



# ST KITTS & NEVIS

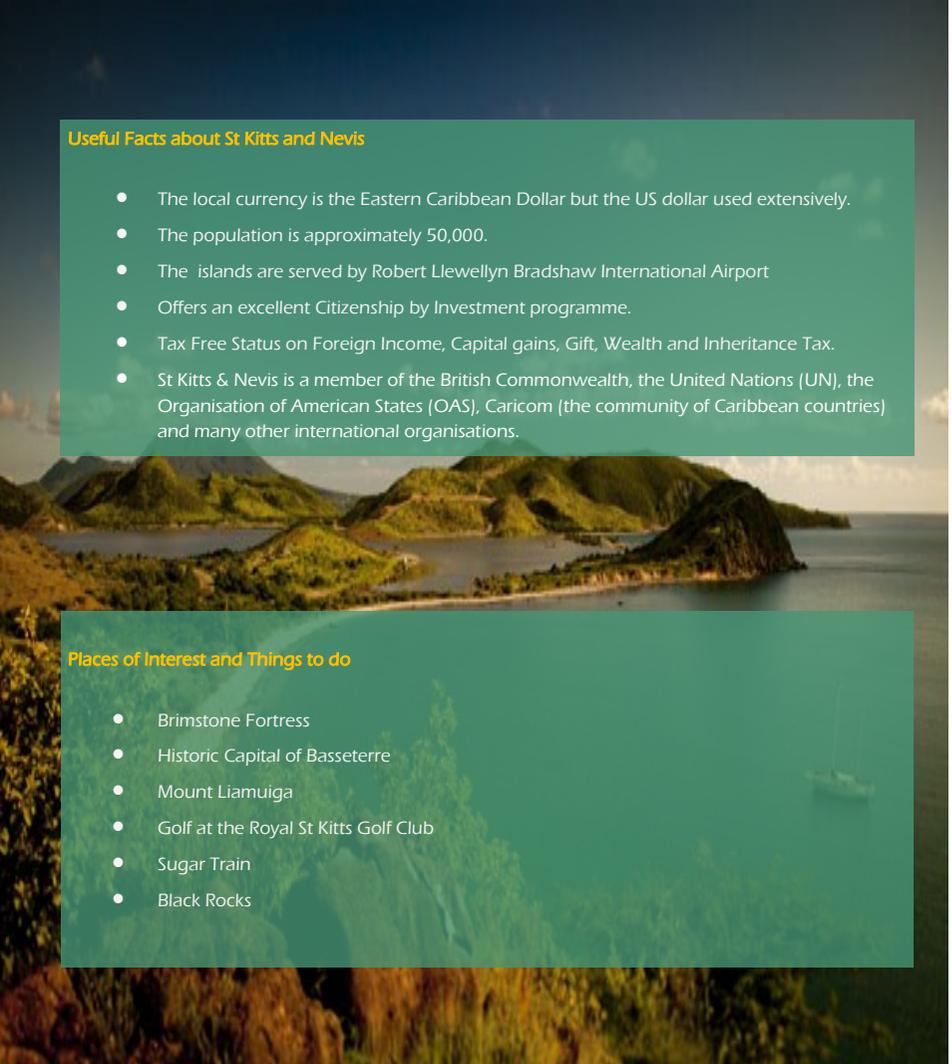
At Luxury4you, we have a superb selection of St Kitts and Nevis real estate situated in the most ideal locations within these fabulous Caribbean hideaways.

With luxury beachside and countryside properties, economic citizenship and many tax benefits, St Kitts and Nevis not only ticks the box as a fantastic life-style destination but also offers a wise investment opportunity



Working with approved projects of the Citizenship by Investment Programme of the Federation of St. Kitts and Nevis provided for in the Citizenship Act 1984.





**Useful Facts about St Kitts and Nevis**

- The local currency is the Eastern Caribbean Dollar but the US dollar used extensively.
- The population is approximately 50,000.
- The islands are served by Robert Llewellyn Bradshaw International Airport
- Offers an excellent Citizenship by Investment programme.
- Tax Free Status on Foreign Income, Capital gains, Gift, Wealth and Inheritance Tax.
- St Kitts & Nevis is a member of the British Commonwealth, the United Nations (UN), the Organisation of American States (OAS), Caricom (the community of Caribbean countries) and many other international organisations.

**Places of Interest and Things to do**

- Brimstone Fortress
- Historic Capital of Basseterre
- Mount Liamuiga
- Golf at the Royal St Kitts Golf Club
- Sugar Train
- Black Rocks

## About St Kitts and Nevis

The unspoilt islands of St. Kitts and Nevis forms part of the Leeward Islands and lies approximately forty miles west of Antigua in the Eastern Caribbean. Together with its sister island, Nevis, this English speaking former British and French colony features fascinating historic buildings and notable sites set in a varied landscape crying out to be explored.

The island enjoys a captivating atmosphere from tropical forests that surround Mount Liamuiga to golden sandy beaches, turquoise seas and colourful coral reefs, which are a delight for snorkelers, scuba divers and sailors. Local attractions are in abundance, and whether land or sea based, sporting or cultural; St. Kitts and Nevis really do offer something for all. With an ideal year-round tropical climate these islands are destinations that visitors find hard to leave.

St. Kitts is served by Robert Llewellyn Bradshaw International Airport. Direct scheduled flights operate from London, New York, Miami, Charlotte, Atlanta, and San Juan. There are also seasonal direct scheduled flights from Toronto, Canada. Flights from other international destinations arrive via nearby Antigua which is a fifteen minute flight from St. Kitts. With numerous regional flights St. Kitts is a great location from which to explore the wider Caribbean.

Nevis is the charming sister island to St Kitts and is totally unspoilt. From the top of the Nevis Peak to the depths of the clear waters offshore, there is a world of flora and fauna to be explored. In the hills, the comical green vervet monkeys chatter and scamper, in the sea, the whales cruise by. See the architecture of eras gone by: churches, windmills and refurbished Great Houses

Nevis is served by Vance W Amory Airport with flights from St Kitts, Antigua, Puerto Rico. Travelling from St Kitts to Nevis is simple, a short flight hop, sea bridge car ferry or the developer offers a 10 minute private boat service.



## St Kitts and Nevis Real Estate

Luxury4you is working with a number of developers on residential and hotel style projects on the islands of St Kitts and Nevis.

Each of the developments are approved projects of the Citizenship by Investment Programme of the Federation of St Kitts & Nevis provided for in the Citizenship Act 1984.

In the following pages we will offer a brief overview of each development. However for more detailed information please speak to one of our knowledgeable sales team.

Luxury4you is independent and able to provide information and guidance on most developments on the island. The projects featured within this brochure cover a selection of property that we are able to offer. If you are looking for something different, please let us know, we are sure to find exactly what you are looking for!

All prices quoted in US\$ and subject to change by the developers.

### Featured Developments:



- Silver Reef, St Kitts
- Christophe Harbour, St Kitts
- Kittitian Hill, St Kitts
- Sundance Ridge, St Kitts
- The Hamilton Beach Villas & Spa, Nelson Spring, Nevis
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- Vista Villas, St Kitts
- Manor by the Sea, St Kitts
- Scotch Bonnet, St Kitts
- Ocean's Edge, St Kitts
- Sunrise Hills Villas, St Kitts
- Tamarind Cove, Nevis

### Benefits

- Citizenship for life for approved applicant and eligible family members
- Tax free status on foreign income, capital gains, gift, wealth and inheritance tax
- The applicant is not required to reside in St Kitts or Nevis
- Full residency status
- The right to work in St Kitts and Nevis
- Visa Free Travel to a number of countries including European Schengen Countries
- Passports are issued to successful applicants and any eligible dependents
- No requirement to relinquish existing citizenship or passport

# Map of the Caribbean St Kitts and Nevis Location



# Map of St Kitts and Nevis Development Locations





## Select Resorts and St Kitts and Nevis

Why Luxury4you in association with Select Resorts ?

- Independent with an excellent portfolio of property in St Kitts and Nevis
- All properties offered are Government approved for the Citizenship by Investment Programme.
- Liaising with Government approved agent for submitting documentation and applications.
- Tailor-made inspection tours arranged on request.
- We pride ourselves in providing the 'personal' touch and giving honest and professional service to our customers. Many of our customers have been referred to us by their friends and associates.

### About Select Resorts

Select Resorts, based in Poole, Dorset has been providing a unique and individual service to clients purchasing properties abroad since 1982 and, therefore, has a wealth of experience specialising in International Sales. Select Resorts is proud to be the only UK based Savills International Associate Office.



## Silver Reef St Kitts

Silver Reef is situated in a perfectly elevated position overlooking both the Atlantic Ocean and the Caribbean Sea. Bordered by the lush green fairways of the Royal St. Kitts golf course, the Silver Reef resort is less than a five-minute walk from the coral sands of Frigate Bay, one of the finest beaches on the islands.

Created in the traditional architectural style of the Caribbean, Silver Reef offers a choice of one and two bedroom apartments, with balconies or terraces all in a setting of lush tropical landscaping and sparkling blue pools.

This stylish boutique development is ideal for owners wanting to combine a home in the sun with a shrewd investment – a fully furnished, turnkey operation with a minimum of fuss and a maximum rental income.

- **One Bedroom Apartments**
- **Two Bedroom Apartments**

### Gallery Images



### Planned Amenities and Features

- 2 Swimming Pools set in landscaped gardens in Phase I
- Freeform pool around three buildings of Phase II
- Attractive landscaped gardens and harmonious environment.
- Nearest beach—only 5 minutes walk
- Nearest Restaurant—only 2 minutes walk



## Christophe Harbour St Kitts

Christophe Harbour is a fabulous, exclusive resort community on the Southeast peninsula of St Kitts, featuring 2,500 acres of dramatic topography, including six secluded beaches and 13 miles of shoreline.

The vision of an award winning development team is led by Kiawah Development Partners of world renowned Kiawah Island, SC and The Doonbeg Club in Doonbeg, Ireland.

The development includes stunning lots for private villas, and will feature an array of resort and private amenities that will redefine luxury in the Caribbean.

- **Windswept Residence (Fractional 1/ 10th)**  
Including furniture and no fees 5 years & personal use
- **Be-spoke individual villas**
- **Selection of Villa Plots**

### Gallery Images



### Planned Amenities and Features

- 300 acre mega yacht marina and marina village
- 2 five star luxury hotels
- Tom Fazio Championship Golf Course
- Private Christophe Harbour Club encompassing Golf, Yacht, Beach and Social Club privileges



## Kittitian Hill St Kitts

Set on a stunning 160 hectare (400 acre) hillside. Kittitian Hill is a master planned resort offering beautifully designed luxury villas and charming cottages.

The unique architecture, landscaping and interior design of Kittitian Hill is the work of world famous architect Bill Bensley, whose studio has been responsible for the design of many award-winning resorts worldwide.

Sedona Resorts will manage the entire resort including the cottage hotel and Spa, in addition to the villa rental program.

- **1 Bedroom Condominium Apartments**
- **2 Bedroom Condominium Apartments**
- **3 Bedroom Villas (fractional 1 / 6th)**
- **3 Bedroom Villas (Whole)**
- **4 Bedroom Villas (fractional 1 / 8th)**
- **4 bedroom Villas (whole)**  
Investment Option: No fees 5 years, 4% guaranteed income 5 years & personal use.

### Gallery Images



### Planned Amenities and Features

- 18-hole championship golf course designed by Ian Woosnam
- Luxurious destination spa
- Kittitian Village with an excellent selection of dining and entertainment ;
- Bars, Restaurants



## Sundance Ridge St Kitts

Sundance Ridge rises 500 feet between the Atlantic Ocean and the Caribbean Sea. Each of the 15 private villas on Sundance Ridge will enjoy expansive views of the sea, the neighbouring island of Nevis and the hills of St. Kitts. On clear days neighbouring islands of Antigua, St. Baths and St. Martin may also be visible.

Each villa plot in Sundance Ridge will be at least one-half acre in size. Each villa will have a minimum of 4400 square feet of living space including covered verandas. Roofing materials and door and window products will be consistent throughout the development. Exterior colour schemes may vary slightly but will all blend in the same elegant 'colour-family' Each villa will include a private pool and ample exterior verandas. All villas will be styled using a 'West Indian' theme.

- **Villa Plots**

### Gallery Images



### Planned Amenities and Features

- Bespoke villa construction
- All with Private Pools
- Lush tropical gardens
- All properties have stunning Ocean views
- Secluded, niche gated communities



## The Hamilton Beach Villas & Spa— Nevis

Nestled on one of the most beautiful, peaceful beaches in the Caribbean, owners here will be able to enjoy memorable vacations and / or enjoy a lucrative rental income. The project consists of 10 buildings, 3 floors with a total of 75 properties. A choice of 1, 2, 3 and 4 bedroom apartments is offered, strategically positioned over 6 acres of prime beachfront property.

The condos consist of a 10 building, 30 unit, two-story townhouse complex with over 75 units, strategically positioned on over 6 acres of prime beachfront property.

- 1 Bedroom Apartments
- 2 Bedroom Apartments

### Gallery Images



### Planned Amenities and Features

- Fabulous beach location
- State of the art Spa and fitness facilities
- All weather tennis court
- Large communal pool with swim up bar
- Restaurant and shopping



## Vista Villas and Manor by the Sea St Kitts

Both Vista Villas and Manor by the Sea are designed from the ground up for two reasons. Firstly to be high class, high quality condominiums for sale in St. Kitts and secondly to be incredibly affordable. Both projects are perfect for those looking for Citizenship by Investment in the Federation.

Set atop the hills of Frigate Bay, Manor by the Sea and Vista Villas are welcomed each day by cool mornings and gentle breezes from the Caribbean Sea. In the evening, each condo has an unobstructed view of some of the most brilliant sunsets anyone could imagine.

Truly a magical setting.

- 1 Bedroom Apartments
- 2 Bedroom Apartments
- 3 Bedroom Apartments

### Gallery Images



### Planned Amenities and Features

- All properties with Ocean views
- Planned communal pool
- Spacious apartments with large balconies
- Easy access to local restaurants



## Scotch Bonnet St Kitts

Begin with an exquisite piece of Caribbean real estate, elevate it to capture spectacular views and surround it on three sides by ocean. Add a prestigious condominium development with all your desired amenities, pepper it with lush landscaping and warm it year round. The end result: your recipe for a slice of paradise.

This condominium development consists of 8 buildings; with a total of 52 units spread over seven acres of magnificent Cliffside property. All of the buildings are designed to face the sea, positioned to take advantage of the most desirable views overlooking the Caribbean Sea.

- 1 Bedroom Apartments
- 2 Bedroom Apartments

### Gallery Images



### Planned Amenities and Features

- Activity centre
- Large outdoor pool along with tennis court, ample sundeck area with BBQ and covered dining area.
- Maintenance, and 24-hour security will be provided.
- Business Centre
- Fitness Centre



## Ocean's Edge St Kitts

Ocean's Edge is a unique, luxury development combining the best of outdoor and indoor living. This beachfront resort is located in the beautiful Caribbean island of St Kitts. Perfectly positioned overlooking the Atlantic Ocean at North Frigate Bay and just minutes from the Caribbean Sea at South Frigate Bay, Ocean's Edge epitomises the best of luxury waterside living in an exotic, lush and tranquil location.

Covering approximately forty acres, Ocean's Edge has been accepted into the Green Globe worldwide programme for sustainable development and is the new benchmark for quality in St Kitts.

- **Studio Suites**
- **1 Bedroom Apartments**
- **2 Bedroom Apartments**
- **3 Bedroom Apartments**

### Gallery Images



### Planned Amenities and Features

- A spacious beachfront clubhouse with open-plan restaurant and poolside bar
- Centrally located Clubhouse, with a restaurant on the ground floor
- Health and Fitness Centre
- Two all-weather, floodlit tennis courts
- The spectacular, outdoor pool
- Stunning white sand and the crystal waters of the beach



## Sunrise Hills Villas St Kitts

These affordable Villas of high standards make living carefree. Lounge on your verandah and enjoy the Sunrise and Sunset views or Moonlit nights, while being soothed by the fresh air from the Atlantic Ocean, Caribbean Sea, or the Mountain. Friendly neighbours, a peaceful community, plus a clean and sunny island, this is truly seventh heaven

The Sunrise Villa project provides prestigious new-generation Villa designs each with en-suite bathrooms.

The architecture is light and airy, with open verandahs for outside dining, and a central pool facility, or an optional deck and pool for a relaxing afternoon in the sun. The six (6) home plans available, Atlantic Dawn, Ocean Dawn, Morning Dew, Morning Glory, Solar, and Sun Burst, are appropriate names for the Villas, used to cultivate the sunrise theme.

- **1, 2, 3 and 4 Bedroom Villas**

### Gallery Images



### Planned Amenities and Features

- 38 Luxury Villas
- Landscaped grounds
- High quality specifications
- Options for Private pool



## Tamarind Cove Nevis

Situated in a sheltered bay, Tamarind Cove Marina is an emerging port of call, the first of its kind on the exquisite island of Nevis. An exclusive retreat with full-service hotel amenities, The Residence at Tamarind Cove offers a luxurious lifestyle with entrée to a variety of personal services. Each of the one- to three- bedroom units features spacious living with superb waterfront views from private verandas.

- 1 Bedroom Apartments
- 2 Bedroom Apartments
- 3 Bedroom Apartments

### Gallery Images



### Planned Amenities and Features

- Yacht Club
- Members only Casino
- Health and Fitness Centre
- Private Aviation Services
- Spa Services

## Taxation and Legal

**CURRENCY PAYMENTS MADE:** US Dollars.

### **MORTGAGES**

Local mortgages of up to 70% are available through local banks, depending on personal circumstances.

Please note: for Citizenship clients – at least US\$400,000 has to be paid from personal resources into the Federation of St Kitts and Nevis.

### **LEGAL FEES**

Purchasers have to use a KITTITIAN LAWYER and according to the St Kitts & Nevis Bar Association, legal fees are charged on the value of the property.

### ***VARIES DEPENDING ON WHETHER PURCHASING WITH A MORTGAGE OR NOT:***

#### ***WITHOUT MORTGAGE:***

Approximately 2% of the purchase price

#### ***WITH MORTGAGE:***

Approximately 2% of the purchase price legal fees

1% Stamp Duty (on value of loan) payable to Government

1% Commitment Fee (on value of loan) payable to bank

Valuation Fee – payable to surveyor

These amounts are subject to change and purchasers should consult with a lawyer to determine the specific legal fees that will apply.

**FIXED RATE OF EXCHANGE** WITH US DOLLAR – EAST CARIBBEAN DOLLAR US\$1/XCD\$2.70

### **LAND ASSURANCE FUND**

Purchasers must pay an amount equivalent to 0.2% of property value for the National Land Assurance Fund. These are contributions for title assurance, a legal requirement in St. Kitts and Nevis

Registration fee for Assurance Fund = EC\$7.20

**INLAND REVENUE ADMINISTRATION FEE** EC\$ 50 – Frigate Bay

### **ALIEN LANDHOLDERS LICENSE**

A license that all non-nationals must possess when acquiring an interest in land or real property in St. Kitts. Normally 10% of purchase price.

By virtue of the location, purchasers buying in developments within the Frigate Bay area, are exempt from the standard alien landholder's license requirements and accordingly buyers are not required to pay the otherwise standard 10% fee on the acquisition of property. There is an EC\$50 fee in lieu of this, payable to the Inland Revenue. Kittitian Hill development absorbs this licence fee within the purchase price.

### **STAMP DUTY**

The applicable stamp duty on the sale of a condominium is 5% and on the sale of a villa lot it is 12%. Stamp duty is generally paid by the seller i.e. the developer for new properties and it is usually deducted from the purchase price and paid to Inland Revenue by the Purchaser's attorney who is responsible for registering the transfer documents.

### **TAX IN ST KITTS**

Capital Gain of 20% is applicable when selling property within one year of ownership.

Otherwise no Capital Gains Tax, Income Tax, Inheritance Tax, apart from the Annual Property tax as below.

### **ANNUAL PROPERTY TAX**

This tax is approximately 0.2% of the market value which is assessed by the Inland Revenue department. Both villas and condos are charged tax in this way.

### **VAT**

As from November 2010 17% applies to most goods and services but not to property purchases.

**CITIZENSHIP OWNERSHIP OF PROPERTY** – property must be held for a minimum of 5 years in order to retain Citizenship



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