROJECT TEAM

- **Developer:** The Related Group with SIMCA Desarrollos; Jorge M. Pérez and Jon Paul Pérez are identified with The Related Group.
- **Operator / brand:** Viceroy; Thomas Meding is identified as Senior Vice President of Operations.
- **General contractor:** not yet announced.
- **Architect:** Seijo Arquitectos is the building architect.
- **Interior designer:** ELIAS ELIAS is the interior designer.
- **Glazing contractor:** not yet announced.

KEY CONTACTS

Named in project announcements and coverage

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TURKS AND CAICOS · SANDY POINT · ANANTARA · LUXURY

17. Anantara North Caicos

STAGE	PHASE	SIZE	EXPECTED OPENING
Pre-construction	Breaking ground	78 keys	2029
September 2026		+ 78 residences · Luxury	Construction start January 2027

Timeline: announced 6 May 2026; construction start January 2027; expected opening 2029. **Site:** Sandy Point, Turks and Caicos, Turks and Caicos.

OVERVIEW

Anantara North Caicos is a luxury Anantara beachfront resort and branded-residence community with 78 hotel keys and 78 privately owned residences in Sandy Point, Turks and Caicos. Minor Hotels is developing the project for the Rob Ayer–Caroline Domange–Knuru Capital ownership and development group, and Minor Hotels will operate it. The project is in pre-construction as of September 15, 2026, with estimated groundbreaking in January 2027 and expected opening in 2029. The low-density development includes beachfront villas, resort amenities, a planned private marina, generous indoor–outdoor living, and residences described with floor-to-ceiling windows overlooking the ocean.

PROJECT TEAM

- **Developer:** Minor Hotels (Anantara Hotels & Resorts) is developing Anantara North Caicos.
- **Owner:** Rob Ayer, Caroline Domange and Knuru Capital form the ownership and development group.
- **Operator / brand:** Minor Hotels will operate the Anantara-branded project.
- **Architect:** RAD Architecture Inc. is the building architect.
- **Interior designer:** Meyer Davis is the interior designer.
- **Engineer or project manager:** KEITH provides engineering, landscape architecture and planning services, including master planning and landscape architecture.
- **Glazing contractor:** not yet announced.

KEY CONTACTS

Named in project announcements and coverage

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PUERTO RICO · SAN JUAN · HARD ROCK · UPPER UPSCALE

18. Hard Rock Hotel & Casino San Juan

STAGE	PHASE	SIZE	EXPECTED OPENING
Pre-construction	Breaking ground	473 keys	2029
August 2026		+ 186 residences · Upper Upscale	Construction start End of 2026

Timeline: announced 2024; construction start end of 2026; expected opening 2029. **Site:** Bayfront adjacent to Old San Juan (near Port of San Juan Cruise Terminal), San Juan, Puerto Rico.



Source: hardrock.com

OVERVIEW

Hard Rock Hotel & Casino San Juan is a Hard Rock integrated hotel, casino, entertainment and branded-residence complex with 473 keys and 186 residences on the San Juan waterfront in San Juan, Puerto Rico. Misla Hospitality Group, The Interfin Companies and Stonecrest Investment Management are the developer and owner joint venture, and Hard Rock Hotel Licensing, Inc. will operate it. The project was in pre-construction as of August 18, 2026, with construction expected to start by the end of 2026 and opening expected in 2029. The approximately 1.65-million-square-foot complex includes about 415 rooms, 58 suites, residences on the three upper floors, private balconies, expansive terraces and top floors described as mostly glass; the reported investment is $850 million.

PROJECT TEAM

- **Developer:** Misla Hospitality Group, The Interfin Companies and Stonecrest Investment Management are the joint-venture developers.
- **Operator / brand:** Hard Rock Hotel Licensing, Inc. will operate the Hard Rock project.
- **General contractor:** not yet announced.
- **Architect:** Klai Juba Wald and CMA Architects are the building architects.
- **Interior designer:** Klai Juba Wald is responsible for architecture and interiors.

- **Engineer or project manager:** Greython Construction Company of Puerto Rico was selected as pre-construction manager.
- **Glazing contractor:** not yet announced.

KEY CONTACTS

Named in project announcements and coverage

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DOMINICAN REPUBLIC · CABEZA DE TORO · GRAND ASTON · LUXURY

19. Grand ASTON Coral Golf Resort & Spa by Cáicu

STAGE	PHASE	SIZE	CONSTRUCTION START
Pre-construction	Breaking ground	200 keys	2026
July 2026		+ 200 residences · Luxury	

Timeline: announced May 2024; construction start 2026. **Site:** Avenida Esmeralda, Caicu (Coral Golf Resort), Cabeza de Toro, Punta Cana, La Altagracia 23302, Dominican.

OVERVIEW

Grand ASTON Coral Golf Resort & Spa by Cáicu is a luxury Grand Aston hotel with 200 keys and 200 residences, inland within Coral Golf Resort and fronting its central lake and golf course in Cabeza de Toro, Dominican Republic. Cayacoa Group Dominicana S.R.L. is developing the project, Cayacoa Properties Inc. owns it, and Archipelago International will operate it under the Grand Aston brand. The project was in pre-construction as of July 22, 2026, with construction scheduled to begin in 2026. The estimated investment is US$160 million, and environmental file S01-24-07254 was under evaluation after a July 17, 2026 public hearing.

PROJECT TEAM

- **Developer:** Cayacoa Group Dominicana S.R.L. is developing the project; Javier Sáenz de Olazagoitia is president and Imanol Ojer is executive vice president.
- **Owner:** Cayacoa Properties Inc. owns the project.
- **Operator / brand:** Archipelago International will operate the project under the Grand Aston brand; Gerard Byrne is director general and José Luis Leonardo is executive vice president for the Americas.
- **General contractor:** not yet announced.
- **Architect:** IDEA is the building architect; José Gómez is principal architect.
- **Engineer or project manager:** Katherine Hernandez M. is Cayacoa Group's project manager, and Soluciones Ambientales S.R.L. prepared the environmental study.
- stage_line":
- **Glazing contractor:** not yet announced.

KEY CONTACTS

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BAHAMAS · NASSAU · LUXURY

20. Sevyn Beach Condo, Hotel and Residences

STAGE	PHASE	EXPECTED OPENING	INVESTMENT
Pre-construction	Breaking ground	2028	US$42 million
May 2026		Construction start 2024	The Tribune reported a $42 million

Timeline: announced February 2024; construction start 2024; expected opening 2028. **Site:** West Bay Street & Windsor Field Road, Love Beach, Nassau, New Providence, Bahamas.



Source: brickellbahamas.com

OVERVIEW

Sevyn Beach Condo, Hotel and Residences is a low-rise, multi-structure condo-hotel and residential development with an unresolved 70–150 hotel-unit range and no reported residences, on beachfront Love Beach in western New Providence, Nassau, Bahamas. Brickell Management Group is the developer and owner; no operator or brand has been announced. The project remains in pre-construction as of May 1, 2026; construction was scheduled for 2024 but is unverified, and expected opening is 2028. Brickell markets three buildings on six acres, while the official planning notice describes multiple structures up to four storeys, with parking beneath the buildings; 2026 customs records list aluminum windows and doors, tempered glass, aluminum panels and posts.

PROJECT TEAM

- **Developer:** Brickell Management Group develops Sevyn Beach Condo, Hotel and Residences; Sebas Bastian and Ansel Watson are identified with the company.
- **Owner:** Brickell Management Group owns the project.
- **General contractor:** not yet announced.
- **Architect:** Zyscovich Architects is the building architect.
- **Glazing contractor:** not yet announced.

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JAMAICA · HOPEWELL · LUXURY

21. The Pinnacle

STAGE	PHASE	SIZE	EXPECTED OPENING
Under construction	Design and approvals	266 keys	2029
Structure under construction, August 19		+ 417 residences · Luxury	Construction start 20 January 2024

Timeline: announced groundbreaking on January 20, 2024; construction start 20 January 2024; topping out Tower One: 10 December 2025; expected opening 2029. **Site:** 2 Bogue Road, Reading Peninsula, Montego Bay, Saint James Parish, Jamaica.



Source: thepinnaclejamaica.com

OVERVIEW

The Pinnacle is a luxury mixed coastal development with a 266-key hotel and 417 residences on a private 17.5-acre peninsula between the Caribbean Sea and a lagoon in Hopewell, Jamaica. LCH Developments Limited is the developer and owner, and Ennismore operates the project through a joint venture with Accor holding a majority share. As of August 19, 2026, the project was under construction at the structure stage; overall groundbreaking was January 2024, Tower One topped out in December 2025 with May 2027 delivery targeted, and total completion is expected in 2029. The scheme comprises four 28-storey towers, including one planned hotel tower and three residential towers, plus 12 detached private villas, with reported design claims including Category Five hurricane-resistant glazing, triple-layer glass curtain walls and floor-to-ceiling hurricane-resistant glass panels.

PROJECT TEAM

- **Developer:** LCH Developments Limited is developing The Pinnacle.
- **Operator / brand:** Ennismore operates The Pinnacle through a joint venture with Accor holding a majority share.
- **General contractor:** Brothers Concepts Solution Limited is the reported general contractor.
- **Architect:** Design HQ is the building architect, with Isiaa Madden serving as Principal Architect.
- **Interior designer:** Isiaa Madden of Design HQ is the reported interior designer.
- **Engineer or project manager:** Tate Consulting Services provides project management, with Joel Tate as Director of Project Management and Natalee Prout as Assistant Project Manager.
- **Glazing contractor:** not yet announced.

KEY CONTACTS

Named in project announcements and coverage

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ANTIGUA AND BARBUDA · JOLLY HARBOUR · NIKKI BEACH HOSPITALITY GROUP · LUXURY

22. Nikki Beach Resort & Spa Antigua

STAGE	PHASE	SIZE	EXPECTED OPENING
Under construction	Breaking ground	82 keys	2030
Structure, Piling underway, 28 August 2026		+ 134 residences · Luxury	Construction start Enabling Aug 2024

Timeline: announced October 2024 groundbreaking; construction start Enabling Aug 2024; groundbreaking Oct 2024; build Jun 2025; expected opening 2030. **Site:** Jolly Beach, Jolly Harbour, Saint Mary Parish, Antigua and Barbuda.



Source: nikkibeachresidencesantigua.com

OVERVIEW

Nikki Beach Resort & Spa Antigua is a luxury Nikki Beach Hospitality Group resort with 82 hotel keys and 134 residences, set directly on mile-long Jolly Beach beside Jolly Harbour in Jolly Harbour, Antigua and Barbuda. Ayre Group / Ayre Developments is developing the project, Calvin Ayre owns it, and Nikki Beach Hospitality Group will operate it. As of 28 August 2026, piling and heavy equipment operations are underway, following enabling works in August 2024, groundbreaking in October 2024 and the reported build start in June 2025; current materials target Q4 2029 completion and a 2030 opening. The distributed beachfront campus includes 127 branded condominium residences, seven detached four-bedroom beachfront villas, expansive windows, open layouts, spacious balconies and expansive terraces; the development is described as a US$400m-plus project.

PROJECT TEAM

- **Developer:** Ayre Group / Ayre Developments is developing the project, with Calvin Ayre as chairman and Marc Sontag as chief real estate development officer.
- **Owner:** Calvin Ayre owns the project.
- **Operator / brand:** Nikki Beach Hospitality Group will operate the resort, with Lucia Penrod as co-founder, CEO and owner.

- **General contractor:** Not yet announced; candidate general-contractor submissions were under commercial and technical evaluation in July 2026.
- **Architect:** HKS Architects is the building architect.
- **Interior designer:** ROAM Interior Design is the interior designer.
- **Engineer or project manager:** Marc Sontag leads the development team; Daryl Benjamin Associates, Geotech Associates, Green Engineering, Thomas Ehle Engineering, Desimone Consulting Engineers, OCI Associates and North Sound were
- **Glazing contractor:** Not reported; no facade, curtain-wall, window, door or glass contractor has been announced..

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DOMINICAN REPUBLIC · EL CEDRO · FOUR SEASONS · LUXURY

23. Four Seasons Resort and Residences Dominican Republic at Tropicalia

STAGE	PHASE	SIZE	EXPECTED OPENING
Under construction	Structure rising	95 keys	2027
Structure rising, September 2026		+ 25 residences · Luxury	Construction start 2023

Timeline: announced August 2023; construction start 2023 site works; 2024 foundations and vertical construction; expected opening 2027. **Site:** Playa Esmeralda, Tropicalia Estate, El Cedro, Miches, El Seibo Province, Dominican Republic.

OVERVIEW

Four Seasons Resort and Residences Dominican Republic at Tropicalia is a Four Seasons resort with 95 hotel keys and 25 residences on a beachfront site at Playa Esmeralda along the southern shore of Samaná Bay in El Cedro, Dominican Republic. Cisneros Real Estate is developing the project for the Cisneros family, and Four Seasons Hotels & Resorts will operate it. The project was under construction at the structural stage as of September 3, 2026; site works began in 2023, foundations and vertical construction were underway in 2024, and opening is planned for 2027. The low-rise campus comprises dispersed hotel pavilions and amenities, two residential buildings with 16 Beach Flats, and nine detached single-story beachfront villas; the highest explicitly reported level is two floors.

PROJECT TEAM

- **Developer:** Cisneros Real Estate is developing the project; Adriana Cisneros is Chief Executive Officer of Cisneros and William Phelan is President of Tropicalia.
- **Owner:** The Cisneros family owns the project.
- **Operator / brand:** Four Seasons Hotels & Resorts will operate the resort under the Four Seasons brand; Alejandro Reynal is President and CEO of Four Seasons Hotels and Resorts.
- **General contractor:** Bouygues Construcciones República Dominicana, Americaribe LLC and local partner TLDI are delivering the construction; Americaribe is a Bouygues Bâtiment International subsidiary.
- **Architect:** Isay Weinfeld is the architect, with Gensler as executive architect.
- **Interior designer:** Isay Weinfeld is the interior designer.
- **Engineer or project manager:** Sinergo leads project management, construction management and quality supervision; Rodrigo Rubio is Tropicalia's Vice President of Design and Construction.
- **Glazing contractor:** not yet announced.

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CAYMAN ISLANDS · BODDEN TOWN · MANDARIN ORIENTAL · LUXURY

24. Mandarin Oriental Grand Cayman

STAGE	PHASE	SIZE	EXPECTED OPENING
Under construction	Structure rising	91 keys	Q1 2028
Structure rising, July 8, 2026		+ 42 residences · Luxury	Construction start 11 February 2025

Timeline: announced June 2018; construction start 11 February 2025; expected opening Q1 2028. **Site:** Beach Bay Road, St. James Point, Bodden Town, Grand Cayman, Cayman Islands.



Source: mandarinorientalgc.com

OVERVIEW

Mandarin Oriental Grand Cayman is a luxury Mandarin Oriental resort with 91 hotel keys and 42 residences on an oceanfront site at St. James Point in Bodden Town, Cayman Islands. Melkonian Capital Management and RAL Companies are developing and owning the project, and Mandarin Oriental Hotel Group will operate it. The project was under construction at the structure phase as of July 8, 2026, following construction commencement on February 11, 2025, with expected opening in Q1 2028. Three principal buildings comprise two 10-storey hotel buildings and a separate seven-storey Ocean House residence building; reported features include floor-to-ceiling windows, sliding floor-to-ceiling glass doors, private terraces, laminated-glass guardrails and a prefabricated building envelope.

PROJECT TEAM

- **Developer:** Melkonian Capital Management and RAL Companies are developing Mandarin Oriental Grand Cayman.
- **Operator / brand:** Mandarin Oriental Hotel Group will operate the resort under the Mandarin Oriental brand.
- **General contractor:** Not yet announced.
- **Architect:** ARGO Development Studio is the executive and design architect, and AW2 provides Ocean House architecture.
- **Interior designer:** Meyer Davis is designing the Beach House residences and hotel interiors, while AW2 / Reda Amalou is designing Ocean House interiors.

- **Engineer or project manager:** Vertex is the structural engineering design consultant, and Update Group is redesigning the resort core mechanical, electrical and plumbing systems.
- **Glazing contractor:** not yet announced.

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MEXICO · CANCUN · THE RITZ-CARLTON · LUXURY

25. The Ritz-Carlton, Cancun, Punta Nizuc

STAGE	PHASE	SIZE	EXPECTED OPENING
Under construction	Structure rising	131 keys	2028
Structure rising, June 30, 2026		+ 126 residences · Luxury	Construction start Underway by October 2024

Timeline: announced 2024; construction start underway by October 2024; expected opening 2028. **Site:** Punta Nizuc, Blvd. Kukulcan, Hotel Zone, 77500 Cancun, Quintana Roo, Mexico.



Source: prnewswire.com

OVERVIEW

The Ritz-Carlton, Cancun, Punta Nizuc is a mixed-use oceanfront resort in Cancun, Mexico, with a 131-key Ritz-Carlton hotel and approximately 126 Ritz-Carlton branded residences at Punta Nizuc between the Nichupté Lagoon and the Caribbean Sea. FibraHotel and Fibra Danhos are developing and owning the hotel joint venture, Beyond Ventures is developing the residences, and The Ritz-Carlton Hotel Company, L.L.C. will operate the property. The project was under construction at the structural stage as of June 30, 2026, with construction underway by October 2024 and expected opening in 2028; the current schedule reflects a one-year slip from the earlier 2027 target. The development is planned as a LEED-certified building, with contemporaneous reports describing a 15-story tower and approximately US$400 million in total development investment.

PROJECT TEAM

- **Developer:** FibraHotel and Fibra Danhos are developing the hotel joint venture, while Beyond Ventures is developing the residences.
- **Owner:** FibraHotel and Fibra Danhos own the hotel joint venture.
- **Operator / brand:** The Ritz-Carlton Hotel Company, L.L.C., a Marriott International subsidiary, will operate the Ritz-Carlton property.

- **General contractor:** not yet announced.
- **Architect:** Lissoni & Partners and Cherem Arquitectos are the project architects.
- **Interior designer:** Piero Lissoni of Lissoni & Partners is credited as architect and designer for the residences.
- **Glazing contractor:** not yet announced.

KEY CONTACTS

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MEXICO · PUERTO VALLARTA · THOMPSON HOTELS · LUXURY

26. Thompson Puerto Vallarta Hotel & Residences

STAGE	PHASE	SIZE	EXPECTED OPENING
Under construction	Structure rising	84 keys	Winter 2027
Structure rising, September 2026		+ 157 residences · Luxury	Construction start 6 February 2025

Timeline: announced January 2024; construction start 6 February 2025; expected opening winter 2027. **Site:** Avenida Francisco Medina Ascencio #2585, Zona Hotelera Norte, 48333 Puerto Vallarta, Jalisco, Mexico.

OVERVIEW

Thompson Puerto Vallarta Hotel & Residences is a Thompson Hotels mixed-use project with 84 hotel keys and 157 residences on a beachfront and oceanfront site at Playa de Oro in Puerto Vallarta, Mexico. Related Group, via Related Mexico, is developing the project; PTV Real Estate Development, S. de R.L. de C.V. owns it; Hyatt International Corporation operates the Thompson Hotels brand. As of September 6, 2026, the project is under construction with the structure rising; construction began February 6, 2025, and the expected opening is Winter 2027. The scheme has a 26-story residential tower and a separate 14-story hotel, with floor-to-ceiling windows, sliding glass doors, wrap-around terraces, and Aluvisa-listed hurricane-proof windows and doors; reported investment is $350 million.

PROJECT TEAM

- **Developer:** Related Group, via Related Mexico, is developing the project; Jorge Pérez is Chairman and CEO.
- **Owner:** PTV Real Estate Development, S. de R.L. de C.V. owns the project.
- **Operator / brand:** Hyatt International Corporation operates the Thompson Hotels brand.
- **General contractor:** Related Group has construction under its charge.
- **Architect:** Arquitectonica is the building architect; Bernardo Fort-Brescia is a Principal.
- **Interior designer:** Sofia Aspe Interiorismo is the interior designer; Sofía Aspe is its founder and interior designer.
- **Facade or glazing contractor:** Aluvisa is listed for hurricane-proof windows and doors, with Related shown as the contracting party.

KEY CONTACTS

Named in project announcements and coverage

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DOMINICAN REPUBLIC · PUERTO PLATA · MELIÁ HOTELS & RESORTS · LUXURY

27. Meliá Bergantín Beach

STAGE	PHASE	SIZE	EXPECTED OPENING
Under construction	Structure rising	400 keys	End-2027
Structure rising, September 14, 2026		Luxury	Construction start 21 October 2025

Timeline: construction start 21 October 2025; expected opening End-2027. **Site:** Punta Bergantín (near Villa Montellano), Puerto Plata, Puerto Plata Province, 57000, Dominican Republic.



Source: arquitexto.com

OVERVIEW

Meliá Bergantín Beach is a 400-key Meliá Hotels & Resorts luxury coastal beach resort in Punta Bergantín near Puerto Plata, Dominican Republic. Meliá Hotels International and Grupo Puntacana are developing and jointly owning the project, with Meliá Hotels International as operator and brand. The project was under construction at the structural stage as of September 14, 2026; construction began with a first-picazo ceremony on October 21, 2025, and the target opening is the end of 2027. The low-rise resort includes dining, a beach club, pools, a spa, children's spaces and MICE facilities, with reported investment exceeding US$100 million.

PROJECT TEAM

- **Developer:** Meliá Hotels International and Grupo Puntacana are developing Meliá Bergantín Beach.
- **Owner:** Meliá Hotels International and Grupo Puntacana jointly own the project.
- **Operator / brand:** Meliá Hotels International will operate the hotel under the Meliá Hotels & Resorts brand.
- **General contractor:** Codelpa is the general contractor.
- **Architect:** Álvaro Sanz and Antonio Segundo Imbert are the building architects.
- **Engineer / project manager:** Andrés Marranzini Grullón is the executive director and general director of Proyecto Punta Bergantín.
- **Glazing contractor:** not yet announced.

KEY CONTACTS

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BARBADOS · GARRISON · HYATT ZIVA · UPPER UPSCALE

28. Hyatt Ziva Barbados

STAGE	PHASE	SIZE	EXPECTED OPENING
Under construction	Structure rising	371 keys	Late 2027
Structure rising, June 18, 2026		+ 29 residences · Upper Upscale	Construction start Early 2026

Timeline: announced July 2016; construction start early 2026; expected opening late 2027; early 2028 also reported. **Site:** Lower Bay Street, Carlisle Bay, Bridgetown, Saint Michael, Barbados.



Source: marphstudio.com

OVERVIEW

Hyatt Ziva Barbados is an upper-upscale all-inclusive hotel with 371 keys and 29 residences on nearly five acres of beachfront on Carlisle Bay along Lower Bay Street in Garrison, Barbados. Vision Developments Inc. is developing and owns the project, and Hyatt Hotels Corporation will operate the Hyatt Ziva resort. The project was under construction at the structural stage as of June 18, 2026, after groundbreaking in early 2026, with expected opening reported for late 2027 or early 2028. The current design comprises three high-rise resort buildings of 10 to 18 storeys, with floor-to-ceiling street-facing windows, continuous beach-facing glazing, balconies, and skylights; reported investment is US$175 million.

PROJECT TEAM

- **Developer:** Vision Developments Inc. is developing Hyatt Ziva Barbados; Mark Maloney is a director of Vision Developments Inc.
- **Owner:** Vision Developments Inc. owns the project.
- **Operator / brand:** Hyatt Hotels Corporation will operate the project under the Hyatt Ziva brand; Pat McCudden is Hyatt's senior vice president for capital strategy, real estate and corporate development.
- **General contractor:** TLDI is the turn-key construction provider.
- **Architect:** DRS360 Hospitality Lab is the building architect in association with Archis Design Group Inc.
- **Interior designer:** Hitzig Militello Architects is the interior designer.

- **Engineer or project manager:** TLDI manages pre-construction and construction and provides project and development management.
- **Glazing contractor:** not yet announced.

KEY CONTACTS

Named in project announcements and coverage

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Other contacts at the firms involved

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SAINT MARTIN / SINT MAARTEN · MAHO · THE SETAI HOTELS · LUXURY

29. The Setai St. Maarten

STAGE	PHASE	SIZE	EXPECTED OPENING
Under construction	Structure rising	62 keys	2028
Structure rising, September 2026		+ 218 residences · Luxury	Construction start January 2024

Timeline: construction start January 2024; expected opening 2028. **Site:** Indigo Bay Blvd, Indigo Bay / Cay Bay, Sint Maarten, St. Martin / St Maarten.

OVERVIEW

The Setai St. Maarten is a luxury oceanfront resort-and-residence campus with 62 hotel keys and 218 residences in Maho, Saint Martin / Sint Maarten. Altree Developments, owned by Altree Developments (Mandelbaum Family), is developing the project, with The Setai Hotels as the implied operator and brand. The project was under construction at the structure stage as of September 9, 2026; civil works and site preparation began in January 2024, and the expected opening is 2028. The low-rise hillside campus comprises seven named buildings alongside the hotel, lobby and amenities, with floor-to-ceiling windows, sliding doors, balconies and terraces; the developer says the design meets Miami hurricane standards, and total project cost is over US$400 million.

PROJECT TEAM

- **Developer:** Altree Developments is developing The Setai St. Maarten; Zev Mandelbaum is its President and CEO.
- **Operator / brand:** The Setai Hotels is the project's brand and implied operator; The Nakash Family owns The Setai.
- **General contractor:** Greython Construction executed an early works package, and the full-build contractor has not been announced.
- **Architect:** HKS Architects is the building architect; Ben Martin is its Principal and Economics Practice Director.
- **Interior designer:** Studio Munge is the interior designer; Alessandro Munge is its Founder and Creative Director.
- **Engineer or project manager:** Troy D'Ambrosio, Head of Construction Management at Altree Developments, is responsible for construction management.
- **Glazing contractor:** not yet announced.

KEY CONTACTS

Named in project announcements and coverage

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The Nakash Family	Owners of The Setai, The Setai Hotels			
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Other contacts at the firms involved

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JAMAICA · RUNAWAY BAY · AUTOGRAPH COLLECTION · LUXURY

30. Royalton CHIC Jamaica Paradise Cove, An Autograph Collection All-Inclusive Resort – Adults Only

STAGE	PHASE	SIZE	EXPECTED OPENING
Under construction	Structure rising	371 keys	15 July 2027
Structure rising, September 5, 2026		Luxury	Construction start By June 2026

Timeline: announced March 2025; construction start by June 2026; expected opening 15 July 2027. **Site:** Paradise Cove Beach, Runaway Bay, Saint Ann Parish, Jamaica.



Source: royaltonresorts.com

OVERVIEW

Royalton CHIC Jamaica Paradise Cove, an Autograph Collection all-inclusive adults-only resort, will provide 371 hotel keys with no residences on a beachfront site at Paradise Cove in Runaway Bay, Jamaica. Blue Diamond Resorts is developing the project, TUI Global Hospitality Fund S.C.S., SICAV-RAIF owns it, and Blue Diamond Resorts' Royalton Hotels & Resorts division of Sunwing Travel Group will operate it. The project was under construction at the structural stage as of September 5, 2026, with construction underway by June 2026 and an expected opening on July 15, 2027, in summer 2027. The redevelopment and expansion includes a 10-story guestroom building, a separate nine-story Diamond Club building, lower-rise resort facilities, balconies or terraces for rooms and suites, and a reported investment of US$210 million.

PROJECT TEAM

- **Developer:** Blue Diamond Resorts is developing Royalton CHIC Jamaica Paradise Cove.
- **Owner:** TUI Global Hospitality Fund S.C.S., SICAV-RAIF owns the resort.
- **Operator / brand:** Blue Diamond Resorts' Royalton Hotels & Resorts division of Sunwing Travel Group will operate the Autograph Collection resort.
- **General contractor:** Construgroup is identified as the construction team through project updates.

- **Engineer or project manager:** Bould Consulting Limited is the reported engineering firm.
- **Glazing contractor:** not yet announced.

KEY CONTACTS

Named in project announcements and coverage

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TURKS AND CAICOS · TURKS AND CAICOS · KEMPINSKI · LUXURY

31. Kempinski Grace Bay

STAGE	PHASE	SIZE	EXPECTED OPENING
Under construction	Structure rising	123 keys	Q1 2028
Structure rising, September 4, 2026		+ 132 residences · Luxury	Construction start 18 November 2025

Timeline: announced June 2023; construction start 18 November 2025; expected opening Q1 2028. **Site:** Block 60900 Parcel 387, Grace Bay Beach, Providenciales, Turks and Caicos Islands.



Source: kempinski.com

OVERVIEW

Kempinski Grace Bay is a beachfront condo-hotel and residential development with 123 Kempinski hotel keys, 132 residences and four detached villas on Grace Bay Beach in Turks and Caicos. JTRE (J&T Real Estate) is developing the project, Blue Conch Holding IV Ltd. owns it, and Kempinski Hotels SA will operate it under the Kempinski brand. The project was under construction with the structure rising as of September 4, 2026; groundbreaking occurred on November 18, 2025, and expected opening is Q1 2028. The development comprises three stepped terraced condominium blocks and four one-story oceanfront villas across seven buildings, with blocks ranging from four to seven stories, floor-to-ceiling windows, private balconies, expansive terraces and insulated glass.

PROJECT TEAM

- **Developer:** JTRE (J&T Real Estate) is developing Kempinski Grace Bay; Marek Baca is JTRE's Chief Representative for the Americas.
- **Owner:** Blue Conch Holding IV Ltd. owns the project.
- **Operator / brand:** Kempinski Hotels SA will operate the development under the Kempinski brand; Bernold Schroeder is Chief Executive Officer of Kempinski Group and Chairman of the Management Board of Kempinski AG.
- **General contractor:** not yet announced.
- **Architect:** SWA Architects is the building architect.

- **Interior designer:** HBA is designing the hotel interiors, Studio PCH the villa interiors and CRAFT Studio the condominium interiors.
- **Engineer or project manager:** Caleb Davis is identified as Project Manager, and the JTRE development team oversees day-to-day villa-construction management.
- **Glazing contractor:** not yet announced.

KEY CONTACTS

Named in project announcements and coverage

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Other contacts at the firms involved

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GRENADA · GRENADA · LUXURY

32. The La Sagesse Collection

STAGE	PHASE	SIZE	EXPECTED OPENING
Under construction	Structure rising	94 keys	2027
Structure rising, September 2026		+ 94 residences · Luxury	Construction start January 2025

Timeline: announced GCBI project approval granted June 23, 2025; construction start January 2025; expected opening 2027; Q4 2026.
Site: La Sagesse Beach Road, La Sagesse, St. David, Grenada.



Source: rangedevelopmentsgroup.com

OVERVIEW

The La Sagesse Collection is a luxury residential development with 94 residences on the direct beachfront of La Sagesse Bay on Grenada's south coast in Grenada. Range Developments and Ora Developers are identified as candidate developers; Mohammed Asaria and Naguib Sawiris are identified as corresponding candidate owners; Six Senses, InterContinental and Ora Hospitality are identified as candidate operators or brands. The project is under construction at the structural stage as of September 2026; construction was reported to have started in January 2025, and the current developer target for opening is 2027. The scheme comprises ten low-rise apartment buildings, with three floors reported in an older schedule, and residences feature floor-to-ceiling glazing, glass doors, private terraces or balconies and sea views.

PROJECT TEAM

- **Developer:** Range Developments and Ora Developers are identified as candidate developers; Mohammed Asaria and Kamal Shehada are managing directors associated with Range Developments.
- **Owner:** Mohammed Asaria and Naguib Sawiris are identified as candidate owners.
- **Operator / brand:** Six Senses, InterContinental and Ora Hospitality are identified as candidate operators or brands.
- **General contractor:** Grenada State Engineering Construction Group Ltd. (GSEC) is the key construction partner for structural and finishing works.
- **Glazing contractor:** not yet announced.

KEY CONTACTS

Named in project announcements and coverage

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ANTIGUA AND BARBUDA · PRINCESS DIANA BEACH AREA · NOBU · LUXURY

33. Nobu Beach Inn Barbuda (The Beach Club)

STAGE	PHASE	SIZE	EXPECTED OPENING
Under construction	Structure rising	36 keys	2027
Under construction, structure rising, June		+ 25 residences · Luxury	Construction start Early 2024

Timeline: announced 6 December 2020; construction start early 2024; hotel civil/block works documented June 2024; expected opening 2027. **Site:** Princess Diana Beach area, Antigua and Barbuda, Antigua and Barbuda.



Source: thebeachclub.com

OVERVIEW

Nobu Beach Inn Barbuda (The Beach Club) is a 36-key Nobu hotel with 25 residences at Princess Diana Beach in Southwest Barbuda, Antigua and Barbuda, along about two miles of direct beachfront and open ocean. Nobu Hospitality, James Packer and Daniel Shamoon are developing the project; the Paradise Found ownership group comprises Robert De Niro, Daniel Shamoon and James Packer, and Luxury Hotel Partners will operate it. The project is under construction at the structural stage as of June 26, 2026; construction began in early 2024 and the expected opening is 2027. The accommodation consists of 17 single-story hotel villas or bungalow cottages and 25 single-story residence bungalows, with floor-to-ceiling openings connecting interiors to shaded terraces, gardens and pools.

PROJECT TEAM

- **Developer:** Nobu Hospitality, James Packer and Daniel Shamoon are developing Nobu Beach Inn Barbuda.
- **Owner:** The Paradise Found ownership group owns the project; its named members are Robert De Niro, Daniel Shamoon and James Packer.
- **Operator / brand:** Luxury Hotel Partners will operate the Nobu-branded project.
- **General contractor:** Kelly Construction is contracted for civil and foundational construction; the full-project general contractor has not been announced.
- **Architect:** GCA is the project architect, and Mark Cooney is also credited as architect.
- **Interior designer:** Ward & Co is the interior designer.

- **Engineer or project manager:** Katy Horne, managing director of Paradise Found Barbuda / The Beach Club, is the project manager.
- **Glazing contractor:** not yet announced.

KEY CONTACTS

Named in project announcements and coverage

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James Packer	Founder, The Beach Club, Barbuda			
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Andrew Robson	Sales director / head of sales, The Beach Club, Barbuda			
Meir Teper	Co-founder, Nobu Hospitality			

Other contacts at the firms involved

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BAHAMAS · NASSAU · LUXURY

34. Baha Mar Fourth Resort

STAGE	PHASE	SIZE	EXPECTED OPENING
Under construction	Structure rising	345 keys	2029
Structure rising, September 2026		+ 77 residences · Luxury	Construction start 11 February 2026

Timeline: announced October 2024; construction start 11 February 2026 groundbreaking; expected opening 2029. **Site:** 1 West Bay Street, Cable Beach, Nassau, New Providence, Bahamas.

OVERVIEW

The Baha Mar Fourth Resort is a luxury hotel and residence project with 345 keys and 77 residences on direct Atlantic beachfront at the former Meliá Nassau Beach site on Cable Beach in Nassau, The Bahamas. Chow Tai Fook Enterprises Limited develops and owns the project. The project was under construction with its structure rising as of September 15, 2026, after a February 11, 2026 groundbreaking, with completion and opening expected in 2029. The project comprises one 20-storey high-rise hotel and branded-residence building with a two-storey podium and east and west tower wings, plus eight standalone pool-villa structures, with investment exceeding $700 million.

PROJECT TEAM

- **Developer:** Chow Tai Fook Enterprises Limited develops the Baha Mar Fourth Resort.
- **Owner:** Chow Tai Fook Enterprises Limited owns the Baha Mar Fourth Resort.
- **General contractor:** not yet announced.
- **Architect:** Foster + Partners and ArchVenture are identified as the building architects.
- **Engineer or project manager:** Gardiner & Theobald provides project and cost management; BRON Ltd. provides environmental permitting and EBA consulting.
- **Glazing contractor:** not yet announced.

KEY CONTACTS

Named in project announcements and coverage

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BAHAMAS · PARADISE ISLAND · FOUR SEASONS · LUXURY

35. The Ocean Club, A Four Seasons Resort, Bahamas

STAGE	PHASE	SIZE	EXPECTED OPENING
Under construction	Structure rising	107 keys	2029
Structure rising, September 2026		+ 67 residences · Luxury	Construction start 20 January 2025

Timeline: announced 5 January 2024; construction start 20 January 2025 groundbreaking/construction begun; expected opening 2029.
Site: Paradise Island, New Providence, Bahamas.

OVERVIEW

The Ocean Club, A Four Seasons Resort, Bahamas is a luxury oceanfront and beachfront resort with 107 hotel keys and 67 private residences on Cabbage Beach in Paradise Island, Bahamas. Four Seasons Hotels and Resorts is developing and operating the project, and Access Industries, led by Len Blavatnik, owns it. The residence phase was under construction with the structure rising as of September 1, 2026; construction began on January 20, 2025, and the expected opening is 2029. The new phase comprises 67 residences in four beachfront buildings of six to nine storeys above a two-level podium, with floor-to-ceiling windows, verandas and private terraces; the reported investment is approximately $300 million.

PROJECT TEAM

- **Developer:** Four Seasons Hotels and Resorts is developing the project.
- **Owner:** Access Industries, led by Len Blavatnik, owns the project.
- **Operator / brand:** Four Seasons Hotels and Resorts will operate the resort under the Four Seasons brand.
- **General contractor:** ETRO Construction and Woslee Construction form the joint venture contractor.
- **Architect:** 10 Design, formerly SB Architects, is the building architect.
- **Interior designer:** Champalimaud Design is the interior designer.
- **Engineer or project manager:** Bron Ltd. provides civil and environmental engineering; McNamara · Salvia provides structural engineering; Jaros, Baum & Bolles/JB&B provides MEP and fire protection; ETRO Construction provides pre
- **Glazing contractor:** not yet announced.

KEY CONTACTS

Named in project announcements and coverage

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BARBADOS · GARRISON · INDEPENDENT · UPSCALE

36. The Pierhead

STAGE	PHASE	SIZE	EXPECTED OPENING
Under construction	Structure rising	178 keys	Q4 2027–Q1
Structure rising, August 24, 2026		+ 178 residences · Upscale	Construction start Site preparation Sep 2023

Timeline: announced July 2025 official launch; construction start site preparation Sep 2023; demolition Mar 2024; ground-floor; expected opening Q4 2027–Q1 2028. **Site:** Pier Head Lane, Bridgetown, Saint Michael, BB11015, Barbados.

OVERVIEW

The Pierhead is an independent, upscale mixed-use waterfront development with 178 hotel keys and 178 residences on a five-acre site between the Careenage and Carlisle Bay in Garrison, Barbados. Altman Real Estate Group is developing the project, E. Neville Isdell owns it, and Altman Real Estate Group will operate it. The project was under construction at the structural stage as of August 24, 2026; site preparation began in September 2023, demolition began in March 2024, the Steel Building ground-floor slab began in February 2026, and Phase 1 is expected to open in Q4 2027–Q1 2028. The district comprises three main apartment buildings and a public Beach Club, including four-storey Steel Building and House of Pillars structures and a seven-storey Bridge House; the fact sheet calls for hurricane-resistant and performance-compliance materials, and full planning permission was granted in late 2023.

PROJECT TEAM

- **Developer:** Altman Real Estate Group is developing The Pierhead, with Sir Paul Altman heading the advisory team.
- **Owner:** E. Neville Isdell owns The Pierhead.
- **Operator / brand:** Altman Real Estate Group will operate the independent project.
- **General contractor:** One Builders began the Steel Building ground-floor slab in February 2026.
- **Architect:** Doug Luke of Elements Architecture is the building architect.
- **Engineer or project manager:** Michael Pickles is Project Director, Luke Thompson is Project Manager, Adams Consulting International Inc. provides structural and civil services, and M & E Partners provides MEP services.
- **Glazing contractor:** not yet announced.

KEY CONTACTS

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Doug Luke	Architect / Director, Elements Architecture	luke@elementsltd.com	+1 246 822 3218	

Other contacts at the firms involved

NAME	ROLE	EMAIL	PHONE	LI
Daniel Atwell	Co-founder and Managing Director, One Builders	datwell@onebuilders.co		

JAMAICA · ROSE HALL · HYATT ZILARA · UPPER UPSCALE

37. Hyatt Zilara Rose Hall

STAGE	PHASE	SIZE	EXPECTED OPENING
Under construction	Structure rising	344 keys	Q1 2027
Structure, Restoration under construction, September		Upper Upscale	Construction start Post-October 2025

Timeline: announced October 2025 hurricane closure announcement; construction start Post-October 2025 hurricane remediation; expected opening Q1 2027. **Site:** Rose Hall Road, Montego Bay, Saint James Parish, Jamaica.



Source: hyatt.com

OVERVIEW

Hyatt Zilara Rose Hall is a Hyatt Zilara upper-upscale, oceanfront and beachfront resort with 344 keys in Rose Hall, Jamaica, on Montego Bay's Caribbean coast. Tortuga Resorts develops and owns the resort, and Hyatt Hotels Corporation operates it. The resort is under construction for post-hurricane restoration as of September 14, 2026, following structural repairs and renovations after Hurricane Melissa; construction began after the October 2025 hurricane, and reopening is expected in Q1 2027. The existing resort is a multi-building, low- and mid-rise component with five floors, furnished terraces and balconies, and a Grand Butler Suite with floor-to-ceiling glass.

PROJECT TEAM

- **Developer:** Tortuga Resorts develops Hyatt Zilara Rose Hall.
- **Owner:** Tortuga Resorts owns Hyatt Zilara Rose Hall.
- **Operator / brand:** Hyatt Hotels Corporation operates the resort under the Hyatt Zilara brand.
- **General contractor:** not yet announced.
- procurement.
- **Glazing contractor:** not yet announced.

KEY CONTACTS

Named in project announcements and coverage

NAME	ROLE	EMAIL	PHONE	LI
Leo Schlesinger	Chief Executive Officer, Tortuga Resorts	leo.schlesinger@tortugaresorts.com.mx	+1 618 815 3349	
Alex Stadlin	Chief Executive Officer, Playa Hotels & Resorts			
Bruce Wardinski	Chief Executive Officer, Playa Hotels & Resorts			
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Joan Bottarini	Chief Financial Officer, Hyatt Hotels Corporation	joan.bottarini@hyatt.com		
Mark Hoplamazian	President and CEO, Hyatt Hotels Corporation	mark.hoplamazian@hyatt.com		
Carlos Cabrera	Senior Vice President of all inclusive operations, Hyatt	carlos.cabrera@hyatt.com	+1 239 404 9116	
Carl Hendriks	General Manager, Hyatt Zilara & Hyatt Ziva Rose Hall, Playa Resorts Management			

Other contacts at the firms involved

NAME	ROLE	EMAIL	PHONE	LI
Francisco P. Fuentes	Founder & CEO, Tourism & Leisure Development International, LLC			
Eric Resnick	CEO & Co-Founder, KSL Capital Partners	eric.resnick@kslcapital.com	+1 720 284 6415	
Hans Schroeder	Chief Financial Officer, Tortuga Resorts	hans.schroeder@tortugaresorts.com.mx		

ST. KITTS AND NEVIS · CHARLESTOWN · FOUR SEASONS · LUXURY

38. Four Seasons Resort Nevis

STAGE	PHASE	SIZE	EXPECTED OPENING
Under construction	Structure rising	189 keys	Q1 2027
Structure rising, August 2026		+ 52 residences · Luxury	Construction start 8 April 2025

Timeline: announced 8 January 2024; construction start 8 April 2025; expected opening Q1 2027. **Site:** Charlestown, Nevis, Saint Kitts and Nevis.



Source: nia.gov.kn

OVERVIEW

Four Seasons Resort Nevis is a Four Seasons–branded residential expansion with 189 hotel keys and 52 for-sale residences on a hillside along Nevis's west-coast golf-course fairways, inland from Pinney's Beach, in Charlestown, St. Kitts and Nevis. F.S.R. Estates Limited is developing the project; FSRE Holdings Limited, owned by David Chekemian and Richard Maltz, owns it; Four Seasons Hotels and Resorts will operate the resort. The residential phase was under construction with the structure rising as of August 24, 2026, following the April 8, 2025 official groundbreaking, with first residence deliveries expected in Q1 2027. The expansion comprises 52 fully furnished one- to four-bedroom residences, including penthouses, in four low-rise buildings of up to two storeys, with floor-to-ceiling glass, covered terraces, clear glass railings and sliding glass walls.

PROJECT TEAM

- **Developer:** F.S.R. Estates Limited is developing the project, with David Chekemian and Richard Maltz identified as developers.
- **Owner:** FSRE Holdings Limited owns the project through David Chekemian and Richard Maltz.
- **Operator / brand:** Four Seasons Hotels and Resorts will operate the Four Seasons–branded resort.
- **General contractor:** not yet announced.
- **Architect:** 79 Design and the Brisbane O'Garro Alvaranga group are listed as architects, with Amber Stewart identified as principal architect at 79 Design.

- **Interior designer:** Ward & Co. Interiors is the interior designer, with Sarah Ward and Rosie Ward identified as interior designers.
- **Engineer or project manager:** David Chekemian is the client representative and CEO of Remian UK Limited.
- **Glazing contractor:** not yet announced.

KEY CONTACTS

Named in project announcements and coverage

NAME	ROLE	EMAIL	PHONE	LI
David Chekemian	Partner, FSRE Holdings Limited	davidchekemian@theintegrumgroup.com	+1 869 665 3134	
Richard Maltz	Partner, FSRE Holdings Limited			
Amber Stewart	Principal architect, 79 Design		+1 303 513 4737	
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Neil Paine	CEO, St. Kitts & Nevis Sotheby's International Realty	neil@theeaglegroup.com		
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Neybis Sanchez	Chief Executive Officer, St. Kitts & Nevis Sotheby's International Realty	nsanchez@onesothebysrealty.com		
Archdeacon Phillip	Archdeacon			

JAMAICA · HOPEWELL · MOON PALACE · LUXURY

39. Moon Palace The Grand – Montego Bay

STAGE	PHASE	SIZE	EXPECTED OPENING
Under construction	Structure rising	1,200 keys	2028
Structure under construction, June 30, 2026		Luxury	Construction start 11 August 2025

Timeline: announced October 2024; construction start 11 August 2025; expected opening 2028. **Site:** Success Estate, Rose Hall, Montego Bay, Saint James, Jamaica.

OVERVIEW

Moon Palace The Grand – Montego Bay is a 1,200-key Moon Palace hotel and resort on a coastal site near Success Beach in Hopewell, Jamaica. The Palace Company, owned by the Chapur family, is developing and owning the project, with Moon Palace as operator and brand. The structure was under construction as of June 30, 2026; construction commenced on August 11, 2025, and the latest reported expected opening is 2028. Architectural documents show a 33-storey high-rise complex with sea-overlooking towers and eight overwater villas, supported by a reported USD 700 million investment.

PROJECT TEAM

- **Developer:** The Palace Company, led by CEO Gibrán Chapur, is developing the project.
- **Operator / brand:** Moon Palace is the operator and brand.
- **General contractor:** not yet announced.
- **Glazing contractor:** not yet announced.

KEY CONTACTS

Named in project announcements and coverage

NAME	ROLE	EMAIL	PHONE	LI
José Antonio Chapur	Honorary President and Founder, The Palace Company	jachapur@palaceresorts.com	+52 99 9900 7900	in
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Anuar Chapur	Chief Product and Technology Officer, The Palace Company	achapur@palaceresorts.com		
Edmund Bartlett	Minister of Tourism, Ministry of Tourism, Jamaica			in

NAME	ROLE	EMAIL	PHONE	LI
Clifton Reader	Vice President, Moon Palace Resorts, Jamaica and Turks and Caicos Islands	creader@palaceresorts.com	+1 876 516 1690	

Other contacts at the firms involved

NAME	ROLE	EMAIL	PHONE	LI
Carlos Alberto Ávila García	Chief Real Estate Officer, The Palace Company	caavila@thepalacecompany.com	+52 81 2036 2884	

BARBADOS · SPEIGHTSTOWN · BEACHES · LUXURY

40. Beaches Barbados

STAGE	PHASE	SIZE	EXPECTED OPENING
Under construction	Structure rising	600 keys	2028
Structure rising, September 2026		Luxury	Construction start 3 March 2025

Timeline: announced Barbados government purchased site for US$53M in 2013/2014; construction start 3 March 2025 demolition; expected opening 2028. **Site:** Heywoods Beach, Speightstown, Saint Peter, Barbados.



Source: nationnews-brb.newsmemory.com

OVERVIEW

Beaches Barbados is a luxury, 600-key Beaches all-inclusive resort directly at Heywoods Beach on Barbados's west coast in Speightstown, with private oceanfront balconies and three four-bedroom villas. Sandals Resorts International is the developer, owner, operator and brand. The project was under structural construction as of September 10, 2026; demolition began on March 3, 2025, and the expected opening is a 2028 trade-reported target. The approximately 1.2-million-square-foot resort is backed by a reported US$600 million investment and includes a winding Main Street, family zones and Caribbean Georgian-inspired buildings.

PROJECT TEAM

- **Developer:** Sandals Resorts International is developing Beaches Barbados; Executive Chairman Adam Stewart represents the developer.
- **Owner:** Sandals Resorts International owns Beaches Barbados.
- **Operator / brand:** Sandals Resorts International will operate the resort under the Beaches brand.
- **General contractor:** not yet announced.
- **Glazing contractor:** not yet announced.

KEY CONTACTS

Named in project announcements and coverage

NAME	ROLE	EMAIL	PHONE	LI
Adam Stewart	Executive Chairman, Sandals Resorts International	astewart@grp.sandals.com		in
David Hinds	Public Relations Manager, Sandals Barbados	david.hinds@grp.sandals.com		

NAME	ROLE	EMAIL	PHONE	LI
Javon Griffith	Chairman, Barbados Hotel and Tourism Association			

Other contacts at the firms involved

NAME	ROLE	EMAIL	PHONE	LI
Karen C. Barnaby-Swaby	Financial Controller, Technical Services Division, Sandals Resorts International			
Eugene Stall	Group Director of Technical Services, Sandals Resorts International			
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Winston Anderson	Managing Director, Eastern Caribbean, Sandals Resorts International	wanderson@grp.sandals.com	+1 758 727 7404	
Joanne Pearson	Director, Corporate Reporting, Sandals Resorts International	joanne.pearson@sri.sandals.com	+1 876 383 9130	
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Jaime Stewart-McConnell	Advisory Board Member, Coral Ridge Trust			

JAMAICA · LUCEA · GRAND PALLADIUM HOTELS & RESORTS · LUXURY

41. Grand Palladium Phase 2 (TRS Hotels & Family Selection)

STAGE	PHASE	SIZE	EXPECTED OPENING
Under construction	Structure rising	948 keys	Mid to late 2027
Structure rising, September 2026		Luxury	Construction start 18 February 2025

Timeline: announced Earliest project announcement in 2024; construction start 18 February 2025 groundbreaking; Jan 2026 slated; expected opening mid to late 2027. **Site:** The Point, Lucea, Hanover Parish, Jamaica.



Source: spacedesignmagazine.net

OVERVIEW

Grand Palladium Phase 2 is a luxury Grand Palladium Hotels & Resorts expansion with 948 hotel keys adjoining the existing oceanfront resort at Point Lucea in Lucea, Jamaica. Fiesta Jamaica Limited is developing the project, Grupo Empresas Matutes owns it, and Palladium Hotel Group operates the resort and brand. The project was under structural construction as of September 12, 2026; groundbreaking occurred on February 18, 2025, construction was slated for January 2026, and the expected opening is mid to late 2027. The expansion comprises two new hotel buildings of up to six storeys, includes a convention facility for up to 1,000 guests, and carries a reported investment of US$569 million.

PROJECT TEAM

- **Developer:** Fiesta Jamaica Limited is developing Grand Palladium Phase 2.
- **Owner:** Grupo Empresas Matutes owns Grand Palladium Phase 2.
- **Operator / brand:** Palladium Hotel Group operates the Grand Palladium Hotels & Resorts brand.
- **General contractor:** not yet announced.
- **Glazing contractor:** not yet announced.

KEY CONTACTS

Named in project announcements and coverage

NAME	ROLE	EMAIL	PHONE	LI
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Alba Tempras	Palladium Hotel Group Business Development officer for North America			

Other contacts at the firms involved

NAME	ROLE	EMAIL	PHONE	LI
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Jesús Sobrino	CEO, Palladium Hotel Group	jesus.sobrino@palladiumhotelgroup.com		
Carlos Ortega	Chief Development Officer, Palladium Hotel Group	carlos.ortega@palladiumhotelgroup.com	+34 657 011 348	

BAHAMAS · WEST BAY STREET · CURIO COLLECTION BY HILTON · UPPER UPSCALE

42. Paradise Breeze Nassau (Curio Collection by Hilton)

STAGE	PHASE	SIZE	EXPECTED OPENING
Approved July 2026	Design and approvals	125 keys + 125 residences · Upper Upscale	2028

Timeline: announced 14 April 2026; expected opening 2028. **Site:** West Bay Street, Bahamas, Bahamas.



Source: stories.hilton.com

OVERVIEW

Paradise Breeze Nassau is a Curio Collection by Hilton hotel and residences project with 125 reported mixed-use accommodation and residential units on West Bay Street along Nassau's beachfront coastline, Bahamas. B.P.G. Ltd. is developing the project, and Curio Collection by Hilton is the operator and brand. The project was approved as of July 2026; initial planning approval was granted subject to conditions on October 21, 2025, and the project is targeted to open in 2028, with no construction start or topping-out date reported. The planned form is one 11-story building with 117 suites and eight penthouses, expansive windows, and ocean views.

PROJECT TEAM

- **Developer:** B.P.G. Ltd. is developing Paradise Breeze Nassau; Daniel Mosca is its founder and CEO.
- **Operator / brand:** Curio Collection by Hilton is the operator and brand; Hilton executives associated with the announcement include Pablo Maturana and Brooke Thomas.
- **Glazing contractor:** not yet announced.

KEY CONTACTS

Named in project announcements and coverage

NAME	ROLE	EMAIL	PHONE	LI
Pablo Maturana	Vice president, development and architecture, construction and design, Hilton	pablo.maturana@hilton.com	+1 857 500 0538	
Daniel Mosca	Founder and CEO, B.P.G. LTD.			
Philip McKenzie KC	Developer's attorney, Davis & Co.	pmckenzie@davisconet.com	+1 242 424 3793	
Brooke Thomas	Global brand leader, Curio Collection by Hilton	brooke.thomas@hilton.com		

U.S. VIRGIN ISLANDS · ESTATE SMITH BAY · HILTON · UPPER UPSCALE

43. DV USVI (Sugar Bay site) hotel/guesthouse

STAGE	PHASE	SIZE	EXPECTED OPENING
Pre-construction	Breaking ground	300 keys	First or second quarter 2026
January 22, 2026		Upper Upscale	Construction start Immediately in 2023

Timeline: announced 25 August 2022; construction start work scheduled immediately in 2023; expected opening first or second quarter 2026. **Site:** Estate Smith Bay, St. Thomas, U.S. Virgin Islands.



Source: greython.com

OVERVIEW

DV USVI is a 300-key Hilton hotel/guesthouse redevelopment on a coastal resort site with oceanfront views in Estate Smith Bay, U.S. Virgin Islands, with no residences reported. DV USVI Investment LLLP is developing the project for the Amit Penn-led DV USVI Investment Group, with Hilton as operator and brand. The project is in pre-construction as of January 22, 2026; work was scheduled to commence immediately in 2023, and the expected opening is the first or second quarter of 2026. The redevelopment covers approximately 30 acres and includes renovation, reconstruction, and expansion of damaged existing resort buildings, with a reported investment of approximately $82 million and a first-phase scope including exterior glazing and glass.

PROJECT TEAM

- **Developer:** DV USVI Investment LLLP is developing the project, with Amit Penn identified as its chief executive officer.
- **Owner:** The Amit Penn-led DV USVI Investment Group owns the project.

- **Operator / brand:** Hilton is the hotel operator and brand.
- **General contractor:** Greython Construction was selected as general contractor, with chief executive officer Kyle Klewin identified in the project announcement.
- **Glazing contractor:** No separate facade/glazing contractor reported; Greython Construction's GC scope includes exterior glazing and glass..

KEY CONTACTS

Named in project announcements and coverage

NAME	ROLE	EMAIL	PHONE	LI
Kyle Klewin	Chief Executive Officer, Greython Construction	kklewin@greython.com	+1 860 319 6300	
Amit Penn	chief executive officer, DV USVI			
Adriane Dudley	counsel, Dudley Rich	adudley@dudleylaw.com	+1 340 776 7474	
George Dudley	Representative, Sugar Bay Club & Resort Corp.			

Other contacts at the firms involved

NAME	ROLE	EMAIL	PHONE	LI
Chad Obrey	Project Manager, Greython Construction			

BELIZE · SAN PEDRO · LUXURY

44. La Sirene

STAGE	PHASE	SIZE	EXPECTED OPENING
Pre-construction	Design and approvals	126 keys	Winter 2021
March 8, 2026		+ 126 residences · Luxury	Construction start 2016

Timeline: construction start 2016; expected opening winter 2021. **Site:** Southern Tip of Ambergris Caye, San Pedro, Belize.



Source: apeoplebrand.com

OVERVIEW

La Sirene is a luxury oceanfront resort with 126 hotel keys and 126 residences at the southern tip of Ambergris Caye in San Pedro, Belize. A group of primarily Belizean investors develops and owns the project. The project is in pre-construction as of March 8, 2026; the legacy plan identified construction beginning in 2016 and an expected opening in winter 2021, while new investors are seeking environmental and construction clearances. The legacy plan comprises eight five-story buildings, including five oceanfront buildings and three buildings facing a lazy river and harbor, with deep private balconies, eight-foot German sliding doors and floor-to-ceiling glass.

PROJECT TEAM

- **Developer:** A group of primarily Belizean investors acquired the site in January 2026.
- **General contractor:** Greg Pisarczyk and Dennis Alfaro were the historical contractor-developer team; the restart contractor has not yet been announced.
- **Architect:** Ana Espat of Strukture Architechs is the building architect.
- **Glazing contractor:** not yet announced.

KEY CONTACTS

Named in project announcements and coverage

NAME	ROLE	EMAIL	PHONE	LI
Dennis Alfaro	Owner, Alfaro's Construction and Design			
Lucas Pisarczyk	Original Developer, Boca Chica Resorts Limited	lucas@lasirene.bz		
Greg Pisarczyk	Original Developer, Boca Chica Resorts Limited			
Ana Espat	architect, Strukture Architects			
Daniel Matusiak	Marketing Director, La Sirene			

Other contacts at the firms involved

NAME	ROLE	EMAIL	PHONE	LI
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JAMAICA · PALM BEACH · ROYALTON CHIC · LUXURY

45. Addition to existing hotel (Lucimo Limited)

STAGE	PHASE	SIZE	EXPECTED OPENING
Under construction	Structure rising	371 keys	15 July 2027
Structure rising, September 5, 2026		Luxury	Construction start By 16 February 2026

Timeline: announced 17 February 2026; construction start by 16 February 2026; expected opening 15 July 2027. **Site:** Palm Beach, St. Ann, Jamaica.



Source: royaltonresorts.com

OVERVIEW

The project is a 371-key Royalton CHIC hotel addition to an existing beachfront/oceanfront resort on the shores of Paradise Cove in Palm Beach, Runaway Bay, Jamaica, with no reported residences. Lucimo Limited is developing the addition; TUI Global Hospitality Fund / TUI Group owns it; Royalton CHIC Resorts / Royalton Hotels & Resorts will operate it. The project was under structural construction as of September 5, 2026, with construction underway by February 16, 2026, and expected to open July 15, 2027. The redevelopment includes a 10-story guestroom building under construction and a planned 9-story Diamond Club building; reported room features include private balconies or terraces and some sliding doors between bedrooms and living areas.

PROJECT TEAM

- **Developer:** Lucimo Limited is developing the hotel addition.
- **Owner:** TUI Global Hospitality Fund / TUI Group owns the project.
- **Operator / brand:** Royalton CHIC Resorts / Royalton Hotels & Resorts will operate the hotel under the Royalton CHIC brand.
- **General contractor:** Construgroup is identified in dated project construction updates.
- **Engineer or project manager:** Construgroup's dated project construction updates document foundation and column works.
- **Glazing contractor:** not yet announced.

KEY CONTACTS

Named in project announcements and coverage

NAME	ROLE	EMAIL	PHONE	LI
Peter Krueger	Chief Strategy Officer & CEO Holiday Experiences, TUI Group			
Jordi Pelfort	President, Blue Diamond Resorts	jpelfort@royalton.com		
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Other contacts at the firms involved

NAME	ROLE	EMAIL	PHONE	LI
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ST. LUCIA · CAP ESTATE · HQ HOTELS & RESIDENCES BY SBE · UPPER UPSCALE

46. Cas en Bas Beach Resort

STAGE	PHASE	SIZE	EXPECTED OPENING
Under construction	Structure rising	96 keys	November 2026
Structure rising, September 15, 2026		+ 178 residences · Upper Upscale	Construction start By 12 April 2024

Timeline: announced February 2024; construction start by 12 April 2024; an exact start is; expected opening November 2026. **Site:** Cas en Bas Beach, Cap Estate, Gros Islet Quarter, Saint Lucia.



Source: newsroom.hyatt.com

OVERVIEW

Cas en Bas Beach Resort is an upper-upscale condo-hotel and resort branded HQ Hotels & Residences by sbe, with 96 hotel keys and 178 residences near Cas en Bas Beach in Cap Estate, St. Lucia. Wellington Estates (Group) Ltd is developing the project; Wellington Estates (St Lucia) Ltd and Cameron Inc. own it; Cameron Inc. and Wellington Estates will operate it. The project was under structural construction as of September 15, 2026, with concrete works documented by April 12, 2024, a second steel-frame building reported in 2025, and an expected opening in November 2026. The current Phase 1 comprises two low-rise apartment buildings around a 50-metre pool, with full-height sliding doors, private balconies or garden terraces, a reported $130 million development cost, and preliminary planning for 82 additional residences on an adjacent plot.

PROJECT TEAM

- **Developer:** Wellington Estates (Group) Ltd is developing Cas en Bas Beach Resort; Edward Wellington is its CEO.
- **Owner:** Wellington Estates (St Lucia) Ltd and Cameron Inc. own Cas en Bas Beach Resort.
- **Operator / brand:** Cameron Inc. and Wellington Estates will operate the resort under the HQ Hotels & Residences by sbe brand.
- **General contractor:** RJR Construction is the general contractor.
- **Architect:** Parc Inc. is the building architect.
- **Interior designer:** Kit & Kaboodle Ltd is the interior designer; Jane Dent is its lead designer.

- **Glazing contractor:** not yet announced.

KEY CONTACTS

Named in project announcements and coverage

NAME	ROLE	EMAIL	PHONE	LI
David Kuperberg	Head of development, Dream Hotels, Hyatt	david.kuperberg@hyatt.com		
Charlotte Wellington	Director, Pilcot Construction Ltd			
Edward Andrew Wellington	Founder & CEO, Wellington Estates / Cameron Inc.		+44 77 3071 3833	
Jane Dent	Lead Designer, Kit & Kaboodle			
Noreece French	Other Designer, Kit & Kaboodle			
Geoff Ballotti	CEO & President of Wyndham Hotels & Resorts	geoff.ballotti@wyndham.com	+1 201 650 0240	
Jay Stein	CEO, Dream Hotel Group			
Marc Anthony	Global icon and partner in the creation of HQ Hotels & Residences by sbe			
Julien Alfred	Hotel Ambassador beginning in 2026, Cas en Bas Beach Resort			

Other contacts at the firms involved

NAME	ROLE	EMAIL	PHONE	LI
Delbert T. Bynoe	Architect / Director, Parc Inc.	dbynoe@parcinc.net		

BELIZE · BELIZE CITY · LUXURY

47. Olo Caye Cruise Port & Resort (Stake Bank)

STAGE	PHASE	SIZE	EXPECTED OPENING
Pre-construction	Breaking ground	310 keys	January 2028
September 2026		luxury	Construction start September 2026

Timeline: announced 10 April 2026; construction start September 2026; expected opening January 2028. **Site:** Belize City, Belize, Belize.

OVERVIEW

Olo Caye Cruise Port & Resort is a luxury hospitality plan with 310 keys across an offshore island resort and a mainland hotel on Stake Bank near Belize City, Belize; the plan includes beaches, marinas, piers, beach clubs and overwater villas. Olo Caye, led by Piero Dibattista, is developing the project for the Bueso family, comprising Guillermo Bueso Anduray and David Bueso Anduray. The project was in pre-construction as of September 2, 2026; mainland staging and infrastructure work began in September 2026, island cruise-port and hotel construction is planned for Phase Two, and the expected opening is January 2028. The developer states a $200 million investment; the plan includes 160 island rooms and 150 mainland rooms, with suites, pools, dining, secluded bungalows and overwater villas.

PROJECT TEAM

- **Developer:** Olo Caye, led by Piero Dibattista, is developing the project.
- **Owner:** The Bueso family, comprising Guillermo Bueso Anduray and David Bueso Anduray, owns the project.
- **General contractor:** not yet announced.
- **Glazing contractor:** not yet announced.

KEY CONTACTS

Named in project announcements and coverage

NAME	ROLE	EMAIL	PHONE	LI
Piero Dibattista	President of Olo Caye			