

Introducing The Flagship Residences

Starting from \$295,000

From the developers of G:12 Condos, Suntanner Real Estate Grenada proudly presents *The Flagship Residences*—a stunning, 34-unit community in True Blue, St George, with fully refurbished interiors and exteriors, showcasing a sleek and modern aesthetic.

Unit Options

- **Studio Units:**
Ranging from **342 sqft to 400 sqft**—ideal for individuals seeking comfort and style.
- **Two-Bedroom Units:**
Spacious layouts from **570 sqft to 815 sqft**, perfect for families or professionals desiring more room.

Amenities

- Fully equipped **fitness room**
- Inviting **recreation quarters**
- Convenient **common area laundry facilities** (selected units come with private laundry appliances)
- **Available parking**
- Enhanced security with **CCTV cameras** and an **on-site night guard**

Furnishings Included

All units come fully furnished and equipped with modern appliances:

- **Kitchen appliances:** Stove/oven, microwave, refrigerator, and washer/dryer (in selected units)
- **Furniture:** Beds, desks, chairs, living room sets, and verandah furniture

Renovation Timeline

Interior renovations are scheduled from **May 2025 to July 2025** (approx. 8 weeks).

Ownership & Rental Income Opportunities

New owners purchasing *prior to renovations* will inherit existing tenants and start earning rental income immediately (**more details available**).

- **Projected monthly rental income post-renovations:**
 - Studio Units: **US\$ 1,400–\$1,600**
 - Two-Bedroom Units: **US\$ 2,800–\$3,200**
- **Short-Term Airbnb Rental Income:**
 - Studio Units: **US\$ 250/night**
 - Two-Bedroom Units: **US\$ 500/night**

First Phase – South Block Pricing

- **Studio Units:** Starting at **US\$ 295,000**
- **Two-Bedroom/Two-Bath Units:** Starting at **US\$ 385,000**

Invest in a turnkey modern living experience with *The Flagship Residences*. Don't miss this opportunity—contact us today for more details!