



# SUNRISE HILLS VILLAS

*Your Caribbean Home.*

Tropical Architectural Design and Flavour





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*Your Caribbean Home.*





Sunrise Hills Villas are reflective of true Kittitian architectural designs, coupled with a modern thrust.

\* Ship lap siding.

\* Pitched roof vented to cool the main interior spaces.

\* Cross ventilation through main spaces facilitated by tall double doors, which open onto verandahs and porches.

\* Solid stone base creates a look of stability, while its natural earthy tones blend beautifully with the landscaping.

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 Area

Nestled among lush vegetation and tropical landscaping on a hillside at Half Moon Bay, are the Sunrise Hills Villas. These exclusive properties are perched atop 8.4 acres of scenic, tropical land, overlooking the Royal St. Kitts 18-hole Golf Course. They are designed to provide the perfect haven for those yearning for sunshine, unspoiled natural beauty, and the unpretentious ambiance of St. Kitts, the "Sugar City" Island.

With a panoramic view of the internationally acclaimed Royal St. Kitts Marriott and Casino, cradled between the Atlantic Ocean and the Caribbean Sea, and a picturesque hillside on the northern side, Sunrise Hills Villas offer a laid back world of its own. Ideally situated, meticulously crafted, thoughtfully appointed, charmingly traditional, and lavishly comfortable, it's called home!



View of the area from Timothy Hill, Frigate Bay



View from Royal St. Kitts Golf Course, Frigate Bay

# Master Site Plan



View of Frigate Bay from Sunrise Hills Villas



Sunrise Hills Villas - A picturesque hillside



# The Villas

The Sunrise Villa project provides prestigious new-generation Villa designs incorporating 1, 2, 3, & 4 bedrooms, 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.

The 38 luxury Villas are decorated to optimize the balance between form and function. The contemporary furnishings are of high quality. All ground floor areas are fully landscaped with feature paving and planting. Sit back and unwind in the comfort of your own Caribbean home!





# Atlantic Dawn

Three Bedroom Villa (Family)



**1 Lower Floor Plan (Studio Option)**

Lower Floor	552 sq ft
Patio	123 sq ft
<b>Total</b>	<b>675 sq ft</b>

**2 Lower Floor Plan**

Lower Floor (per unit)	530 sq ft
Patio (per unit)	61 sq ft
<b>Total</b>	<b>591 sq ft</b>



**Ground Floor Plan**

Ground Floor (per unit)	1809 sq ft
Verandah (per unit)	531 sq ft
<b>Total</b>	<b>2340 sq ft</b>
Total including lower floor:	2940 sq ft

**Options**

Pool	219 sq ft
Pool Edge	249 sq ft
Indoor/Outdoor Shower	82 sq ft
French Balcony	32 sq ft
<b>Total</b>	<b>582 sq ft</b>



# Ocean Dawn

Three Bedroom Villa (Privacy)



### Ground Floor Plan

Ground Floor (per unit)	1773 sq ft
Verandah (per unit)	514 sq ft
Total	2287 sq ft
Total including lower floor:	2898 sq ft



### Lower Floor Plan

Lower Floor	550 sq ft
Patio	61 sq ft
Total	611 sq ft

### Options

Pool	164 sq ft
Pool Edge	235 sq ft
Indoor/Outdoor Shower	68 sq ft
French Balcony	32 sq ft
Total	499 sq ft



# Sunburst

Two Bedroom Villa



### Lower Floor Plan

Lower Floor	455 sq ft
Patio	61 sq ft
Total	516 sq ft

### Options

Pool	164 sq ft
Pool Edge	252 sq ft
Indoor/Outdoor Shower	68 sq ft
French Balcony	32 sq ft
Total	516 sq ft



### Ground Floor Plan

Ground Floor (per unit)	1775 sq ft
Verandah (per unit)	514 sq ft
Total	2289 sq ft
Total including lower floor:	2889 sq ft



# Morning Glory

Two Bedroom Clifside Duplex Villa



## First Floor Plan

First Floor (per unit)  
Total

795 sq ft  
1590 sq ft



## Ground Floor Plan

Ground Floor\*  
Verandah\*  
Total  
Total including upper floor\*:

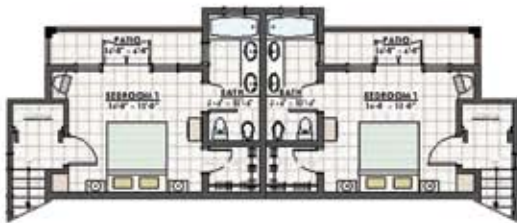
946 sq ft  
476 sq ft  
2724 sq ft  
4314 sq ft

\* Per Unit



# Solar

## One Bedroom Duplex Villa



### Lower Floor Plan

Lower Floor (per unit)	1350 sq ft
Patio (per unit)	407 sq ft
Total	1757 sq ft

### Options

Pool	164 sq ft
Pool Edge	252 sq ft
Indoor/Outdoor Shower	68 sq ft
French Balcony	32 sq ft
Total	516 sq ft



### Ground Floor Plan

Ground Floor (per unit)	1775 sq ft
Verandah (per unit)	514 sq ft
Total	1690 sq ft
Total including lower floor:	2616 sq ft

# General Specifications

## Kitchens:

[Scavolini or equivalent] - Kitchen cupboards with solid surface counter top – Quartz Standard.

Refrigerator, Cooker, Stove, Microwave.

Double sink and Dish washer



## Bathroom Fixtures:

[American Standard Quality] - Cadet Elongated Toilet & Bidet

[American Standard Quality] - Princeton Bath Tub

[American Standard Quality] - Cadet or Scala Oval Whirlpool

[American Standard Quality] - Cadet or Scala faucet (mid-range)



## Laundry Room:

[GE Quality or equivalent] Washer (mid-range)

[GE Quality or equivalent] Dryer (mid-range)

Wash tub

Laminate counter top and shelves

[Masonite Quality or equivalent] - Raised panel Bi-fold door for Linen closet

## Telephone and Cable TV:

All bedrooms, kitchen, living room, work station w/ high speed cable internet (data) connection

## Interior:

[Masonite Quality or equivalent] - 6'-8" high raised panel doors with matching architrave





# General Specifications



## Exterior:

[Pella quality or equivalent] - 6'-8" high pre-hung white aluminum clad exterior, wood interior with transom & matching architrave.

[Schlage quality or equivalent] - locks and latches  
Stainless steel hinges for all doors



## Lighting:

[Progressive lighting/Islands of Light Quality or equivalent] -  
Interior Light fixtures

## Ceiling Fan:

[Hunter Quality or equivalent] - Ceiling fans in all bedrooms

## Air Conditioning:

[Peake Quality or equivalent] - Split A/C System in bedrooms



## External Walls:

8" Masonry Wall Construction and Painted

6" Horizontal Lap Board timber cladding

Stone Cladding applied to basement balcony and side walls.

## Internal Walls:

Rendered Finish and Painted

## Security:

Basic System

All doors will be wired to a central security system with keypad entry - windows optional

Motion sensors on Verandahs and external access points.

Interior spaces optional.

# Standard Finishes

Kitchen Cupboards - Scavolini, Italy

Kitchen Counters - Italian Quartz

Bathroom Vanity Counter Tops - Marblite with American Standard sinks and faucets

Sanitary Ware - American standard/Kohler

Windows - Vinyl double/single hung sash

Doors - External double doors - Aluminum clad exterior PVC & Fiberglass interior doors

Locks & Latches – Schlage - Oil rubbed bronze finish

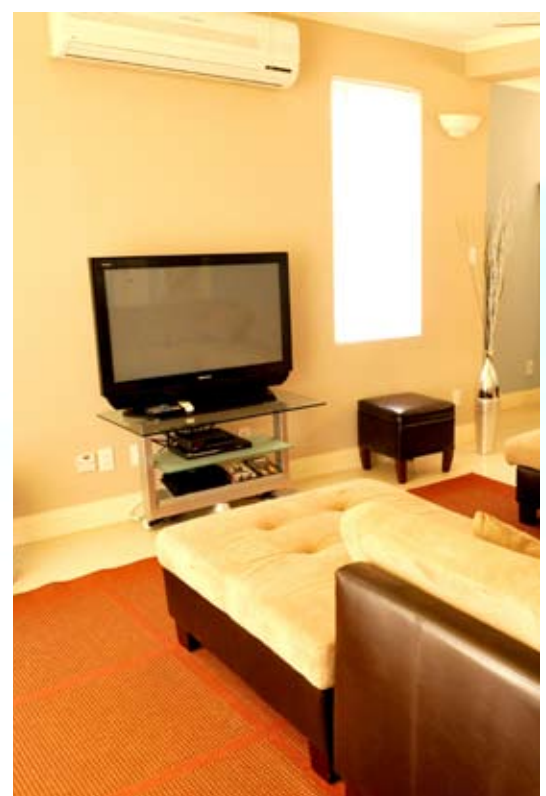
Wall Finishes (internal) - Rendered (cement/sand) and painted

Floor Finishes - Porcelain tiles

Ceilings - T & G pitch pine ceiling boards (pickled finish)

Roofing - Galvalume roofing

NB. All Villas are sold unfurnished. Standard white Whirlpool appliances included –washer/dryer, refrigerator, dishwasher, microwave, stove and A/C units.







# Optional Extras



## External:

Pool & Pool Deck:

Rectangular

Free Form

Plunge Pool

Deck Only:

Rectangular

Free Form

French Balcony

Outdoor Deck/Garden Area (One Bed Duplex)

## Internal:

Indoor/Outdoor Shower

Kitchen and Vanity Tops – Granite, Marble

Upgraded Kitchen & Vanity Models – Scavolini, Italy

Upgraded Kitchen Appliances: Hood or Hood with Extractor Fan

## Other:

Storm Shutters

Floor Finishes: Porcelain Tile



# Investment Opportunities in St. Kitts

- Tax holidays for certain qualified investment projects
- No restrictions on the repatriation of profits and imported capital
- Corporate tax incentives
- Full exemption from airport duties
- Tax relief benefits export allowance
- No Personal Income Tax
- No net worth tax, gift tax, estate duty tax and sales tax

## Applying for Economic Citizenship

- The Proposal
- Completed Application Form
- Location Plan
- Site Plan, showing topography
- Proof of Ownership
- An investment of US\$400,000 and above

## Applicable Registration Fees\*

- US \$35,000 for the main applicant
- US \$15,000 for the spouse
- US \$15,000 for any dependent children under the age of 18
- US \$35,000 for any dependent unmarried children older than 18 but younger than 25
- US \$47 for each certificate of registration
- US \$13 for each passport

## Taxes

- Annual Residential Property Tax 0.2% of the market value of the property

\* Government fees are subject to change.



Pionciana - National Flower



Brown Pelican - National Bird





# Around St. Kitts

The Circus Clock, Basseterre



Local Food Market, Basseterre



Beach Bar, Frigate Bay Strip



Caribelle Batik, Old Road



Old Sugar Mill, Dieppe Bay



# Villas Price Listing

<b>Description</b>	<b>Bedrooms*</b>	<b>Type of Villa</b>	<b>Size (SQ. FT)</b>	<b>Price (US\$)</b>
Atlantic Dawn	3	Family Unit	2,940	\$995,000.00
Ocean Dawn	3	Privacy Unit	2,930	\$995,000.00
Sunburst	2	Individual Unit	2,330	\$775,000.00
Morning Glory	2	Cliffside Unit	2,175	\$775,000.00
Solar	1	Individual Unit	1,470	\$425,000.00

\* Prices as of January 1<sup>st</sup> 2012.

\* Prices may increase without notice at the discretion of the developers.

\* Upgrades are available on certain models.





# Frequently Asked Questions

## St. Kitts/Nevis

- How far is Sunrise Hills Villas from the Airport?

Answer: Sunrise Hills Villas are approximately ten (10) minutes drive away from the airport and costs approximately US\$20.00 by taxi.

- How far is Sunrise Hills Villas from Basseterre, the Capital?

Answer: Sunrise Hills Villas are approximately fifteen (15) minutes drive away from the City and costs approximately US\$20.00.

- How close are the major beaches and restaurants to Sunrise Hills Villas?

Answer: There are several beautiful beaches, as well as, local and Gourmet restaurants on the island. The closest ones will be in the most popular tourist area, Frigate Bay, and are at minimum 5 minutes drive going east and up to 15 minutes drive going west.

- What are some of the main attractions and activities on the island?

Answer: As a tourist or resident, there are quite a number of activities to occupy your time while on the island. You can indulge yourself to fine dining at fine restaurants; including the Ocean Terrace Inn and Fisherman's Wharf, visit the historical sites such as, Brimstone Hill Fortress, Romney Manor; Black Rocks, etc. You may also wish to try some outdoor activities such as Horse-Back Riding, hiking, golf, visit the beaches, or have a night out on the Frigate Bay Strip.

- What are the most popular times of the year?

Answer: St. Kitts/Nevis has a packed calendar of activities and events all throughout the year. You can end and begin the year with the St. Kitts National Carnival and Parade that takes place in December thru January. There are the St. Kitts International Triathlon, St. Kitts Music Festival in June, Nevis Culturama that takes place in August, Ocean Festival, as well as, for the first time, the 2007 World Cup Cricket.

- As a non-resident, what is the impact on the duration of my stay in St. Kitts?

Answer: You can apply for Citizenship upon purchase of a Sunrise Hills Villa. Which takes approximately 8 months to be approved. However, if you choose not to apply, you can enjoy the beauty of St. Kitts for 6 months, which is the maximum time given to non-nationals.

# Frequently Asked Questions

## The Villas

- If I decide to purchase a Villa, when will construction begin?

Answer: The construction start date of your Villa depends on when you negotiate your purchase. The projected time of completion is a period of 6 to 12 months from start of construction.

- What is the maximum number of bedrooms can one request?

Answer: There are currently six (6) designs to choose from. You do have the opportunity to choose your design and the number of bedrooms you wish. Presently, you have an option to choose up to four (4) bedrooms. However, additional bedrooms and some limited changes to specifications and layouts are negotiable.

- Can I buy more than one Villa?

Answer: Yes.

## Sales and Transactions Process

- What are our deposit and purchasing requirements?

Answer: A 20% deposit is required, followed by the stage payments as construction milestones are completed. Please refer to a copy of our sales and purchase agreement on our website, [www.sunrisehillsvillas.com](http://www.sunrisehillsvillas.com) for more information. Or you can purchase an already completed villa in which case a 20% deposit is required and the balance at closing.

- Will all purchase agreements be in English?

Answer: Yes, all documentation will be in English.

- In what currency are payments made?

Answer: All payments are to be made in US currency.

- What is the local Currency?

Answer: The local Currency is the Eastern Caribbean Dollar, which is EC\$2.70 on the US Dollar.

- Can I finance the purchase of a property?

Answer: Yes. Currently there are several local institutions that provide mortgages at competitive rates. The amount of the loan and the rate of interest are to be negotiated between the purchaser and the bank.



# Financing & Insurance



## **St. Kitts Nevis Finance Co Ltd.**

The St. Kitts Nevis Finance Company Ltd (FINCO) is the largest, local non-bank Finance Institution, in the Federation. Over the years, FINCO has developed the reputation as the Company that "Helps To Make Your Money Grow." FINCO offers short and long term loans, as well as innovative savings plans such as Fixed Deposits and The Accumulator, with interest rates starting at 5% per annum.

Financing for the Sunrise Hills Villas is available at FINCO or you may opt to choose a finance provider of your choice. However, FINCO offers easy financing on property loans with flexible payment terms. Our professional staff provides exceptional customer service to all our valued Clients. We Help Your Money Grow at FINCO.



## **St. Kitts Nevis Insurance Co Ltd.**

As one of the leading indigenous Insurance Agencies, St. Kitts Nevis Insurance Company Ltd. (SNIC) offers its Clients "Guaranteed Peace of Mind." SNIC offers motor, property, life, and other types of insurance packages.

With over 15 employees in St. Kitts & Nevis, our staff is known for being friendly and knowledgeable. SNIC offers a variety of policies to meet the needs of the domestic and business community ranging from Motor, Travel, Marine, Commercial, Property and Health Insurances. SNIC is now the local Agents for Sagikor Life Insurance.

When choosing an Insurance Company for your new home, choose SNIC, the St. Kitts Nevis Insurance Company Limited. SNIC has been in the Industry for over 20 years, provides excellent Customer care and offers affordable and competitive Property Insurance rates and benefits. At SNIC we take good care of you, guaranteeing you peace of mind.

# Furniture/Appliances & Transportation



## Home and Building Depot

With over 40,000 square feet of retail space, the Home and Building Depots in St. Kitts and Nevis, afford shoppers the luxury of a one-stop multiplex. Customers/Clients can choose from a wide assortment of electronics, electrical appliances, paints and accessories, windows and doors, furniture, tools, building materials, and a host of other products.

Hire Purchase and Credit Services are available at convenient payment terms. We rent construction equipment such as scaffolding and wheels, concrete mixers, breaker and drilling hammers, bull floats, vibrators and shoring posts.

Looking to furnish your new home? Well look no further. The TDC Home and Building Depot has just what you're looking for. We offer the best brands in products such as LG, Whirlpool, Do It Best, ACME, Kennedy, to name a few. Shop at the TDC Home and Building Depots for all your home and garden needs. TDC Home and Building Depot gives you the Best Value Everytime!

## TDC Automotive Division

The Automotive Division is the largest car dealership in the Federation with agencies for leading brands such as Toyota, Suzuki, Jeep, Chrysler, and Mercedes Benz. We carry a range of Yamaha Outboard Motors and Motor Bikes, as well as a wide range of Good Year tyres. Choose from a number of affordable professional vehicle services and maintenance packages for all your car care needs.



TDC Thrifty Rentals Limited was established in 1998, with two convenient locations being ideally situated on Central Street in the heart of Basseterre and the RLB International Airport in St. Kitts. There is also an office in Pinney's Industrial Estate in Nevis.

TDC Thrifty Car Rentals has the largest fleet of vehicles available in the Federation. We are ranked the Nation's leader in the car rental business. This therefore offers Clients an array of choices of automatic, cars and jeeps to caravans, standard economy to luxury, left and right hand drive vehicles, that are maintained and serviced on a regular basis. All vehicles are no more than 2 years old. As an added bonus, when you rent on one island you can receive a substitute vehicle on the other island absolutely free.





# SUNRISE HILLS VILLAS





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Immobilien

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BEST PROPERTY AGENTS  
2012



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