



OIL NUT BAY

VIRGIN GORDA · BRITISH VIRGIN ISLANDS

— L I O N H E A R T —





A MASTERFUL
COLLABORATION
BETWEEN RENOWNED
DEVELOPER DAVID
V. JOHNSON
AND LEGENDARY
ARCHITECT KEN
KAO, LION HEART
REPRESENTS AN
UNPARALLELED
VISION IN LUXURY
ISLAND LIVING.





Artful Caribbean Living

KEN KAO'S FINAL VISIONARY MASTERPIECE

One of the final designs by late legendary architect Ken Kao of Kao Design Group, Lion Heart is an artfully designed and flawlessly executed architectural masterpiece that elevates island living to an unmatched dimension.

Lion Heart features 2 built and furnished villas, Halo and Rainbow, and is designed to house an additional 4 guest villas. The seamless integration of native stone, steel, glass, green roof, and infinity pool with a custom native stone boulder waterfall showcases Oil Nut Bay's Developer and Chairman David V. Johnson's unwavering passion for cutting-edge design, quality craftsmanship and exceptional attention to detail.

Architecturally Striking & Distinctively Designed

DAVID V. JOHNSON'S EXQUISITE SYNTHESIS OF ART & NATURE

Rising organically from the cliffs against the backdrop of a turquoise Caribbean Sea rests a villa that was built to celebrate the exquisite landscape on which it sits. Set on a lush expanse of green topography and climbing

rocky terrain which unfold in undulating patterns across 12.55 acres (5.1 hectares), Lion Heart represents David V. Johnson's masterful vision of synthesizing natural elements with brilliant architectural design.





Embracing in Landscape

BEAUTY, SAFETY AND SUSTAINABILITY

Native stone, steel, glass, and a natural color palette adorn the structures' exteriors and blend gracefully into the surround, while an infinity pool with a custom stone boulder waterfall appears to melt into the sea. Bespoke gardens spill out onto the grounds of the villas and feature a variety of plant species. Both curved and flat rooflines follow the rise and fall of the landscape, and a remarkable 7,450 SF+/- (692.1 square meters) green roof brims with native flora enhancing the villa's seamless integration into the island's topography.

Truly An Inspired Existence

ALL-ENCOMPASSING SEASCAPE VIEWS

Lion Heart's elevated cliffside position offers unrivaled 270-degree panoramic views of the sea, resort, and neighboring islands—Necker, and Anegada—as well as sweeping views of the entire coastline of Virgin Gorda.





An Incomparable Setting

THE APEX OF INDOOR/ OUTDOOR LIVING

The approach to Lion Heart is marked by an impeccable stonewalled drive that emerges out of the natural terrain. Once inside the villas, unique architecture and immaculate design ensure that interior and exterior spaces blend seamlessly together.



Towering walls of glass windows and doors on all sides are operated automatically to slide open with ease and invite the outdoors in. Private upper and lower expansive patios make for an effortless transition to and from the natural environment.

Meticulously-Crafted

EXQUISITE DESIGN AND REFINED FINISHES

Spanning 8,021 SF+/- (745.2 square meters) of dynamic living space, the contemporary estate is replete with the smart design work of both Johnson and Kao and custom furniture designed by Roche Bobois. An expansive great room features palatial 18' (5.5 meter) ceilings, while an open concept chef's kitchen boasts custom Italian cabinetry and a backlit onyx custom counter facade.





A dining area features a custom interior wall of flowing water and opens out onto a grand patio complete with striking views.



The Ultimate in Relaxation

MASTER RETREAT



The splendor continues in the Master Suite with his and her walk-in closets, a walk-in guest closet, and a separate lockable owner's closet off of a

sophisticated fitness room. An exquisite ensuite bathroom completes the space with his and her toilets, a soaking tub, and dual-head outdoor shower.



Four lower level guest bedrooms feature ensuite
bathrooms and private patios.





Seamlessly Executed

ARCHITECTURE AS A CANVAS FOR ARTISTRY

Halo's architectural design not only allows it to emerge as a work of art in its own right, but also makes it a canvas that's ripe for showcasing the eclectic work of other artists. David V. Johnson's robust collection of artwork is displayed strikingly throughout the villa. Among his collection are pieces from Chicago-based artist Lonney White, known for his use of organic

materials to explore natural phenomena through an abstract presentation, and Susan Laufer, whose piece "Deep Light" adorns Johnson's outdoor dining space. Halo's artful construction was thoughtfully executed with artistry in mind; the sophisticated space complements intricate works of art while also highlighting the splendor of the island's natural backdrop.





| CONCEPTUAL SITE PLAN



Development Capabilities

INFINITE OPPORTUNITY

Lion Heart's compound setting offers the unique opportunity to expand upon the principal and guest residences with the capacity to accommodate up to four additional guest villas, known on site as Rainbows. The Lion Heart property and its possibilities for expansion represent the exceptional way in which Oil Nut Bay continues to foster the creative vision of its residents.

Innovation at It's Finest

THE PINNACLE CARIBBEAN EXPERIENCE

David V. Johnson's unwavering passion for cutting-edge design and quality craftsmanship, and his acute attention to detail, are not only profoundly palpable at the Halo villa, but are also woven into the very fabric of Oil Nut Bay in its entirety.





SPECIFICATIONS

DESIGNED BY INDUSTRY
LEADING PROFESSIONALS

KENNETH KAO
ARCHITECT

DAVID V. JOHNSON
DEVELOPER

ROCHE BOBOIS
FURNITURE DESIGNER

Overview

- 12.55 Acres (5.1 Hectares)
- 8,021 SF+/- (745.2 Square Meters)
- 5 Bedrooms
- 6.5 Bathrooms
- Infinity-Edge Pool
- Custom Landscape
- Stone-Walled Driveway
- Double Garage
- Separate Entrance Guest Villa

Location

- 270-Degree Views of the Sea, Resort, and Neighboring Islands, Necker, Eustatia, Prickly Pear as well as Views of the Entire Coastline of Virgin Gorda
- Atlantic Ridge Neighborhood

Interior Features

MAIN LIVING AREA

- 18’ Ceiling with Barrel-Vaulted Standing Seam Copper Roof
- Automatic, Motorized Window Door Walls
- Expansive Great Room with 270-Degree Views, Michaelangelo Quartzite Coffee Tables, 82” Flat Screen TV & Breakfast Nook with 43” Flat Screen TV
- All Sliding Doors, Lighting, Drapery, and Water Features Fully Automated
- Separate Entertainment Room, Fully Sound-Proofed, with 82” Flat Screen TV, Macintosh Sound System, and a 100” Fireplace

KITCHEN

- Kitchen Countertops – Notte Stellata First Quartzite
- Snaidero Cabinets
- Whitehaus Brushed Stainless Curved Undermount Sink
- Waterstone Pull Down Faucet in Polished Chrome
- Porcelanosa Elite Lava Stone Mix Backsplash
- Roche Bobois, O-O Suspension Pendant Kitchen Breakfast Nook Chandelier
- Bocci, Custom 14.5 Dining Room Chandelier
- Vogler Metalwork & Design Custom Copper Stove Hood with Dark Copper Patina and Light Distressed Texture
- Thermador 24” Star Sapphire Dishwasher
- 36"W Gaggenau Full Surface Induction Cooktop with Stainless Steel Frame
- 24"W Thermador Under-Counter Double Drawer Refrigerator
- Thermador, 24” Freezer, column, with Internal Ice Maker
- 30"W Thermador Built-in Fresh Food Refrigerator Column
- Gaggenau Mircowave Oven
- 30"W Gaggenau Combi-Steam Oven

BEDROOM FEATURES

- Master Suite Includes an Exquisite Ensuite Bathroom with His & Hers Toilets, Soaking Tub, Dual Head Outdoor Shower, His & Hers Walk-in Closets, Walk-in Guest Closet, and Separate Lockable Owner’s Closet off Fitness Room
- Master Bedroom has 55” Flat Screen TV, Custom-Made Walnut Bed and Headboard, Walnut Finish Throughout
- Master Bathroom with Picasso Granite Countertop, Snaidero Cabinets, Kohler Sinks & Faucets, IBM LED Back Lit Mirrors, Jason International Bath Tub, and Barry Entner Cumulus Chandelier
- Four Lower Level Guest Bedrooms – Three Kings and One with Twin Queen Beds - Each with 43” Flat Screen TVs, Ensuite Bathrooms and Private Patios.

FLOORING

- Interior Floor Tiles: Shells Reef Beige with Brushed Finish
- Exterior Deck Tiles: Cedar Lake Granite with Sandblast Finish
- Driveway Pavers: Unilock Brussels Block

LIGHTING

- Exterior Wall Sconces: Beachside Lighting – L-013-S-120V with Sorra LED bulbs
- Exterior Recessed Ceiling Lights and Spots: DG Lights – RC200 & XTSM
- Interior Recessed lighting – Juno 2” LED Round Adjustable and Cone

AV

- Lutron Electronic Shades
- Lutron Lighting Control
- Creston AV Control

Exterior Features

- Villa Designed to be Built into the Landscape with an Organic Shape
- Upper and Lower Level Expansive Patios
- Curved and Flat Roofs
- Infinity-Edge Pool with a Custom Native Stone Boulder Waterfall

Rainbow Guest Villa Features

- Expansive Great Room
- Master Bedroom with His & Hers Walk-in Closets, Soaking Tub, Outdoor Shower, and Exercise Room
- Outdoor Terrace with Dining Area
- Infinity-Edge Pool

Ground Level Floor Plan

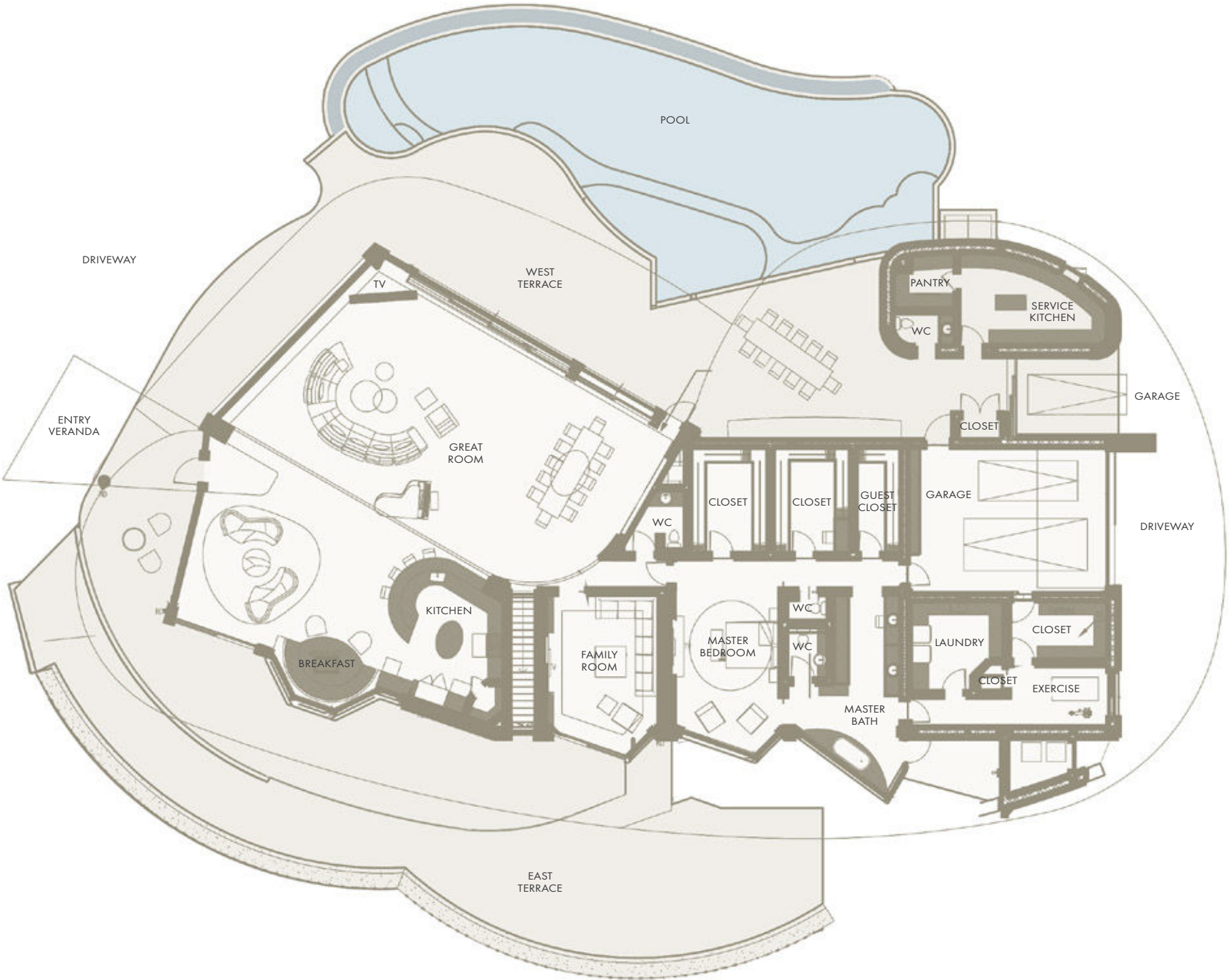
HALO

INTERIOR

Great Room
Family Room
Dining Room
Kitchen with Walk-in Pantry
Master Bedroom
Master Bathroom
His & Her Walk-in Closets
Guest Walk-in Closet
Fitness Room
Service Kitchen
Garage

EXTERIOR

East & West Terraces
Infinity-Edge Pool
Custom Waterfall



Garden Level Floor Plan

HALO

INTERIOR

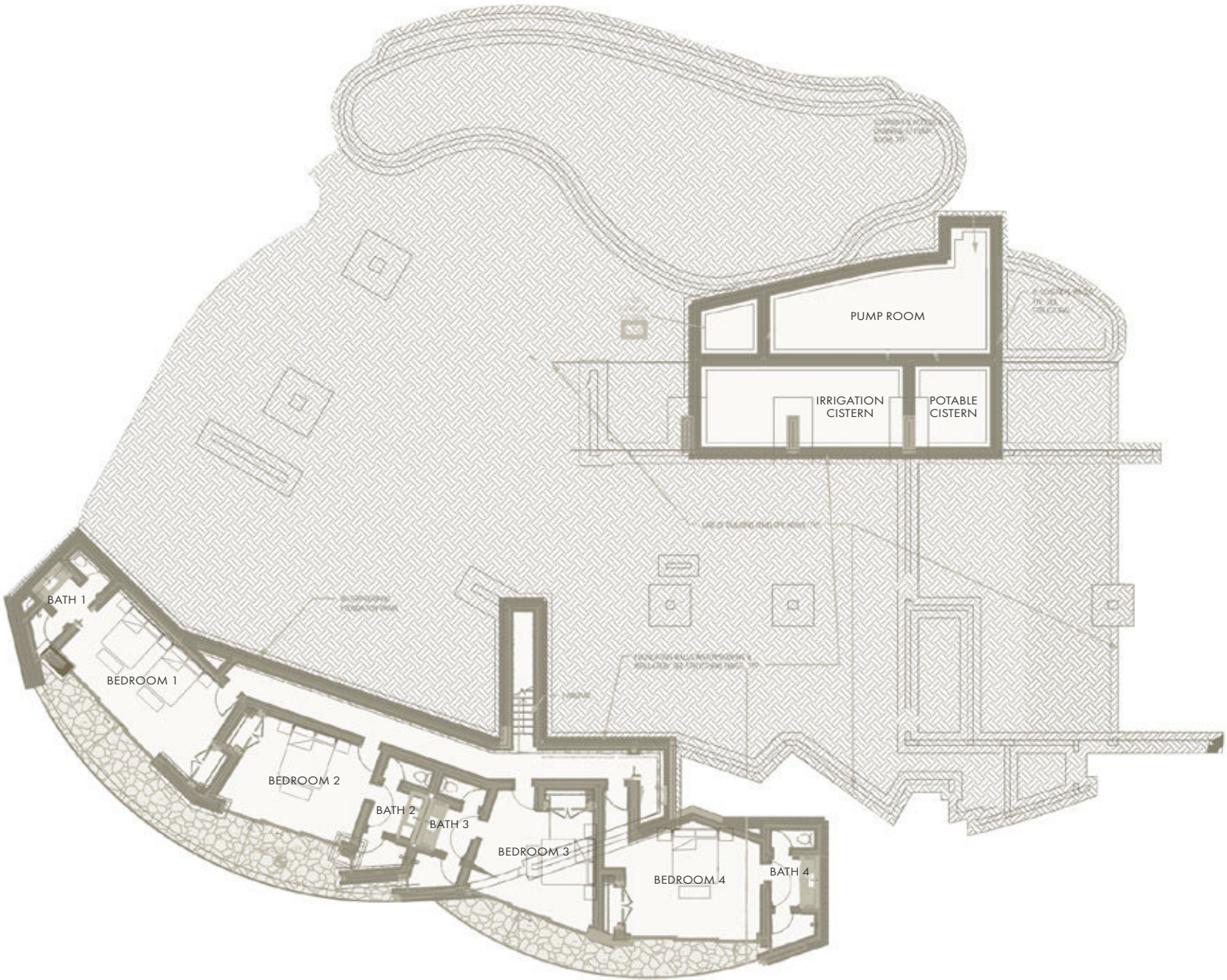
4 Ensuite Guest Bedrooms

Mechanical Room

EXTERIOR

4 Outdoor Terraces

Irrigation Cistern



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Ground Level Floor Plan

RAINBOW VILLA

INTERIOR

Great Room

Kitchen

Bedroom with His & Her Closets

Full Bathroom

Laundry

Exercise Room

EXTERIOR

Outdoor Shower

Dining Terrace

Pool Terrace

Infinity-Edge Pool





WE INVITE YOU TO
EXPERIENCE THE REFRESHING
SOPHISTICATION AND
UNMATCHED REFINEMENT
THAT HAS CATAPULTED OIL
NUT BAY TO THE FOREFRONT
IN ARCHITECTURAL DESIGN
AND ISLAND LIVING IN THE
CARIBBEAN.





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