

## The Development

*Bamboo River* occupies a secluded 13.8-acre property, nestled along the bank of the Roseau River, amidst tropical rainforest. Located about 3 miles inland at Copthall, *Bamboo River* is a 5-min. drive from Roseau.

Undertaken by ACE Development Limited, 37 residential lots have been approved by the Development and Planning Corporation of the Commonwealth of Dominica.

For the first time in Dominica, this development will be completed with utility lines underground, a large maintained green area, paved roads, lined drains, sidewalks, and street lighting.

Full-signal cellular service, fixed-line telephone, including Internet, cable television services, 3-phase electricity and water distribution systems have been approved by the utility companies and are being installed by ACE Engineering Ltd.

## The Houses

These are based on traditional Caribbean architecture but provide all modern amenities. Comfort, functionality, strength and flexibility are hallmarks of these residences.

Each of the three basic models has two versions, a two storey, 3-4 bedroom one and a single-storey 2-bedroom one.

**Kwéyòle Architectural Features:** • steep roofs • traditional cladding (timber, shingles, stone) • large verandahs • details such as railings, fretwork, jalousie windows and shutters (many are options).

**Occupant Comfort:** • spacious in layout • large openings positioned to maximize air-flow and natural lighting • bedrooms situated to allow ventilation and light from two directions • tall ceiling spaces, many with dormers or gable-end vents.

**Functional & Spacious:** • covered front porches and carports with kitchen access • division of private and public spaces • open-concept public areas • kitchens open to at least one side with a bar-counter • discrete washroom entries • bedrooms do not share walls with each other • large covered back terraces.

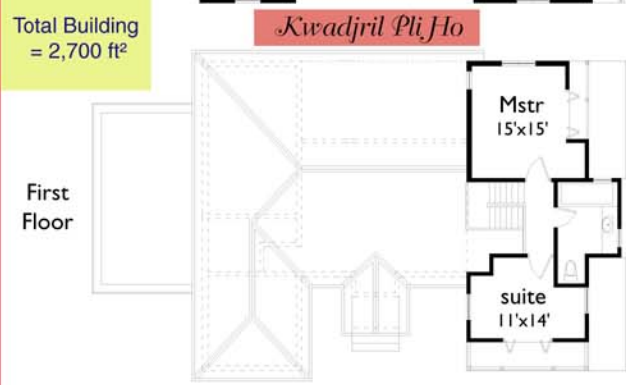
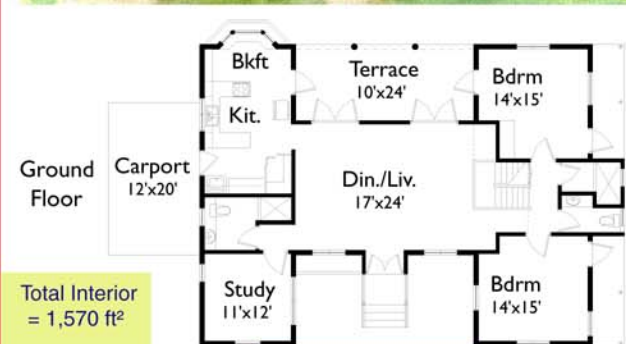
**Structurally Sound:** Designed to the National Building Code. Construction detailing provides high resistance to hurricanes.

**Flexibility:** Many elements can be modified for a customized home. Please see our website for a full list of options.

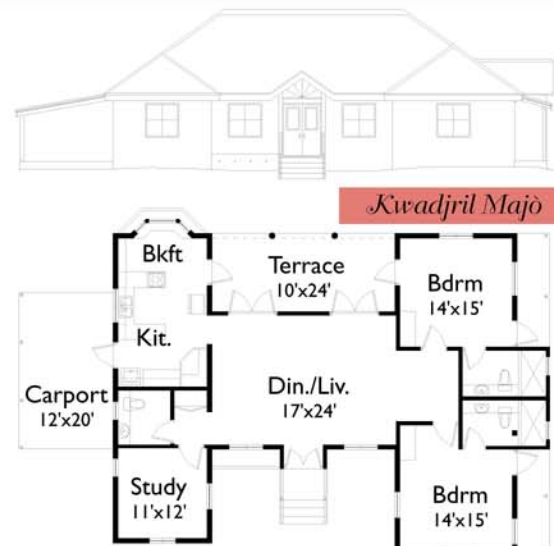
## The Kwadjril

The *Kwadjril* residences offer an interesting volume: the grand main room provides a spacious setting tall walls and two pairs of French doors opening onto a terrace. The large kitchen, with its built-in pantry and optional bar/counter, is accessible from the carport, the grand room and the terrace. The breakfast nook provides a view to the backyard.

The private areas are to the sides. All bedrooms have small private terraces as well as 3 exterior walls (many of which are protected from sun and rain) for maximum light and ventilation.

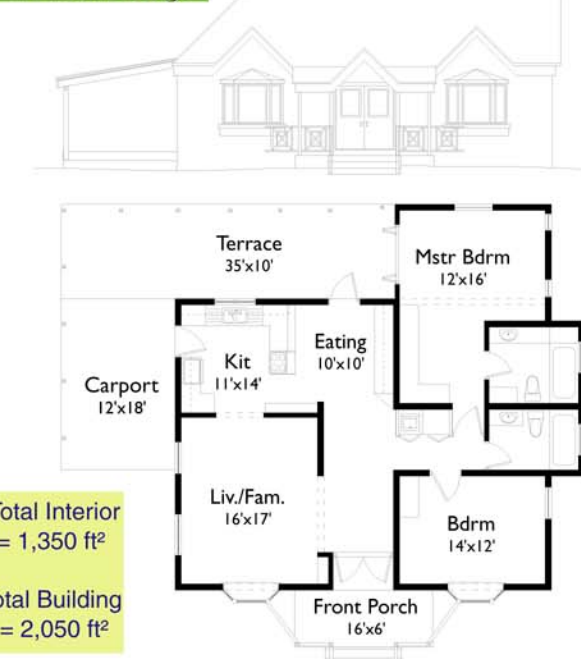


The *Kwadjril Pli Ho*, the two-storey version, has a staircase rising from the private areas with its landings overlooking the main room. Alternative bedroom layouts are possible such as using the upstairs suite as two bedrooms & a bath, or creating a master suite downstairs.



The *Kwadjril Majo* offers two large bedrooms with ensuite baths, as well as another enclosed room and powder room.  
Total Interior = 1,500 ft<sup>2</sup>, Total Building = 2,210 ft<sup>2</sup>

## Mazouk Wivye



Total Interior = 1,350 ft<sup>2</sup>  
Total Building = 2,050 ft<sup>2</sup>

*Mazouk Wivye*, the bungalow version, provides a tall volume for the master suite, which opens onto the back terrace. A reasonably-sized bedroom sits to the front, buffered from the master suite with other spaces.

## The Mazouk

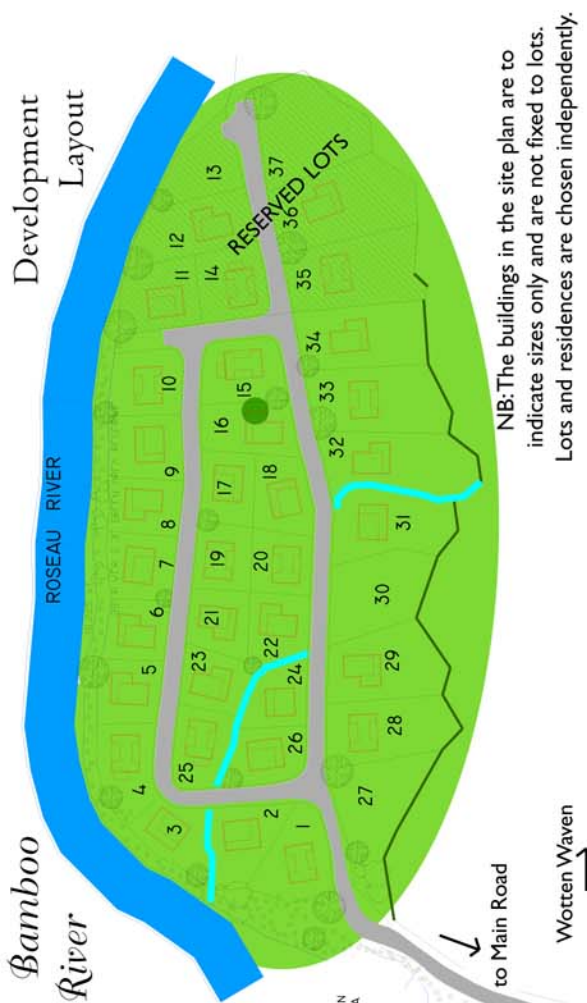
Based on traditional old Dominican houses, the *Mazouk* is spacious inside for contemporary lifestyles. The use of natural local materials such as stone or shingles would be appropriate here, adding to the charm of the *Mazouk*.

## Mazouk Pikan



Total Interior = 2,160 ft<sup>2</sup>  
Total Building = 3,175 ft<sup>2</sup>

In the *Mazouk Pikan*, the upstairs floor is set within the roof, where large dormers provide additional headroom, light and air. In this design, a master suite, a bedroom and another bathroom, leaves plenty of open space for a play/study area. Alternative upstairs layouts are possible.



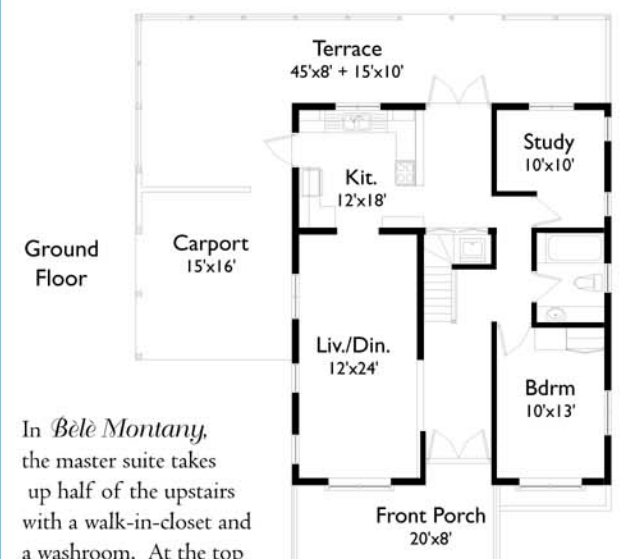
37 Residential Lots, ranging from 8,000 to 22,000 sq. ft. at EC\$7 - \$12/sq. ft.  
Lots may be purchased independently from residences.

**For further information please contact us at:**  
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## The Belè

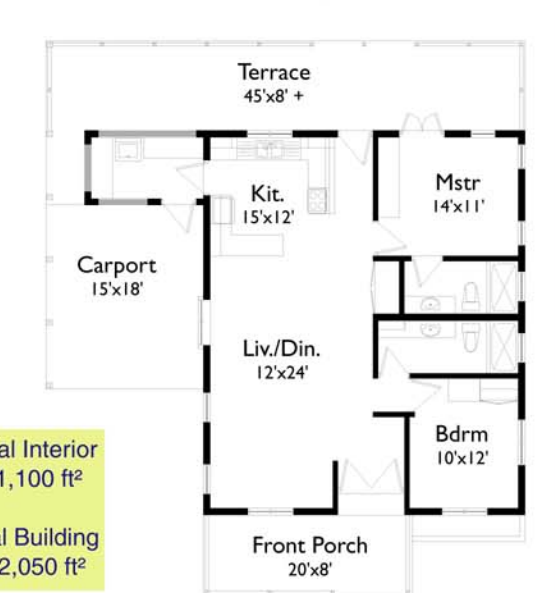
The *Belè* is a compact family home that combines Caribbean sensitivities with a more Western style layout. The interesting asymmetrical façade could be made symmetrical by stretching the front porch and matching the smaller roofs.

## Belè Montany



In *Belè Montany*, the master suite takes up half of the upstairs with a walk-in-closet and a washroom. At the top of the stairs, a bright window seat provides a relaxing view of the backyard.

## Belè Dous



Total Interior = 1,100 ft<sup>2</sup>  
Total Building = 2,050 ft<sup>2</sup>

In the *Belè Dous*, the bungalow model, the bedrooms are on one side, well separated, to the front and back, with the master bedroom opening onto the back terrace.



**Covenant**  
A carefully structured covenant assures residents that their environment will be comfortable, well-structured and well-managed. This is in part ensured by maintaining larger building setbacks (15' min.) and low building-to-lot size ratios (less than 30% coverage).  
\* NB: While many alterations are possible, they may affect the total cost of construction accordingly.

