

Sustainable Luxury Living

KITTITIAN HILL

ST. KITTS WEST INDIES



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VIEW FROM KITTITIAN HILL AT SUNSET



COCKLESHELL BEACH

ST. KITTS & NEVIS

Two Islands.....One Paradise

Situated in the Leeward Islands of the Caribbean Sea, St. Kitts & Nevis is truly a special Caribbean island destination. From panoramic views of the neighboring islands of St. Barths, St. Martin, Saba and St. Eustatius to pink sand beaches and cloud-fringed mountain peaks, this twin island Federation of St. Kitts & Nevis epitomizes the very best of the unspoilt Caribbean.

An island of stunning natural beauty, St. Kitts has emerged as a premier Caribbean destination and has carefully managed to ensure the maintenance of its abundant natural assets, cultural heritage and Caribbean charm.

FLIGHTS TO ST. KITTS & NEVIS



Via St. Martin (LIAT 30 min. connecting flight, several flights daily)

US: American Airlines (from New York, Miami)
 Continental Airlines (from Newark) Delta Airlines (from Atlanta)
 JetBlue Airways (from Boston, New York)
 Spirit Airlines (from Fort Lauderdale)
 US Airways (from Charlotte, Philadelphia)
 United Airlines (from Chicago, Washington)

Canada: Air Canada (seasonal from Toronto)
 Air Transat (seasonal from Montreal, Toronto)

Europe: Air France & Air Caraibes (from Paris),
 Cosair (seasonal from Paris), KLM (from Amsterdam)

Via San Juan, Puerto Rico (American Eagle 45 min. connecting 1 daily flight)

US: American Airlines (from Los Angeles, New York, Washington, Miami)
 Continental Airlines (from Houston, Newark)
 Delta Airlines (from Atlanta, New York)
 Jetblue Airways (from Boston, New York, Fort Lauderdale, Orlando)
 Northwest Airlines (from Detroit, Memphis), Spirit Airlines (from Orlando)
 United Airlines (from Chicago, Washington)
 US Airways (from Boston, Charlotte, Philadelphia)

Canada: Air Canada (seasonal from Montreal, Toronto)
 Sunwing Airlines (seasonal from Montreal, Ottawa, Toronto)

Europe: Iberia Airlines (from Madrid)

n.b. Flight schedule accurate as per March 2011

Flight times to St. Kitts from London (8 hours), Miami (3 hours), Atlanta (3.5 hours) and New York (4 hours).

Direct Flights

UK: British Airways (from London) - twice weekly

USA: American Airlines (from Miami) - 1 daily flight
 American Airlines (from New York) - twice weekly
 Delta Airlines (from Atlanta) - weekly
 US Airways (from Charlotte) - weekly

Via Antigua (LIAT 20 min. connecting flight, several flights daily)

UK: British Airways & Virgin Atlantic (from London Gatwick)

US: Continental Airlines (from Newark), US Airways (from Philadelphia)

Canada: Air Canada (from Toronto)



ST. KITTS & NEVIS

with low humidity and an average annual rainfall of 140 cm (55 inches), which keeps the vegetation lush and green.

July and August are the warmest months of the year, and the evenings are cooler from November to February. Year round there is an average of 12 hours of sunshine per day. There is no daylight saving time.

The flora and fauna of the islands ranges from deer, monkeys, butterflies, nectar-feeding bananaquits and hummingbirds, to green rain-forested hills with lizards, little frogs and fruit bats, to pelicans and frigate birds hovering over the fish abundant local waters of the islands.

St. Kitts & Nevis lends itself to exciting activities and adventure, whether it be by land or sea; golfing, hiking, horseback riding, hashing, diving, snorkling, sailing, historical tours and much more. The social lifestyle can be experienced and enjoyed either at a local restaurant and beach bar or rum shop, or dining at some of the fine dining restaurants on the island.

Most local business accept US currency, but will give back change in EC\$. The banks on the island have ATM machines and funds are dispensed in EC\$. The hotels, restaurants and larger stores accept credit cards. VISA and MasterCard are widely accepted.

When visiting the islands, a valid passport or birth certificate is required to enter.

St. Kitts & Nevis is located in the northern part of the Leeward Islands in the Caribbean. Encompassing a total area of 261 sq km (101 sq mi), St. Kitts is the larger of the two islands with an area of 168 sq km (65 sq mi) and Nevis at 93 sq km (36 sq mi).

Rising from the green rugged mountain range in St. Kitts at 1,210 m (3,972 ft) is its highest peak, Mount Liamuiga and the island's capital is Basseterre. Mount Nevis in Nevis peaks at 985 m (3,232 ft) and its capital is Charlestown.

The population of St. Kitts & Nevis is approximately 45,000 of which 35,000 live on St. Kitts and 10,000 on Nevis in close proximity to Basseterre and Charlestown. English is the official language, and is sometimes spoken with a distinct accent and West Indian dialect.

St. Kitts & Nevis has a wonderful tropical climate, the cooling trade winds making it comfortable and enjoyable throughout the year. The average temperature is around 25-33 degrees Celsius,



VIEW FROM BRIMSTONE HILL FORT

HISTORY, GOVERNMENT & ECONOMY

Saint Christopher (shortened to St. Kitts), was named by Christopher Columbus in 1493. The country's history books reveal the many cultures mixed together on a small island; from the artistic legacy of the indigenous Amerindians to the colonial heritage of the French, British and Africans. There exists now a small but proud nation of Kittitians, who have transitioned from the traditional sugar industry into one of the Caribbean's most thriving tourism economies.

Independent from Great Britain since 1983, St. Kitts & Nevis has a stable and functioning democracy based on the British parliamentary system. The Queen of England is the Head of State.

St. Kitts & Nevis is a member of the British Commonwealth, the United Nations (UN), the Organization of American States (OAS), Caricom (the community of Caribbean countries) and many other international organizations.

The national currency is the Eastern Caribbean Dollar (EC\$), the currency issued by the Eastern Caribbean Central Bank for most of the English speaking Caribbean islands. The EC\$ is pegged to the United States Dollar and has remained at the same rate of exchange (EC\$2.68 to US\$1.00) since 1976. The Eastern Caribbean Central bank has its headquarters in St. Kitts.



The Prime Minister of St. Kitts & Nevis, Hon. Dr. Denzil L. Douglas (left), Deputy Prime Minister Hon. Sam Condor (right), and Mr. Valmiki Kempadoo, CEO of Kittitian Hill (centre), turn the sod at the official Ground Breaking Ceremony at Kittitian Hill on Saturday 6th November 2010.

“ Kittitian Hill is the manifestation of our belief that real estate developments in the Caribbean need not be isolated or cut off from the communities in which they are based, but that they can instead be designed to blend and merge all that has always been here, with all that is yet to come.”

*- Hon. Dr. Denzil L. Douglas,
Prime Minister of St. Kitts & Nevis*



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

WHY ST. KITTS & NEVIS CITIZENSHIP?

Established in 1984, the Citizenship-by-Investment program of St. Kitts & Nevis is the oldest of its kind in the world. The Government of St. Kitts & Nevis established this program to attract investors of good character to make substantial investments which benefit the development of the country. These investors are then given the opportunity to apply for citizenship within strict guidelines of the law and the relevant regulations.

To qualify for citizenship of St. Kitts & Nevis under the Citizenship-by-Investment program, the government requires an investment in designated real estate with a value of at least the minimum sum stipulated. Any purchase of a Kittitian Hill property will allow an applicant who fulfills the formal and character requirements set by the government to qualify for St. Kitts & Nevis citizenship along with their immediate family.

Acquiring St. Kitts & Nevis citizenship through the purchase of Kittitian Hill property allows the applicant and their family to enjoy many benefits. For example, citizens of St. Kitts & Nevis are allowed visa-free travel to more than 100 countries including Canada, the United Kingdom, Switzerland, all EU-Schengen countries and many others.

As a citizen of St. Kitts & Nevis, you may of course take up residence in St. Kitts & Nevis at any time and for any length of time. The country has no personal income tax, no wealth tax, no inheritance tax or other direct taxes, and thus is an attractive place of residence also from a personal tax point of view.



WELCOME TO KITTITIAN HILL

Set on a stunning 160 hectare (400 acre) hillside, Kittitian Hill is a master planned resort offering beautifully designed luxury villas and charming cottages. Every property offers panoramic views of St. Eustatius, Saba, St. Martin and St. Barths, along with spectacular sunsets and dramatic views of the Caribbean Sea.

Kittitian Hill will cater to the tastes of the most sophisticated residents and guests, with amenities such as our 18-hole championship golf course designed by Ian Woosnam, a luxurious destination spa and the Kittitian Village with an excellent selection of dining and entertainment options including bars, restaurants, duty free shops, a cinema, a library and an amphitheater.

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, spa and rental programmes for the villas. Sedona Resorts is an ultra-luxury spa and boutique hotel operator that created and manages the Mii Amo Spa in Sedona, Arizona. Mii Amo was voted as the number one Destination Spa in the World for 2009 by Travel and Leisure Magazine.

VIEW OVERLOOKING KITTITIAN HILL

MASTER PLAN



SITE PLAN



SUNSET BAR AT KITTITIAN HILL

RESORT AMENITIES AT KITTITIAN HILL

Savour our world class cuisine at the fine dining restaurants in the Village, and try authentic local dishes at our casual restaurants or just relax at a kittitian rum shop. Purchase unique handmade jewellery and art directly from the artists in their studios.

Have a swim in the infinity edge swimming pool which governs a magnificent view of St. Eustatius or workout at the state of the art fitness centre. Enjoy a movie theatre experience whilst watching your favourite movie at The Screening Room, a modern cinema, or catch a glimpse of directors and producers as they produce films at the international post production film studio, and attend one of the many exhibitions at the art gallery.

Enjoy the annual film festival, literary festival or live performances under the stars in the outdoor Amphitheatre or join one of the art and creative writing classes.



THE TERRACE AT KITTITIAN HILL
LOBBY • LOUNGE • BAR • POOL • DINING • FITNESS CENTRE



FINE DINING AT KITTITIAN HILL



SWIMMING POOL AT THE TERRACE



THE VILLAGE AT KITTITIAN HILL
RESTAURANTS • BARS • CAFÉS • ARTISANS' SHOPS • CINEMA • AMPHITHEATRE • LIBRARY



MUSTIQUE COTTAGE



COTTAGE SUITE C



LIAMUIGA, 4 BEDROOM VILLA



THE SPA

On the gentle hill slope of Mount Liamuiga, transform your physical health and emotional well being, while experiencing spiritual renewal in the world class destination spa by Sedona Resorts. Our spa is a place to breathe and reflect in the peaceful island environment.

Inhale the surroundings, leave behind the stress.

Your Kittitian Hill spa experience begins before you arrive as a spa coordinator prepares your voyage, enabling you to immerse in indigenous and international treatments. Cultural activities and lifestyle classes will allow you to be inspired, learn, and discover.

Your senses will be awakened in our hillside cottages designed to put you in touch with the surrounding tropical rainforest. The textures and aromas of our healthy, organic, island inspired cuisine will draw you to return.

Your spa experience will linger long after your departure as you appreciate an exquisite newfound balance between mind, body, and spirit.

THE SPA AT KITTITIAN HILL



KITTITIAN HILL GOLF CLUBHOUSE

GOLF AT KITTITIAN HILL



Tee off at our spectacular Ian Woosnam designed 18-hole, championship Golf Course. Encompassing eighty hectares (two hundred acres) of gently rolling hills with dramatic sea and mountain views, it will truly be a golfer's paradise.

After golf, relax at the Kittitian Hill Golf Clubhouse and enjoy outstanding food and service in the main dining room, private grills or on the outside patios and watch the sun set behind the front nine and enjoy cool evenings under the stars.

The clubhouse features a fully stocked pro-shop, lockers, restaurant, bar and banquet area.



ACTIVITIES

Have a refreshing swim at our beach club just 3 kilometers (2 miles) away with our regular shuttle service, or at one of the many other beautiful beaches in St. Kitts. Our natural infinity edge swimming pool at the resort can be an alternative, or the privacy of your own pool.

For the adventurous, take a hike to the top of Mount Liamuiga, the highest mountain in St. Kitts, directly from Kittitian Hill, or bike along the many trails that weave through the beautiful fields. Golf at one of the three other championship golf courses in St. Kitts & Nevis.

Enjoy the races at Beaumont Park, a modern six furlong horse racing track just minutes from Kittitian Hill or yourself go horseback riding through the countryside. Game at Royal Beach Casino, the largest Casino in the Caribbean. Relax at one of the many island beach bars or dance the night away at one of the many beach parties.



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PHILOSOPHY

Kittitian Hill is a milestone sustainable resort, with a uniquely creative edge. It is rooted in the principle that the long-term sustainable development of the Caribbean region requires innovative business models to address many of the area's real regional and human development requirements.

Kittitian Hill has developed a guiding philosophy that is based on the four key aspects Culture, Society, Economy and Environment. All four elements have been taken into consideration during the development of the resort and are being incorporated into our operations, making Kittitian Hill one of the most sustainable resorts in the world.



kittitianhill.com



Resort and Property
Management