



KOI RESORT | RESIDENCES

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BELLEVUE
BEST PROPERTY AGENTS
2014



IMAGINE AN UNSPOILED EXOTIC ISLAND PARADISE...





WHERE THE ATLANTIC OCEAN MEETS THE CARIBBEAN SEA







INTRODUCING KOI RESORT & RESIDENCES
LOCATED AT HALF MOON BAY, ST. KITTS



THE ISLAND: ST. KITTS

The Federation of Saint Kitts & Nevis is a federal two-island state located in the West Indies. The political system of St. Kitts & Nevis is based primarily on the British Parliamentary System, making the government a stable democracy based on Constitutional rules and free and fair elections. However, since 1983, St. Kitts has been governed as an independent country, part of the Federation of St. Kitts & Nevis.

The following are some additional facts to get you acquainted with St. Kitts:

- St. Kitts has a pleasant climate, particularly during the cooler months from December to March. Humidity is relatively low, and constant northeast trade winds keep the islands cool. The average year-round air temperature is around 84°F / 28°C.
- Atlantic Standard Time throughout the year, four hours behind Greenwich Mean Time (-4 GMT). Daylight Saving Time is not observed.
- English is the spoken language. Kittitians maintain strong ties to Canada and England, thanks to the island's British colonial history.
- Currency is Eastern Caribbean (EC) dollars. However, US dollars are accepted almost everywhere. The exchange rate is \$1.00 USD = \$2.70 XCD.
- Economy is mostly agriculture, tourism and light manufacturing. Foreign investment in tourism-related projects has soared in recent years.
- The population is devoted to cricket and soccer.





ISLAND FACTS & ADVENTURES

ISLAND ADVENTURES

St. Kitts is famous for its picturesque white sandy beaches. Every beach on St. Kitts has its own personality, ranging from quiet and romantic to beaches that are action packed with water sports.

St. Kitts offers exceptional diving and snorkeling for the novice as well as the experienced. There are wrecks, reefs, walls, and caves that provide excellent underwater exploration. In St. Kitts the water is deepest closer to shore, so you won't have to go far to marvel and explore the rich sea life. There are dozens of Atlantic and Caribbean diving sites for beginners and experts alike just off the shores of St. Kitts.

The St. Kitts Royal Golf Club is directly adjacent to Koi Resort & Residences and will include private member benefits. Additionally, the Frigate Bay Golf Course and the Robert Trent Jones II Golf Course on nearby Nevis are available with reservations through our concierge.

St. Kitts is blessed with a myriad of beautiful, complex ecosystems containing a range of photogenic wildlife and a whole host of things to do. St. Kitts' Northern, Central and Southern mountain ranges are carpeted in thick rainforests supporting huge bio-diversity.

Immerse yourself in St. Kitts culture by meeting local artisans and exploring St. Kitts' history. Basseterre, the capital of St. Kitts, is rich in culture and history, including housing several historic Victorian buildings, the Clay Villa Plantation house, and several celebratory gardens. Basseterre also has a delightful mix of small shops and manageable malls, including the Pelican Mall and the TDC Mall, carrying a wide assortment of Kittitian delights and merchandise. You can buy locally designed clothing, including popular batik prints, and wonderful art.

The ferry ride between St. Kitts and Nevis takes about 45 minutes and provides beautiful views of both islands, and other Caribbean islands such as Antigua, St. Marten, Anguilla and St. Barths are easily accessible for day trips.

Experience a magical sail aboard a catamaran or yacht. A day trip or private charter will take you along our scenic coastline into a secluded cove where you'll marvel at the rich sea life and clear blue turquoise water of St. Kitts. This is where the northeastern Caribbean meets the western Atlantic. Where lush mountains serve as mile markers from every approach, and where St. Kitts keeps its quiet vigil for seafaring visitors from around the world.

St. Kitts is known for hosting several concerts, festivals, and performances year-round. Held each year during the last week of June, the St. Kitts Music Festival features live performances from Grammy-winning artists to the island's own musicians playing reggae, calypso, R&B and more. From mid-December through early January, the annual St. Kitts-Nevis Carnival makes a visit to the island. Additional celebrations are sprinkled throughout the year, typically featuring parades, street dances and various types of music.

FOR MORE INFORMATION ABOUT ST. KITTS, PLEASE VISIT THE GOVERNMENT OF ST. KITTS AND NEVIS AT www.gov.kn AND THE ST. KITTS TOURISM AUTHORITY AT www.stkittstourism.com







Miami

The Bahamas

Cuba

Haiti

Jamaica

Puerto Rico

St. Martin

St. Barths

St. Kitts & Nevis

St. Lucia

Barbados

Panama

Colombia

Venezuela

Trinidad

LOCATION: HALF MOON BAY

HOW TO GET THERE?

Located on 15 acres of pristine beachfront property, the resort is conveniently located close to the St. Kitts & Nevis International airport and close to the downtown capital city of Basseterre.

Several major international airlines have direct flights to St. Kitts, including Miami, New York City, Toronto, London, Atlanta, Charlotte, San Juan, St. Thomas, Antigua, St. Martin, and Nevis.

Many airlines also offer connecting flights to most major cities around the globe, including Beijing, Shanghai, Buenos Aires, Rio de Janeiro, and all major European cities.



THE RESORT DEVELOPMENT

The design of Koi Resort & Residences is intended to capture the excitement and drama of living with nature. The majority of the materials that will be used will be natural materials that easily blend into the environment and are easily sourced from the island, such as stone, wood, wood shingles, and rustic tile.

We understand that living in an environmentally sustainable world reflects the values of our employees, guests and investors. Therefore, as a commitment to that value, Koi Resort & Residences will be designed to minimize our environmental footprint, while maximizing comfort and enjoyment. Part of that commitment means using state-of-the-art energy efficient technologies and solar power as a sustainable source of energy.



“As the Prime Minister of St. Kitts, we are extremely pleased to welcome the prestigious Koi Resort & Residences to the island of St. Kitts. Koi Resort & Residences will capture the natural beauty and imagination of our island and will make a powerful contribution to our overall economic growth and development. Therefore, St. Kitts is endorsing Koi Resort & Residences as an Approved Project under the Citizenship-by-Investment Program, and we look forward to a long and prosperous relationship”.

Government of St. Kitts & Nevis
HONORABLE DR. DENZIL L. DOUGLAS
Prime Minister



KOI RESORT
&
RESIDENCES

LEGEND

1. Main Lobby
2. Antara Suites
3. Bela Suites
4. Chandira Suites
5. Divya Suites
6. Esha Suites
7. Farah Suites
8. Garima Villas
9. Heema Villas
10. Pool Villas
11. Beach Club & Bar
12. Island Pool
13. Tennis Court
14. Koi Restaurant



THE RESORT AMENITIES

All amenities at Koi Resort & Residences have been carefully conceived to reflect what is expected of an internationally renowned resort. Guests will enjoy an array of first-rate services and amenities, as well as full concierge service.

SPECIAL EVENT FACILITIES

BARS & RESTAURANTS

LUXURY SPA

CASINO

SWIMMING POOLS

TENNIS COURTS

GYM

SPORTS LEISURE ACTIVITIES

RETAIL SHOPPING

GIFT SHOP

LIBRARY

WEDDING CHAPEL

SUNSET LOUNGE

LOBBY BAR









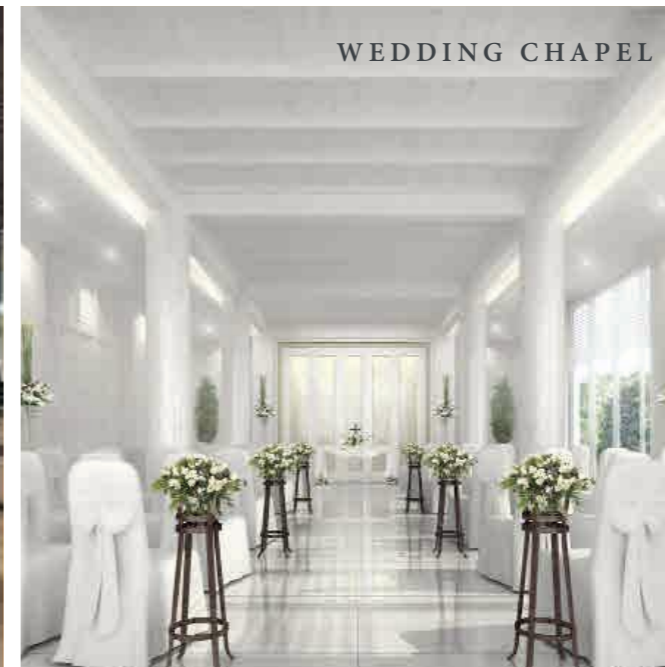




LIBRARY



GIFT SHOP



WEDDING CHAPEL



MEETING ROOM



CHECK-IN POINT



PORTE COCHERE





ALL DAY DINING



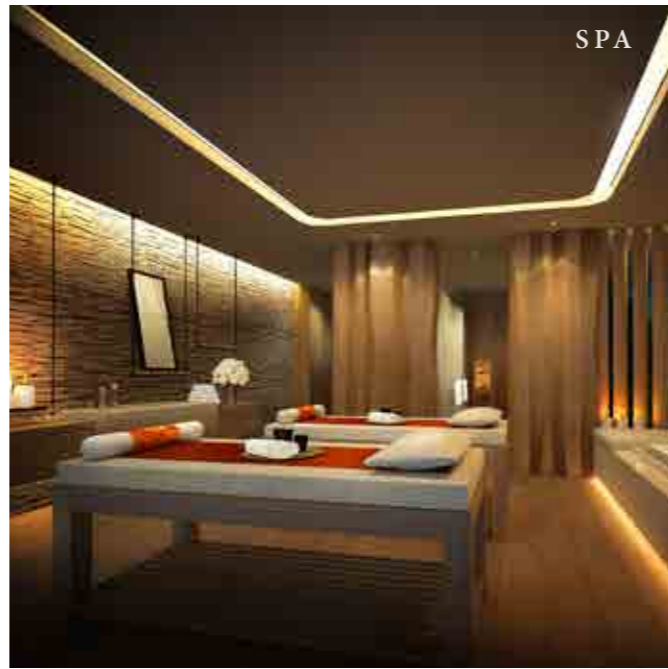
LOBBY BAR



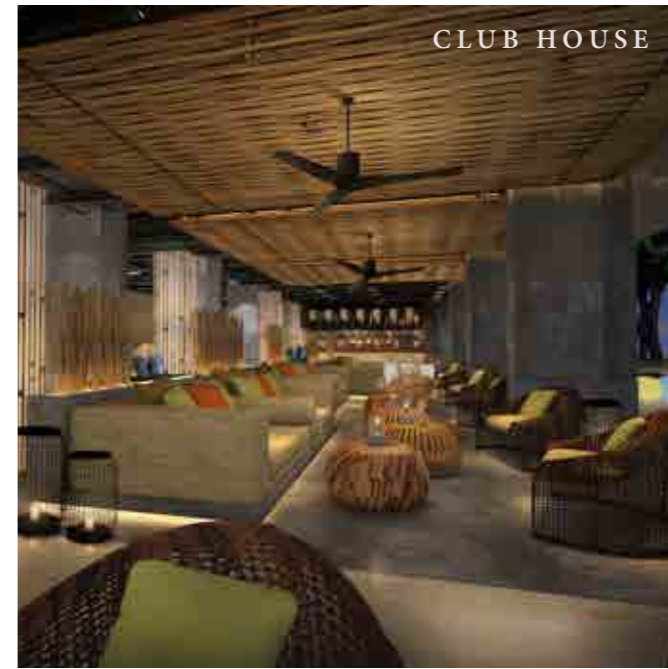
ULTRA LOUNGE



GYM



SPA



CLUB HOUSE



DINING & NIGHTLIFE

Koi Resort & Residences will feature a variety of fine dining, bars and lounges for our guests to enjoy for breakfast, lunch and dinner well into the night. All of the restaurants and lounges will be designed to take full advantage of the spectacular and stunning natural setting.

KOI RESTAURANT & LOUNGE

Koi Restaurant & Lounge will be the signature restaurant and will serve a Japanese fusion menu enhanced by local and fresh ingredients. With six locations worldwide including Bangkok, Las Vegas, Los Angeles, New York City - Bryant Park, New York City - SoHo, and Abu Dhabi, Koi continues to stake its claim as the international leader in Asian-fusion cuisine.

Since opening the doors of its first restaurant in Los Angeles in 2002, Koi has been known for its inventive sushi and delicious gourmet dishes, as well as for its innovative décor that balances dramatic features with streamlined modern aesthetics. Koi is romantic and welcoming and captures the essence of traditional Asian design.

Koi Restaurant & Lounge will have a prime view of the Royal St. Kitts Golf Course, which is located directly adjacent to the resort. In addition, the restaurant will have its own entrance and will be located next to the resort's Beach Club & Bar.

BEACH CLUB & BAR

The Beach Club & Bar functions as a beach club by day and transforms into an exclusive ultra lounge by night. Guests can relax and lounge poolside while having access to a variety of poolside amenities.







KOI RESORT & RESIDENCES

WILL FEATURE A VARIETY OF LUXURY VILLAS AND SUITES.

EACH UNIT WILL FEATURE THE VERY BEST IN AMENITIES AND WILL BRING
THE HARMONY AND NATURAL BEAUTY OF THE RESORT'S BEACHFRONT SETTING INTO THE
ROOM. THE SPACIOUS VILLAS AND SUITES WILL CONNECT YOU TO
THE OCEAN AND NATURAL SETTING OF KOI RESORT & RESIDENCES
AND WILL BECOME A TRANQUIL OASIS FOR OUR GUESTS.

THE PAVILION

The Pavilion is located at a prime beachfront location and will provide guests with the unique opportunity to experience Koi Resort & Residences while the resort is under construction. Not only will the Pavilion have the same look and feel as Koi Resort & Residences, but it will also have a Resort Suite and Beach Villa onsite so that guests can see what kind of accommodations will be offered at Koi Resort & Residences. Finally, the Pavilion will feature an infinity pool, pool bar and an array of other amenities for guests to enjoy.

- 10 Bedrooms
- 10 Bathrooms
- Lobby
- Bar Lounge
- Dining Area
- Library
- Sales Office
- 1 Butler Room
- Greeting Pavilion
- Infinity Pool
- Pool Bar and Terrace





THE RESORT RESIDENCES

RESORT STUDIO

Multi-story Resort Studios and Suites will be built along the outer edges of the resort's center pool. The Resort Studios and Suites will be divided into North and South Wings and will connect through the Main Lobby.

Resort Studios will feature a spacious bedroom, bathroom, and a large private terrace where guests can relax and enjoy the ocean view in the privacy of their own space.

Interior

479 Sq.Ft./44.5 Sq.M.

Terrace

86 Sq.Ft./8 Sq.M.

- 1 Bedroom
- 1 Bathroom
- Terrace





THE RESORT RESIDENCES

ONE-BEDROOM RESORT SUITE

Resort Suites will feature a spacious bedroom, bathroom and powder room, ample living area, dining area and kitchenette. In addition, all units will feature large private balconies, where guests can relax and enjoy the ocean view in the privacy of their own space.

Interior

861 Sq.Ft./80 Sq.M.

Terrace

150 Sq.Ft./14 Sq.M.

- 1 Bedroom
- 1 Bathroom
- 1 Powder Room
- Dining Area
- Pantry
- Living Area
- Terrace





THE RESORT RESIDENCES

TWO-BEDROOM BEACH VILLA

The Beach Villas will be single-story units with 2 bedrooms or duplexes with 4 bedrooms. All Beach Villas are beachfront units that overlook the pool and ocean.

Beach Villas that are single-story will have two bedrooms. All Beach Villas will feature large private terraces, where guests can relax and enjoy the ocean view in the privacy of their own space. In addition, all Beach Villas feature an ample living area, kitchen, living area and dining area. Beach Villas will truly feel like your home away from home

Interior

1,712 Sq.Ft./159 Sq.M.

Terrace

345 Sq.Ft./32 Sq.M.

- 2 Bedroom
- 2 Bathroom
- 1 Powder Room
- Dining Area
- Pantry
- Living Area
- Terraces





THE RESORT RESIDENCES

FOUR-BEDROOM BEACH VILLA

Beach Villas that are duplexes will have four bedrooms. All Beach Villas will feature large private terraces, where guests can relax and enjoy the ocean view in the privacy of their own space. In addition, all Beach Villas will feature an ample living area, kitchen, living area and dining area. Beach Villas will truly feel like your home away from home and provide an ideal setting for a memorable vacation.

Interior

3,359 Sq.Ft./312 Sq.M.

Terrace

516 Sq.Ft./48 Sq.M.

- 4 Bedrooms
- 4 Bathrooms
- Powder Room
- Dining Area
- Pantry
- Living Area
- Terraces



First Floor



Second Floor



THE RESORT RESIDENCES

TWO-BEDROOM POOL VILLA

Pool Villas will consist of single-story two bedroom units. For guests in search of a truly unique experience, Pool Villas will be built right above the resort's center pool and will give guests the feeling that they are floating just above the water. Pool Villas will feature an ample living area, dining area and kitchenette. In addition, Pool Villas will have an added touch of luxury by featuring large private terraces with their own pool.

Interior

1,280 Sq.Ft./119 Sq.M.

Terrace

387 Sq.Ft./36 Sq.M.

- 2 Bedrooms
- 2 Bathrooms
- 1 Powder Room
- Living Area
- Dining Area
- Large Outdoor Deck
- Private Swimming Pool
- Private Jacuzzi
- Outdoor Shower





THE RESORT RESIDENCES

THE PENTHOUSE

The Penthouse is truly an impressive accommodation with three spacious bedrooms, including one Master Bedroom featuring a large soaking tub and walk-in closet. A prime spot for those keen on relaxing and entertaining, the Penthouse will also feature two separate living areas, a large dining area, a spacious balcony, and a butler room.

Interior

2,827 Sq.Ft./263 Sq.M.

Terrace

436 Sq.Ft./41 Sq.M.

- 3 Bedrooms
- 3 Bathrooms
- 1 Powder Room
- Dining Area
- Pantry & Bar
- Additional Sitting Area
- Large Private Balcony
- Butler's Room







CITIZENSHIP BY INVESTMENT

PROGRAM

The Citizenship-by-Investment Program of the Federation of St. Kitts & Nevis was established in 1984, making it the longest established program of this kind in the world. It has distinguished itself from other similar programs because it has rigidly enforced investment requirements and meticulous due diligence procedures.

One option that foreign investors can take to become eligible to apply for St. Kitts & Nevis citizenship is by making an investment of at least US \$400,000 in a government approved real estate project.

While the Federation's program requires all applicants to undergo a thorough background check, approval for citizenship usually takes less time when compared to other notable citizenship-by-investment programs in the world. For example, when compared to the U.S.A.'s EB-5 program or Canada's citizenship-by-investment program, the St. Kitts & Nevis program is extremely sound.

The Government of St. Kitts & Nevis utilizes this program to attract investors of good character to make a substantial contribution to the development of the Federation. A stable political environment, modern infrastructure, high literacy rates, a strong and educated local workforce, and position as the financial capital of the Eastern Caribbean all make St. Kitts & Nevis a particularly appealing investment prospect. Foreign investment has the potential to shape the economy of this young and developing nation, positively impacting its growth and prosperity.

BENEFITS

Citizenship is not a requirement for purchasing real estate at Koi Resort & Residences. However, there are many associated benefits of having St. Kitts & Nevis citizenship. Depending upon the laws of one's home country, having citizenship in another country may be advantageous for purposes of tax planning, personal security, and general convenience. Citizenship does not include voting rights, but does entitle the recipient to receive a certificate of registration making the recipient a citizen of St. Kitts & Nevis, which allows the recipient to apply for a St. Kitts & Nevis passport.

Other benefits include the following:

- Convenient visa-free travel to more than 120 countries, including Canada, UK, Switzerland, European Union and most British Commonwealth countries.
- Lifetime and dual citizenship for you and eligible family members, which can be passed on to future generations by descent.
- There are no residency requirements.
- There are no direct personal taxes, even if you decide to reside in St. Kitts & Nevis.
- Opportunity to apply for St. Kitts & Nevis passport once citizenship is approved.
- St. Kitts & Nevis is a stable and enjoyable place to live and is an emerging destination within the Caribbean community.
- Fast processing of your citizenship application when compared to other notable citizenship programs offered in other countries.

INVESTOR REQUIREMENTS

To qualify for citizenship of St. Kitts & Nevis under the real-estate option, the Government requires an investment in designated real estate with a value of at least US \$400,000, such as Koi Resort & Residences.

In addition, applicants must meet the following minimum requirements:

- Main applicant must be at least 18 years of age.
- The property must be owned for a minimum of 5 years.
- Outstanding moral character, including no criminal record.
- Stable finances and high net-worth.
- Complete a medical health questionnaire to show good health.

The real-estate option has major advantages, namely that the real estate investment is a completely recoverable investment. In other words, after you meet the 5-year requirement, you can sell the real estate and recover your investment and the next buyer can also qualify for citizenship. If you would like to speak with someone about the St. Kitts & Nevis Citizenship-by-Investment program through an investment in Koi Resort & Residences, please e-mail us at application@koiresort.com

FOR MORE INFORMATION ABOUT THE ST. KITTS & NEVIS CITIZENSHIP-BY-INVESTMENT PROGRAM, PLEASE VISIT www.ciu.gov.kn AND www.gov.kn

THE PROJECT TEAM

JP ARCHITECTS LTD.

JONGRUK PRUEKPRASERT
Lead Architect

As founder and Managing Director of JP Architects Ltd., Mr. Pruekprasert will bring nearly three decades of experience in the design and development of world-class Five Star resorts, including Koi Resort & Residences. Mr. Pruekprasert has personally managed resort planning and hotel projects in the United States, Europe, the Middle East, Thailand, China, and Burma, endowing him with an intuitive understanding of luxury and elegance. His unique approach blends master planning, architectural designing, interior aesthetics, landscaping, and construction management into a unified plan that is structured to work within project budgets and capitalize on emerging market trends. Mr. Pruekprasert is excited to marry his unrivaled creative vision with the remarkable natural landscape of St. Kitts to create a truly one-of-a-kind escape.

J | K | Y

KONGSAK YUKTASEVI
Lead Interior Designer

JARAN JONGJAROENKAMON
Lead Interior Designer

Mr. Yuktasevi and Mr. Jongjaroenkamon are two of three founding principals of the renowned interior design firm J|K|Y and will be leading the interior design for Koi Resort & Residences.

Mr. Yuktasevi has over forty years of extensive architectural and interior design experience in Thailand and throughout Asia Pacific, Far East and the Middle East regions. Mr. Yuktasevi is one of the forefront cultural and hospitality design figures in Asia with completed works ranging from hospitality, residential to commercial venues. His ubiquitous mix-use interior projects are evident throughout the region and the global design arena. His expertise has led both J|K|Y and Leo International Design Group to become the top interior design firms in Asia.

Mr. Jongjaroenkamon has over twenty years of extensive interior design experience throughout Thailand, as well as the Middle East. Mr. Jongjaroenkamon has an impressive body of work, ranging from hotels and hospitality to residential and commercial properties. He was the head Project Designer for the world famous “Emirates Palace Hotel” in Abu-Dhabi where he was based on-site from the start of the project until the opening of this prestigious and iconic hotel. His expertise has also contributed to the rise of both J|K|Y and Leo International Design Group to the top interior design firms in the industry.







WWW.KOIRESORT.COM



Koi Resort & Residences is authorized by the Government of St. Kitts & Nevis
as an Approved Project for Citizenship-by-Investment.

KOI RESORT & RESIDENCES, ST. KITTS LEGAL NOTICE

This overview of Koi Resort & Residences meant to provide the recipient with some information about the real estate development project. Please note that this overview is provided for informational purposes only. It is not intended and does not constitute a recommendation or promotion or an offer to sell or invitation to purchase investments related to the Resort. Each recipient should conduct his or her own investigation to arrive at an independent evaluation of an investment in the Resort, and should consult his or her own legal counsel and financial, accounting, regulatory, tax and other relevant advisors to determine the consequences of such an investment. It is assumed that each recipient fully understands, is willing to assume and has the financial resources necessary to withstand the risks involved in an investment by any representation or warranty. In addition, this overview shall not be deemed to be any form of commitment on the part of Koi Resort & Residences to proceed with any transaction. The information in this overview does not purport to be comprehensive and has not been independently verified. In particular, but without prejudice to the generality of the foregoing, no representation or warranty is given as to the achievement or reasonableness of any projections, estimates, prospects or returns contained in or which can be inferred from this overview. Illustrations are artist's depictions only and may actually differ from the completed product. While the overview has been prepared in good faith, no representation or warranty, express or implied, is or will be made and no responsibility or liability is or will be accepted by Koi Resort & Residences, or any of its affiliated entities, or by any of their respective officers, employees or agents in relation to the accuracy or completeness of this overview or any other written or oral information made available to any interested party and any such liability is hereby expressly disclaimed. Any time Koi Resort & Residences provides this overview, or access to, photographs, copy, documents, and other miscellaneous material relating to the promotion, marketing, sales, management, operation, or other aspects of the Resort, Koi Resort & Residences does not intend to relinquish any intellectual property rights that it has relating to any such material, and all such material remains owned by, and subject to complete control of Koi Resort & Residences. Any reproduction or dissemination of such material is prohibited, and anyone found reproducing or disseminating such material will be subject to legal action.