

Grande *Villas*



GOVERNORS HEIGHTS,
ST. KITTS AND NEVIS

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OVERVIEW



Grande Property is an integrated company specializing in residential and hotel development, educational facilities, sports management, and resort and destination real estate. Each brand operated by Grande Property strives to supply one or more aspects of healthy living. We have over a century of real estate, finance and management experience with a history dating back to the 1880s. The firm is headquartered in New York, with satellite offices strategically located in cities around the world. The team, including celebrity partners, offers a powerful combination of sports and marketing acumen built from extensive career experience and academic credentials from leading universities.

Whether it is a fee-driven assignment, a private joint venture, or a public/private partnership, Grande Property endeavors to exceed clients' and partners' expectations. We deliver innovative solutions that meet the highest business standards, while providing economic and social returns on investments. We leverage proven business models alongside creative approaches to enhance asset values and accelerate sales, thereby providing long-term value to our investors, shareholders, partners, and clients. Furthermore, among other services, Grande Property's ability to maintain continued presence in operations and asset management throughout the lifespan of a project has proven to be a valuable resource for our partners.

GRANDE BRAND

Grande Property's brand portfolio is built upon a foundation of exceptional service, iconic design, enhanced amenities, sustainable features, and luxury. Our brands have been conceptualized to meet market needs and the predilections of our partners and investors. Grande Property's core interests include integrated real estate development and finance, technology, interior design and furnishing, education, club membership programs, and tax-advantaged investments. Innovative solutions combined with strong technical expertise and marketing acumen will allow us to exceed the expectations of our owners, guests, investors, and partners by positioning Grande Property as a leader in celebrity lifestyle hospitality and residential brands.

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NEVIS

Nevis is a small island in the Caribbean Sea that forms part of the Leeward Islands chain of the West Indies, about 220 miles (350 km) east-southeast of Puerto Rico. Nevis and the neighboring island of St. Kitts constitute one country: the Federation of St. Kitts and Nevis.

Nevis remains a pure, untouched island getaway, covering just 36 square miles (93 sq km). The airport accommodate small planes and private jets, keeping it an exclusive and exotic retreat. Dotted with brightly colored houses and with more monkeys than people, Nevis has a charm all of its own. Its quiet villages, unspoiled beaches and wonderful accommodations, together with an unhurried lifestyle, only add to its unique appeal.

Recognized for its lush green vegetation and sandy shoreline, Nevis embodies the idea of an island paradise. The beaches are breathtaking and composed of white coral sand intermingled with grains of brown and black washed down from the volcanic rocks that make up the island. Fanned by the trade winds, Nevis is warm but never too hot. A variety of activities appeal to visitors, such as horseback riding, scuba diving, hiking, cycling, sailing, fishing, golf, and more.

Nevis was once the hideaway of choice for Princess Diana. More recently, Microsoft founder Bill Gates purchased the 5-star Four Seasons Resort, affirming the island's luxury profile. St. Kitts and Nevis is attracting an increasing number of wealthy foreign investors, and a new private jet terminal at its international airport caters to this elite market.

ST. KITTS

St. Kitts is the larger of the dual island nation and is located in the Eastern Caribbean about 1,200 miles (1,930 km) from Miami. The island is 69 square miles (179 sq km) with a population of 31,880.

St. Kitts has set aside more than a quarter of its land as a National Park, with a rainforest that is actually expanding in size rather than shrinking. With varied wildlife and a dormant volcano, sunny skies and warm waters, the island offers natural beauty and temperate weather.

Surrounded by new and untouched dive sites, marked by massive beds of coral, teeming with fish of every stripe and color, St. Kitts is a water-lover's paradise.

St. Kitts is easily reached from the United States, Canada, the United Kingdom and rest of Europe. A wide range of international scheduled airlines and charter carriers serve the island regularly. A second weekly flight has just been added by British Airways from London-Gatwick Airport.

A Spanish expedition under Christopher Columbus discovered and claimed the island for Spain in 1493. For hundreds of years, sugar was the economic mainstay of St. Kitts. Today, tourism is a major and growing source of income to the island. With approximately 30 different properties, accommodation options abound, including hotel, condominiums, guest houses, bed and breakfasts, and apartments, although the number and density of resorts is less than on many other Caribbean islands.

GRANDE VILLAS

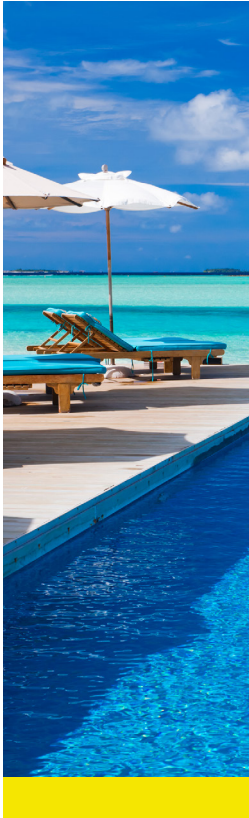
The development plans for Grande Villas at Nevis include a variety of exciting options for accommodations, designed to take your Caribbean experience in whichever direction the soothing tradewinds may compel you. Experience a stunning oasis where you'll enjoy the luxury villas, tennis center, pool, beach or the fitness center.

Residential choices range from studio to two-bedroom villas. The property is intimate and boutique in design, while offering a variety of amenities. Spacious and well-appointed villas with soaking pools—ranging from approximately 750 to 1,640 square feet—feature state-of-the-art kitchens, laundry capabilities, and balconies that allow you to enjoy the sights and sounds of the blue waters lapping upon pristine beaches. From bike and jogging trails, horseback riding, and water sports to island excursions such as boating and sport fishing, the options for relaxation and rejuvenation are bountiful.

Residents of Grande Villas will enjoy elegantly appointed villas with all of the amenities of home ownership, yet with few of the responsibilities. Grande Property delivers management expertise and concierge services alongside the systems and support to ensure comfort and convenience.



CITIZENSHIP BY INVESTMENT



St. Kitts and Nevis established its CBI program in 1984, making it the longest standing program of its kind and the #1 supplier of second passports in the world. The process can be executed with an investment of at least US\$400,000 in an officially approved real estate development, plus applicable fees. The required investment may be sold after a 5-year holding period, and the next buyer qualifies for citizenship. It usually takes 6 months to receive the passport after the investment is made.

The benefits of the CBI program include:

- Citizenship and second passport
- Visa-free travel to more than 130 countries, including EU Schengen and UK
- Right to reside on the island, but not required
- Permitted dependents can be included in your application
- No visit, interview, education or management experience required
- No income tax or capital gains tax

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