



CHRISTOPHE HARBOUR  
ST. KITTS





Through the **CARIBBEAN**, into the **WEST INDIES**, onto the island of **ST. KITTS**.  
**THIS IS WHERE YOU'LL DISCOVER CHRISTOPHE HARBOUR.**









Through the **CARIBBEAN**, into the **WEST INDIES**, onto the island of **ST. KITTS**.  
**THIS IS WHERE YOU'LL DISCOVER CHRISTOPHE HARBOUR.**







The peninsula's majestic green mountains rise from the ocean floor in spectacular rugged beauty, creating golden, pink, and black sand beaches, tranquil bays, and an ideal harbour wrapped in lush tropical hillsides.





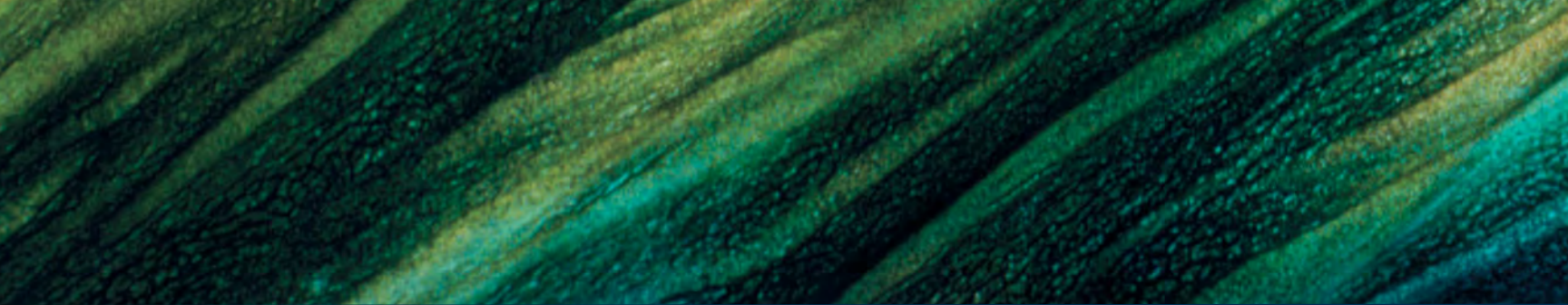
**ST. KITTS** is home to Christophe Harbour, a 2,500-acre resort community on the island's southeast peninsula. Together with the neighboring island of Nevis, St. Kitts forms one country – the Federation of Saint Kitts and Nevis.

With its colonial forts, lush rainforests, and beachside villages painted in the colors of sun and sky, it's little wonder the French and English coveted St. Kitts and separately inhabited its 70 square miles over several centuries.

Led by a stable, forward-thinking government, St. Kitts is transforming from an agricultural-based economy to one focused on business development and tourism with an emphasis on historic preservation and sustainable development. And Christophe Harbour is an integral part of St. Kitts' dynamic aspirations.









HAPPINESS IS A JOURNEY. And your journey begins here.

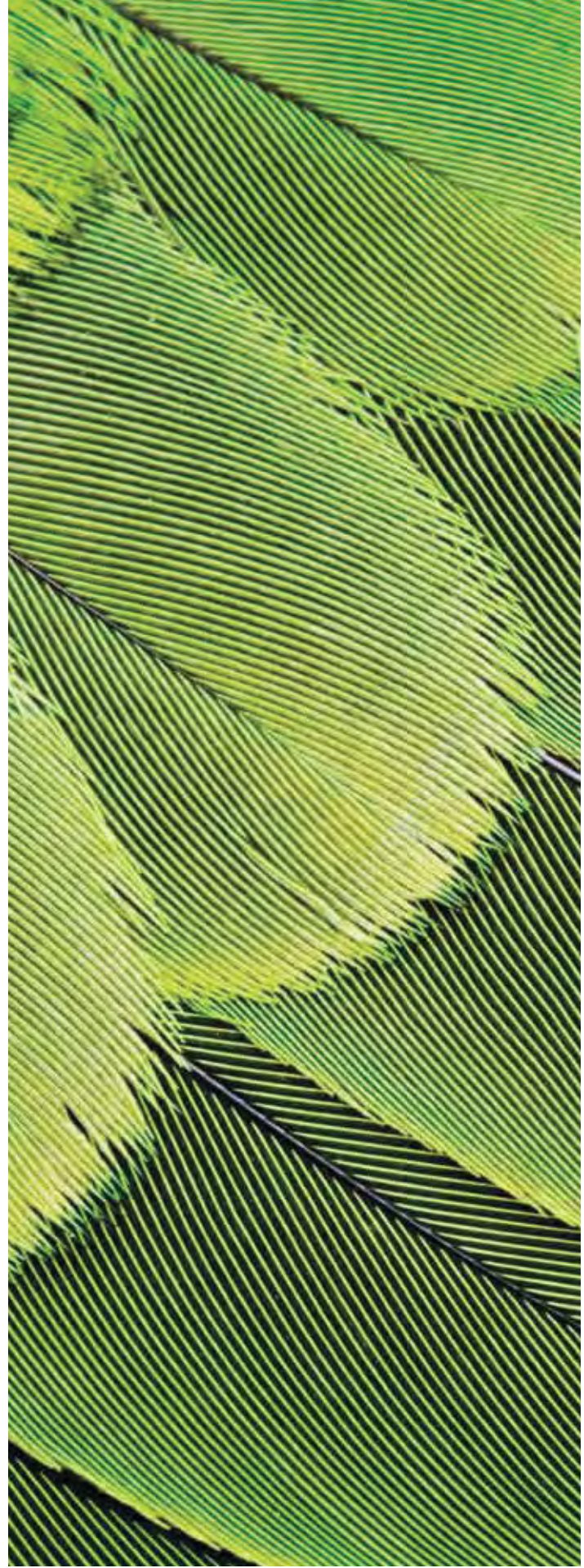




#### ACTIVITIES ABOUND

THE PAVILION BEACH CLUB  
BEACH BUNGALOWS  
SUPERYACHT MARINA  
OUTDOOR ADVENTURE  
TOM FAZIO GOLF  
THE BEACH HOUSE

As a Christophe Harbour Club member, you and your family have the remarkable opportunity to make every day an experience; each completely different, all completely personal. Engage and energize in the middle of the action, or relax and recharge in your private hillside retreat. Christophe Harbour Club's collection of amenities, accessible only to you and your guests, enables you to create the lifestyle you've always desired in a Caribbean island setting you could only imagine. Until now.







ATLANTIC OCEAN

< TO BASSETERRE

SANDY BANK BAY  
THE PAVILION  
BEACH CLUB

TURTLE BEACH  
BEACH HOUSE

WHITEHOUSE BAY

COCKLESHELL BAY

SUPERYACHT MARINA  
AND VILLAGE

BANANA BAY

BALLAST BAY

MAJORS BAY

TO NEVIS >

PRIDDIES PLATEAU  
GOLF COURSE SITE

CARIBBEAN SEA

CHRISTOPHE HARBOUR MASTER PLAN











**CHRISTOPHE HARBOUR** promises island living with services guided by expert hands, experiences made authentic by Kittitian heritage, rare Caribbean real estate opportunities, and exclusive resort features including a private beach club, a fine-dining restaurant, and oceanfront bungalows.

This emerging port-of-call will soon be home to lines of yachts, cozy cafes at the harbour's edge, and stylish visitors strolling the promenade. And, what will distinguish Christophe Harbour from all other Caribbean destinations is its distinctive collection of enticing amenities – superyacht harbour and marina village, a Tom Fazio-designed golf course complete with clubhouse and practice facilities, and luxury accommodations – and membership in the Christophe Harbour Club, which includes beach, golf, and yacht clubs.





#### > **THE PAVILION BEACH CLUB**

Sandy Bank Bay's private beach club is a hub for social interaction, shoreside activity, health and wellness, and inviting indulgences. Christophe Harbour Club Members can enjoy a beverage with friends or family at the beachside cabana bar, revive with a cool dip in the pool, and savor casual open-air dining or intimate meals.





Through a subtle blurring of nature and architecture, The Pavilion creates a fusion of traditional and contemporary design; romantic pathway entrances, stone arches and fireplaces, private dining patios, natural-edged pools, and waterfall showers.









ATLANTIC OCEAN

< TO BASSETERRE

SANDY BANK BAY  
THE PAVILION  
BEACH CLUB

TURTLE BEACH  
BEACH HOUSE

WHITEHOUSE BAY

COCKLESHELL BAY

SUPERYACHT MARINA  
AND VILLAGE

BANANA BAY

BALLAST BAY

MAJORS BAY

TO NEVIS >

PRIDDIES PLATEAU  
GOLF COURSE SITE

CARIBBEAN SEA

CHRISTOPHE HARBOUR MASTER PLAN







ATLANTIC OCEAN

< TO BASSETERRE

SANDY BANK BAY  
THE PAVILION  
BEACH CLUB

TURTLE BEACH  
BEACH HOUSE

WHITEHOUSE BAY

COCKLESHELL BAY

SUPERYACHT MARINA  
AND VILLAGE

BANANA BAY

BALLAST BAY

MAJORS BAY

TO NEVIS >

PRIDDIES PLATEAU  
GOLF COURSE SITE

CARIBBEAN SEA

CHRISTOPHE HARBOUR MASTER PLAN





#### ACTIVITIES ABOUND

THE PAVILION BEACH CLUB  
BEACH BUNGALOWS  
SUPERYACHT MARINA  
OUTDOOR ADVENTURE  
TOM FAZIO GOLF  
THE BEACH HOUSE

As a Christophe Harbour Club member, you and your family have the remarkable opportunity to make every day an experience; each completely different, all completely personal. Engage and energize in the middle of the action, or relax and recharge in your private hillside retreat. Christophe Harbour Club's collection of amenities, accessible only to you and your guests, enables you to create the lifestyle you've always desired in a Caribbean island setting you could only imagine. Until now.



#### > THE PAVILION BEACH CLUB

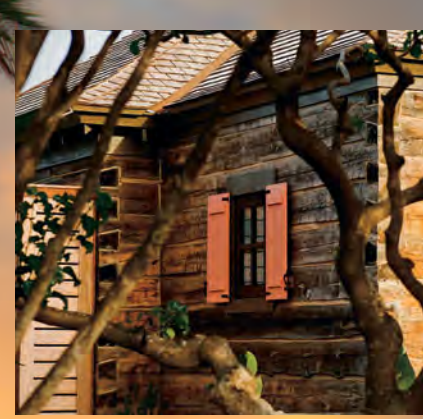
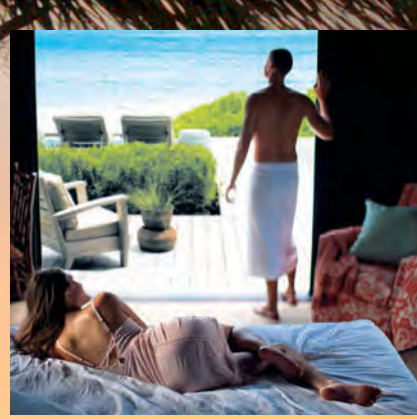
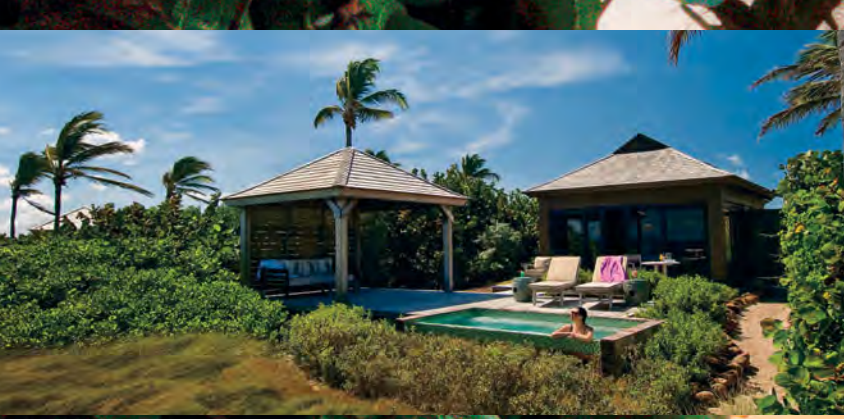
Sandy Bank Bay's private beach club is a hub for social interaction, shoreside activity, health and wellness, and inviting indulgences. Christophe Harbour Club Members can enjoy a beverage with friends or family at the beachside cabana bar, revive with a cool dip in the pool, and savor casual open-air dining or intimate meals.





Through a subtle blurring of nature and architecture, The Pavilion creates a fusion of traditional and contemporary design; romantic pathway entrances, stone arches and fireplaces, private dining patios, natural-edged pools, and waterfall showers.





## > BEACH BUNGALOWS

Fall asleep to the rhythm of the waves and wake to pink and amber skies that beckon for barefoot strolls along a shimmering crescent shore. These four enchanting bungalows, with names like Aloe and Plumbago, are each crafted from hand-hewn logs with wooden shutters and feature glass wraparound doors and marble-slab baths with rain showers. Each also has its own private plunge pool and seaside cabana.





> "One of the world's most romantic hotels" ~ *Travel + Leisure*

> 2011 Hot List ~ *Conde Nast Traveler*

*Beach Bungalows are available by reservation. Seasonal rates apply.*





#### > SUPERYACHT MARINA

The 300-berth marina – more than 60 berths accommodating superyachts up to 300 feet – will be the heart-beat of Christophe Harbour. With an adjoining full-service marina village, boutique hotel accommodations, and accompanying amenities and services, the superyacht marina is destined to be a top yachting destination; perfectly located to become a convenient home port for island hopping.





Gentle prevailing winds, protected entrance, safe inner harbour, and immediate proximity to the Atlantic Ocean and Caribbean Sea all converge at Christophe Harbour, making it the ultimate yachting destination.







## > OUTDOOR ADVENTURE

Zip-line along mountainsides into rainforests topped with misty clouds. Hike or bike unspoiled tropical landscapes. Tour fascinating historical sites. Relish the simple joy of sailing. Dive vibrant coralscapes and reefs. Whatever your whim, Christophe Harbour's full-time concierge is ready to arrange any manner of adventures for every level of ambition. So, come. Partake. And indulge in all things Caribbean.





There is much to experience and enjoy in this untrammled oasis. While basking in the sun is perfect for some, those who are game will find excellent diving conditions. Snorkeling, diving shipwrecks, sailing, or fishing excursions are easily arranged.





ARTIST REPRESENTATION OF SANDY BANK BAY.



**SANDY BANK BAY** Christophe Harbour's initial aesthetic identity; its first vital heartbeat.







> **TOM FAZIO GOLF**

The Tom Fazio-designed golf course set atop a volcanic ridge and along a natural island cove rises nearly 600 feet above the beaches below. The views from this 18-hole masterpiece will be stunning – defined by dramatic topography and panoramic views of the turquoise expanse of the Atlantic and Caribbean. The goal is as clear as the waters; to establish the most visually enjoyable and playable golf course anywhere.





REAL ESTATE OFFERINGS

SANDY BANK BAY

- > BEACHFRONT
- > HARBOURSIDE
- > CARDINAL POINT
- > HILLSIDE
- > PAVILION HILL
- > WINDSWEPT VILLAS

MARINA BERTHS

Sandy Bank Bay is Christophe Harbour's premier residential neighborhood. Each enclave at Sandy Bank Bay offers a diverse selection of luxury Caribbean ownership opportunities that include oceanfront, hillside, and harbourside homesites and homes – from villas to estate-sized lots. You can choose from a carefully considered collection of existing home plans, create your own home with the help of our design review board, or steer your floating home into your very own superyacht marina berth.







CARDINAL  
POINT v

SANDY BANK BAY

HILLSIDE

WINDSWEPT VILLAS >

BEACHFRONT

THE  
PAVILION >

< PAVILION HILL

< HARBOURSIDE

SUPERYACHT  
< MARINA AND VILLAGE







*LEFT: HOLE NO. 11. ABOVE: HOLE NO. 8.*



As Tom Fazio and his team shape the dramatic ridge-top course, designing each hole to take full advantage of its setting and stunning water views, the results lead the acclaimed links designer to declare it could be “the best of the best, anywhere.”



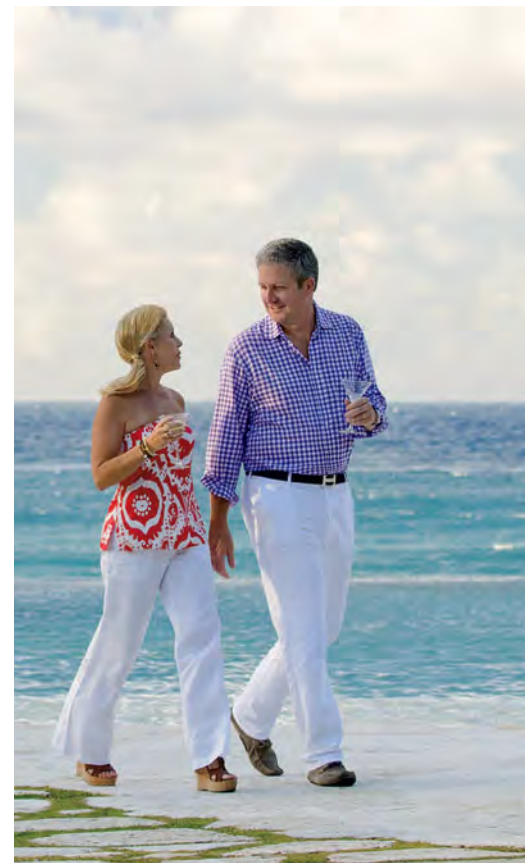


## > THE BEACH HOUSE

Oceanfront on Turtle Beach, the Beach House is the island's most romantic destination for fine dining, oceanside weddings, and private parties.

In true Caribbean fashion, the Beach House blends indoor and outdoor enjoyment, bringing a richness and intensity to both. The space constantly connects guests with the natural world with its spacious plain air pavilion, perfect for cigars, rum sipping, and sunsets.





> "The opening of The Beach House and Bungalows at Christophe Harbour has brought new levels of style and sophistication to St. Kitts." ~ *Elite Traveler*









CARDINAL  
POINT v

SANDY BANK BAY

HILLSIDE

WINDSWEPT VILLAS >

BEACHFRONT

THE  
PAVILION >

< PAVILION HILL >

< HARBOURSIDE >

SUPERYACHT  
< MARINA AND VILLAGE >







CARDINAL  
POINT v

SANDY BANK BAY

HILLSIDE

WINDSWEEP VILLAS >

BEACHFRONT

THE  
PAVILION >

< PAVILION HILL

< HARBOURSIDE

SUPERYACHT  
< MARINA AND VILLAGE





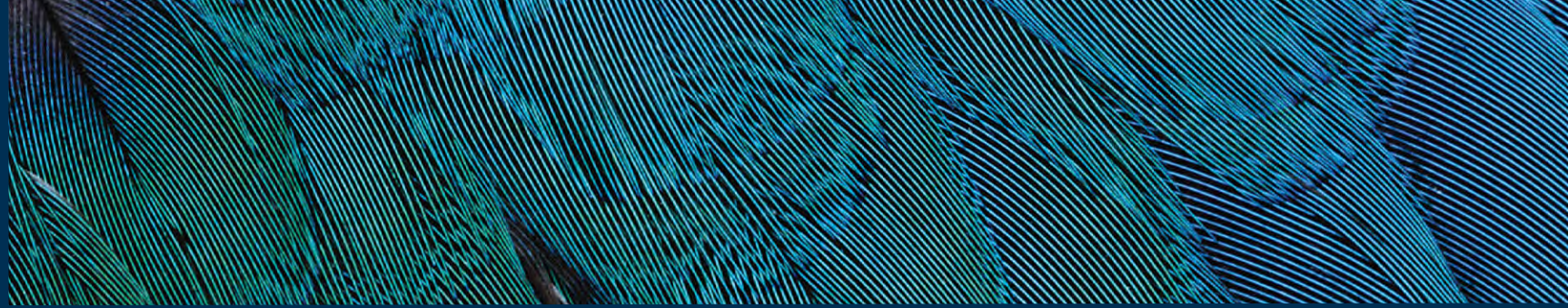
REAL ESTATE OFFERINGS

SANDY BANK BAY

- > BEACHFRONT
- > HARBOURSIDE
- > CARDINAL POINT
- > HILLSIDE
- > PAVILION HILL
- > WINDSWEPT VILLAS

MARINA BERTHS

Sandy Bank Bay is Christophe Harbour's premier residential neighborhood. Each enclave at Sandy Bank Bay offers a diverse selection of luxury Caribbean ownership opportunities that include oceanfront, hillside, and harbourside homesites and homes – from villas to estate-sized lots. You can choose from a carefully considered collection of existing home plans, create your own home with the help of our design review board, or steer your floating home into your very own superyacht marina berth.



ARTIST REPRESENTATION OF SANDY BANK BAY



**SANDY BANK BAY** Christophe Harbour's initial aesthetic identity; its first vital heartbeat.



*John P. ...*  
11.27.2011



> **BEACHFRONT**

The beachfront property along Sandy Bank Bay offers a rare (and limited) chance to own a home on one of very few naturally-occurring sandy white beaches in the entire Eastern Caribbean. The offering also represents one of very few remaining residential beachfront ownership opportunities in the region.

*Sandy Bank Bay, with a thriving reef and 2,000-foot white sand beach, sets the tone for Riviera-inspired glamour.*

> *Beachfront homesites from \$2 - \$6 million*







#### > HARBOURSIDE

Harbourside is Christophe Harbour's premier waterfront-living opportunity set along the perimeter of the inner harbour. Here, you can create a dwelling in perfect harmony with the sea literally beneath your feet. Harbourside homesites provide the rare architectural opportunity for distinctive over-the-water designs, intimate beaches, or custom docks – all with impeccable views.

*Harbourside's location allows you to conceive and construct visually stunning settings with indoor and outdoor living space hovering just above the protected inner harbour. > Waterfront homesites from \$1 - \$2 million*





> **CARDINAL POINT**

Ocean at your feet. Mountains at your back. On Cardinal Point's stunning cliffside homesites, panoramic views across the bay to vivid Caribbean sunsets are all part of the daily joy of life in this vibrant enclave. Elevated layers of land and water provide the perfect sense of exclusivity with prime proximity to The Pavilion beach club.

*Cardinal Point's unique homesites emulate the enchanting beauty of the Mediterranean's sublime coast.*

> Oceanview homesites from \$1.5 - \$2 million



> **HILLSIDE**

The hillside homesite offerings at Sandy Bank Bay rise high above the tall dune bank and harbour. Each site is arranged to take full advantage of cool breezes, warm sunlight, and sweeping panoramic views of land and sea.

*These estate-sized lots have gentle slopes, ideal for building a private retreat.*

> *Hillside homesites from \$700,000 - \$2 million*








“One of the most geographically outstanding locations in the whole Caribbean. This just could be the gold-standard for Caribbean developments in the 21st century.”

~ *Golf International*







**CHRISTOPHE HARBOUR** is committed to protecting its Old World surroundings and honoring its proud heritage through the Christophe Harbour Foundation – a non-profit organization established to preserve the natural coastal environment of St. Kitts and Nevis and to support social, economic, and educational programs.

While the island embraces modernity – finance, entrepreneurship, research, and medical schools – visitors still find gumbo limbo trees and green vervet monkeys, batik making, world-class cricket tournaments, and beachfront cafés serving fresh local fish, conch fritters, plantains, and rice ‘n peas. This is the Caribbean you remember. And now is your chance to take the first step on one of the most rewarding journeys of your life.

*Call Christophe Harbour Real Estate at 800.881.7180 or 869.466.8738  
or log onto [ChristopheHarbour.com](http://ChristopheHarbour.com) to schedule a visit today.*





## > PAVILION HILL

This coveted enclave of homesites sits on an intimate bluff just above The Pavilion beach club. No other collection of homesites is closer to the exceptional services of The Pavilion, including beachside cabana bar, pool, casual open-air dining, and shoreside activities.

*You can see it all from your new home at Pavilion Hill; the palm frond-inspired roofline of The Pavilion, the inspiring Caribbean seascape, and the burgeoning superyacht marina. > Homesites from \$875,000 - \$1.2 million*







#### > WINDSWEPT VILLAS

Eleven residences nestled within a cozy harbourview niche at Sandy Bank Bay will make up the resort's first turnkey neighborhood. Windswept's three- or four-bedroom villas with flexible membership options make an attractive ownership opportunity.

*At Windswept Villas, you'll savor exquisite views of the harbour, Atlantic Ocean, and Caribbean sunsets dressed in pale pinks, corals, and crimsons – all just steps from The Pavilion beach club. > Price upon request*









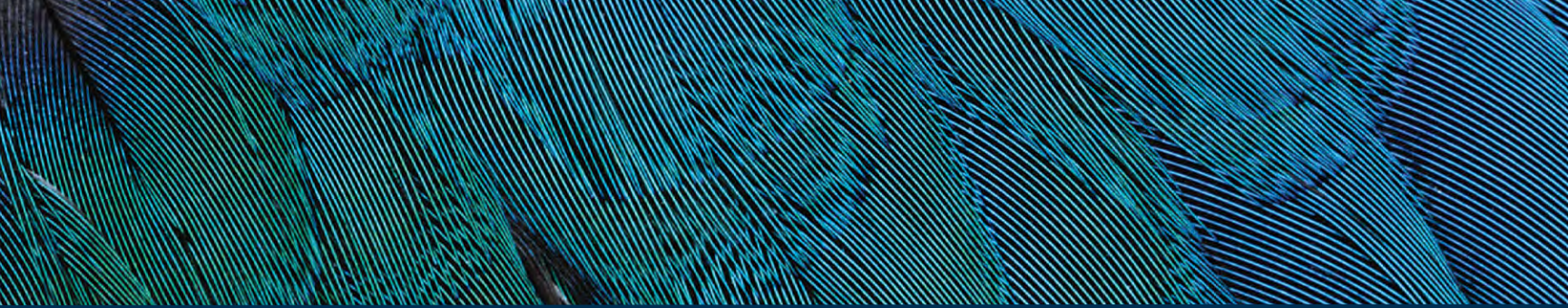
#### > MARINA BERTHS

A select few berths for 100- to 300-foot superyachts are available for purchase at the center of this emerging port-of-call as part of the Marina Founders Program, which includes preferred pricing and membership in the Christophe Harbour Club.

*The marina will offer exceptional services for every vessel, owner, captain, and crew.*

> *Marina Berths at \$10,000 per linear foot, pre-construction*







**PASSPORT TO PRIVILEGE.** An unprecedented opportunity.











**THE CITIZENSHIP BY INVESTMENT PROGRAM** of the Federation of St. Kitts and Nevis is the oldest, most established, and reputable of its kind in the world. The program was created to stimulate tourism, attract investors, and encourage development.

Christophe Harbour is an approved project under the real estate option of the Citizenship by Investment Program provided for in the Citizenship Act of 1984. Any qualifying real estate purchase at Christophe Harbor makes you eligible. And ownership is an investment in a fulfilling lifestyle; a safe haven; a genuine “home” with purpose and meaning beyond mere citizenship – now, and for generations to come.





KIAWAH ISLAND - SOUTH CAROLINA, USA



THE OCEAN COURSE - HOME TO THE 2012 PGA CHAMPIONSHIP





**KIAWAH PARTNERS** is the renowned team behind this extraordinary venture in St. Kitts. Kiawah Partners is distinguished for working with only the best-of-the-best in planning, design, development, recreation, sports, and spa projects for 25 years. To date, Kiawah Partners' thoughtful land planning, design expertise, and appreciation for cultural authenticity has resulted in residential real estate transactions totaling more than \$4.5 billion.

In addition to Christophe Harbour, Kiawah Partners is known for its award-winning international communities: The Lodge at Doonbeg on the coast of southwest Ireland, and Kiawah Island, South Carolina in the United States (21 miles southeast from the historic city of Charleston, South Carolina).



THE LODGE AT DOONBEG – COUNTY CLARE, IRELAND

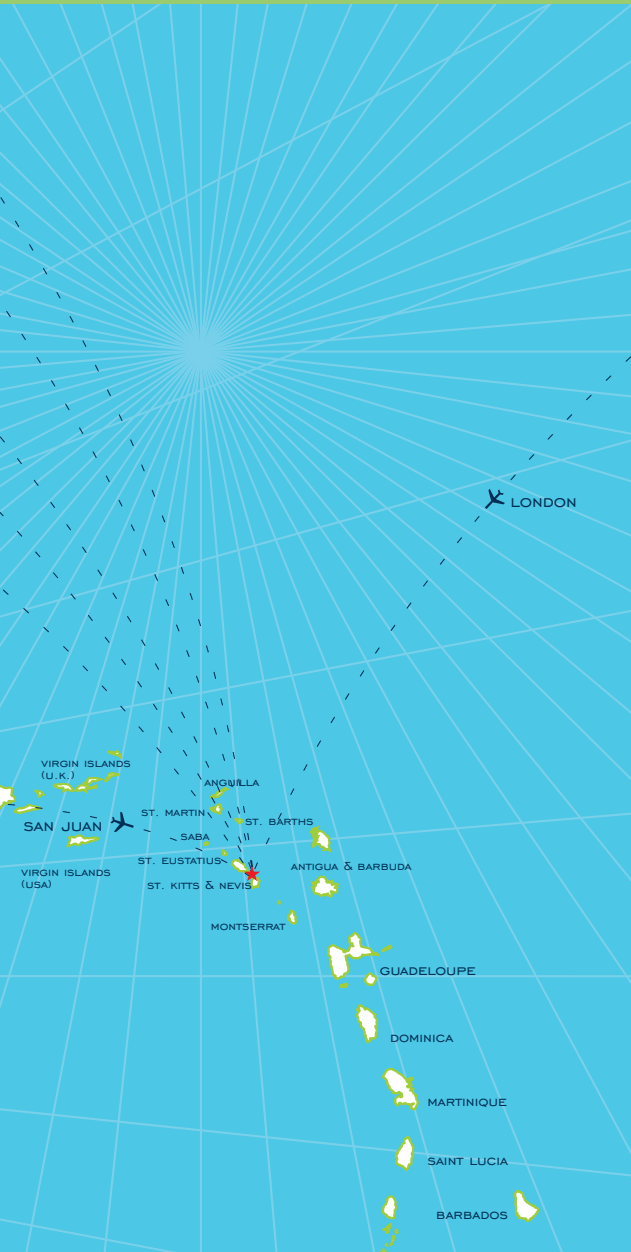








**MAKE YOUR WAY** to the jewel-like cluster of tropical isles known collectively as the West Indies. Direct flights to the modern Robert L. Bradshaw airport in St. Kitts are available from London, Toronto, New York, Atlanta, Charlotte, Miami, and San Juan. Private aircraft and yacht arrivals may take advantage of expedited customs and immigration services. A new private jet terminal is under construction and will provide expanded VIP services to private aircraft arrivals and commercial passengers. In addition, private air charters from St. Kitts to surrounding islands make shopping in St. Barths, diving in Saba, and lunch in Anguilla a convenient excursion.








“One of the most geographically outstanding locations in the whole Caribbean. This just could be the gold-standard for Caribbean developments in the 21st century.”

~ *Golf International*







**CHRISTOPHE HARBOUR** is committed to protecting its Old World surroundings and honoring its proud heritage through the Christophe Harbour Foundation – a non-profit organization established to preserve the natural coastal environment of St. Kitts and Nevis and to support social, economic, and educational programs.

While the island embraces modernity – finance, entrepreneurship, research, and medical schools – visitors still find gumbo limbo trees and green vervet monkeys, batik making, world-class cricket tournaments, and beachfront cafés serving fresh local fish, conch fritters, plantains, and rice ‘n peas. This is the Caribbean you remember. And now is your chance to take the first step on one of the most rewarding journeys of your life.

*Call Christophe Harbour Real Estate at 800.881.7180 or 869.466.8738  
or log onto [ChristopheHarbour.com](http://ChristopheHarbour.com) to schedule a visit today.*







CHRISTOPHE HARBOUR  
ST. KITTS

Luxury4you  
Immobilien

Tel.: +49 180 572 24 22  
Fax: +49 821 70 20 37  
Mobil: +49 175 267 75 07  
Email: [luxury4you@t-online.de](mailto:luxury4you@t-online.de)  
[www.luxury4you.eu](http://www.luxury4you.eu)

BELLEVUE  
BEST PROPERTY AGENTS  
2012



Call, email, or log on and start your journey today.  
800.881.7180 or 869.466.8738 | [info@ChristopheHarbour.com](mailto:info@ChristopheHarbour.com) | [ChristopheHarbour.com](http://ChristopheHarbour.com)

Authorized by the Government of St. Kitts and Nevis as an Approved Project for Citizenship by Investment.

Obtain the Property Report required by Federal law and read it before signing anything. No Federal agency has judged the merits or value, if any, of this property. This is not intended to be a solicitation or offer for purchase in states and/or jurisdictions where registrations is required. Prices, plans, products and availability are subject to change without notice. Illustrations are artist's renderings only and may differ from completed product. Improvements, facilities, and programs are in formative stages and subject to change without notice and cannot be guaranteed at this time. Nothing in these materials obligates the developer or any other entity to build any facilities, improvements, features or amenities depicted by artist's renderings or otherwise described herein, and there is no guarantee that any illustrated or described proposed future development will be implemented. Use of recreational facilities and amenities may be subject to separate club membership requirements, payment of fees and/or other restrictions. Ownership may include the opportunity to place your unit in a rental arrangement.