

Grand Cayman Beach Suites Development

Seven Mile Beach, Grand Cayman

HotelAdvice and its principle has already acted as Asset Manager of the existing Grand Cayman Beach Suites, Britannia Golf and around 60 acres of prime estate for owners Embassy Investment Ltd. with full involvement since 2003 from pre-acquisition of the former Hyatt Regency resort, through de-branding to a standalone independent operated hotel resort in 2007 and had full management responsibility until now.



Owner instructed in 2013 that HotelAdvice would design and project manage an extension of two floors adding over 50% additional room inventory. The agreed plan following feasibility work and recommendations by HotelAdvice was to upgrade existing all-suite hotel including 4 food outlets with an enlarged lobby and sense of arrival simultaneous with the extension work and reopen as a five-star boutique style resort hotel branded and operated by one of major global brands.

The full project including appointment of design team consultants, financials and reporting, whilst at the same time negotiating with Cayman Island Government, Hotel Management Agreement with the Major brands and carrying out full feasibility work for the Owner in order for them to have full overview of the projected return of investments.

Detailed plan:

The existing five storey hotel was built in 1999 with 53 no. luxury suites, deluxe fitness centre, spa, pool and beach front restaurant with access to the Britannia Resort Golf Course.

The development proposals comprise a two floor roof extension over the existing building's footprint. The two bedroom floors will be located over the existing 'L' shaped footprint, and will aid the re-design of the hotel façade. All the new suites and penthouse suite, 24 no. in total, the majority of which are orientated to take advantage of the sea views were possible. In addition, 4 no. family guestrooms will be created at ground floor level. –



The public spaces will undergo a complete redesign, with the creation of a new reception and lobby, extended bar, retail and gymnasium, all designed to enhance the sense of arrival. The existing beach front banquet hall will be fully refurbished with new BoH facilities and restrooms.



The Grand Cayman Beach Suites are already operating in the top two in terms of RevPar in the Grand Cayman hospitality market and the new deluxe additions to the existing inventory, together with a recent \$1mill renovation of its main beach side restaurant Hemingways as well as the introduction of a major 5 star brand, the resort will undoubtedly pitch to beat even the RitzCarlton Grand Cayman in terms of RevPar when it reopens following construction/refurbishment.