



THE HAMILTON

BEACH VILLAS & SPA – PHASE III – NEVIS



THE HAMILTON BEACH
VILLAS & SPA

Luxury Living on the Beach

WELCOME TO THE
HAMILTON BEACH
VILLAS & SPA.
A NEW APPROACH
TO LUXURY LIVING
SET ON ONE OF THE
MOST ENCHANTING
BEACHFRONT
LOCATIONS IN
THE CARIBBEAN.

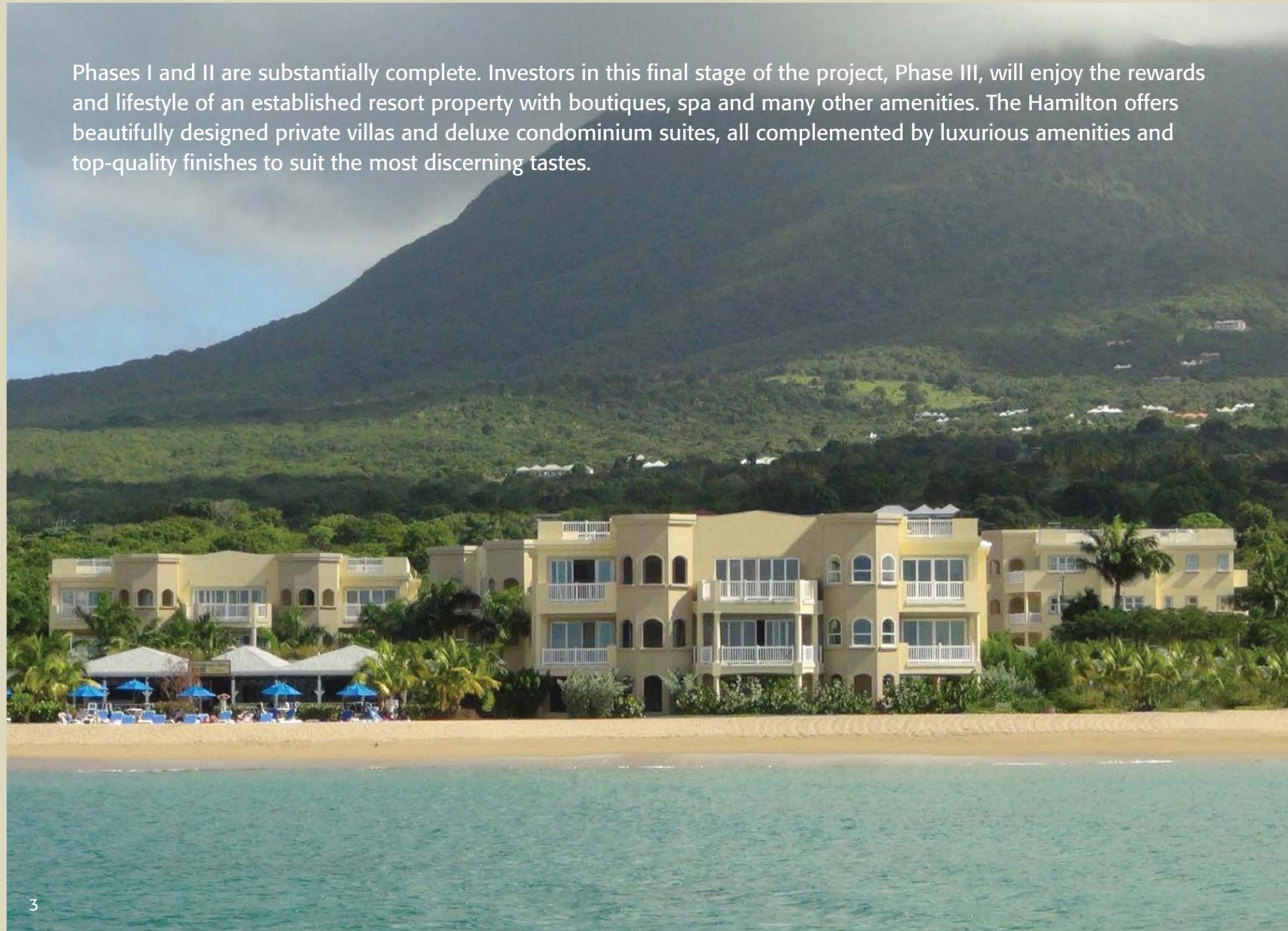


WELCOME TO PARADISE



Nestled on one of the most picturesque beaches in the Caribbean, The Hamilton offers an extraordinary blend of sophistication and comfort. The development offers panoramic views and spectacular sunsets over the Caribbean Sea.

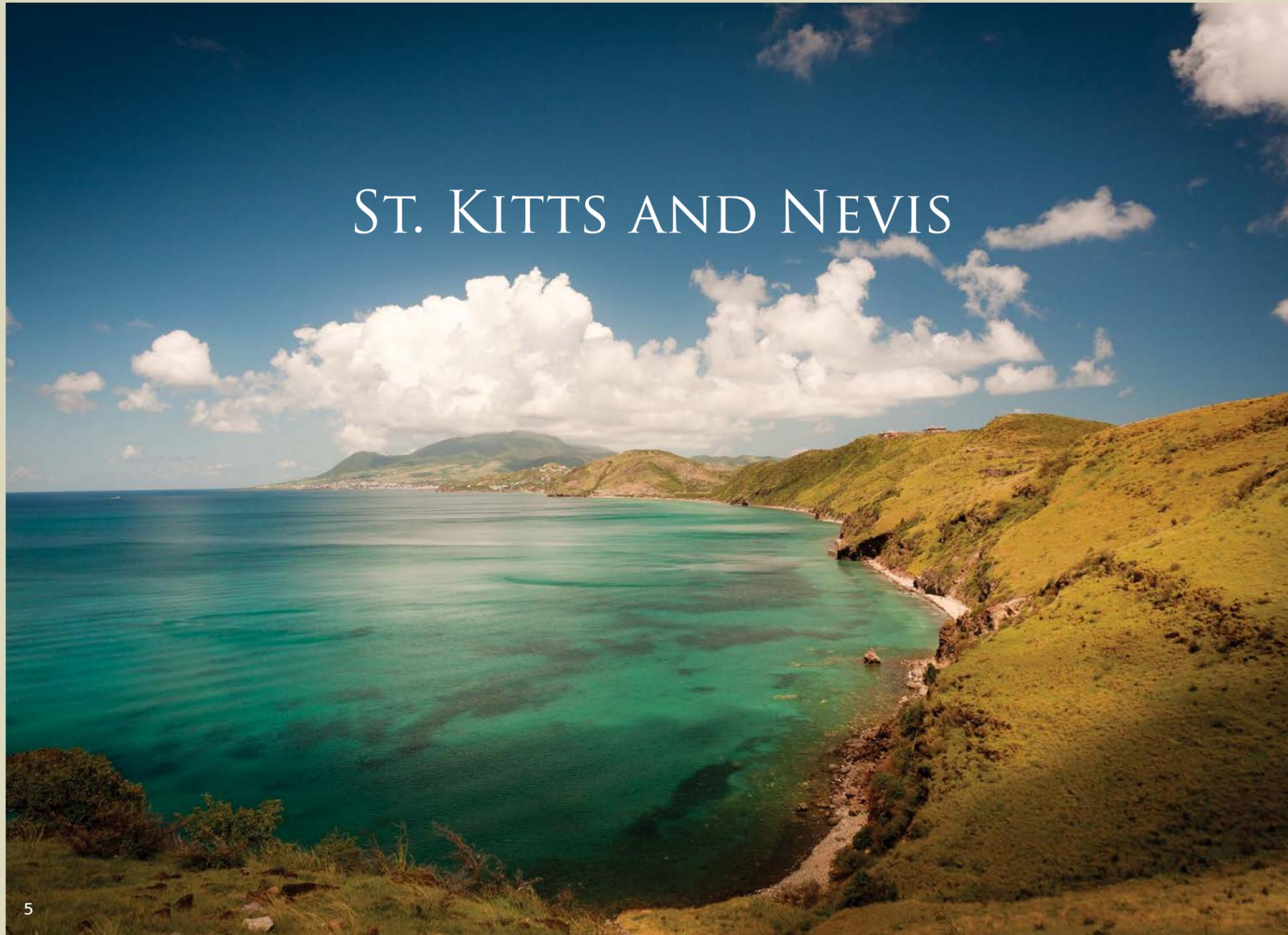
Phases I and II are substantially complete. Investors in this final stage of the project, Phase III, will enjoy the rewards and lifestyle of an established resort property with boutiques, spa and many other amenities. The Hamilton offers beautifully designed private villas and deluxe condominium suites, all complemented by luxurious amenities and top-quality finishes to suit the most discerning tastes.



The Hamilton is the only westward-facing *full-ownership* luxury beachfront resort in Nevis that qualifies for the Citizenship-by-Investment program. International buyers can enjoy the benefits of second citizenship with the confidence of having made a sound investment decision.



ST. KITTS AND NEVIS



Nevis is easily accessible from all major points in the U.S., Canada, Europe and Asia. It is roughly 1,200 miles from Miami, 1,600 miles from New York, and 4,000 miles from London. Visitors fly into Robert Bradshaw International Airport on St. Kitts. From there, it is only a short ferry ride to Nevis, just two miles south.



AN ISLAND OF
PICTURESQUE BEAUTY
AND TRANQUILITY



Nevis is truly one of the few unspoiled places left on earth, and a paradise for nature lovers. There is excellent sailing, snorkeling and scuba diving around shipwrecks and natural reefs. Plus plenty to explore on land. The town of Charlestown retains its eighteenth-century charm. Historic churches, forts and the remains of sugar plantations still dot the landscape.





Condé Nast Traveler readers described Nevis as “the hidden gem of the Caribbean.” And voted it Number 3 on their Top Islands in the Caribbean in the 2013 Readers’ Choice Awards.

Nevis is also home to the luxurious Four Seasons Resort, with its spectacular golf course and amenities.

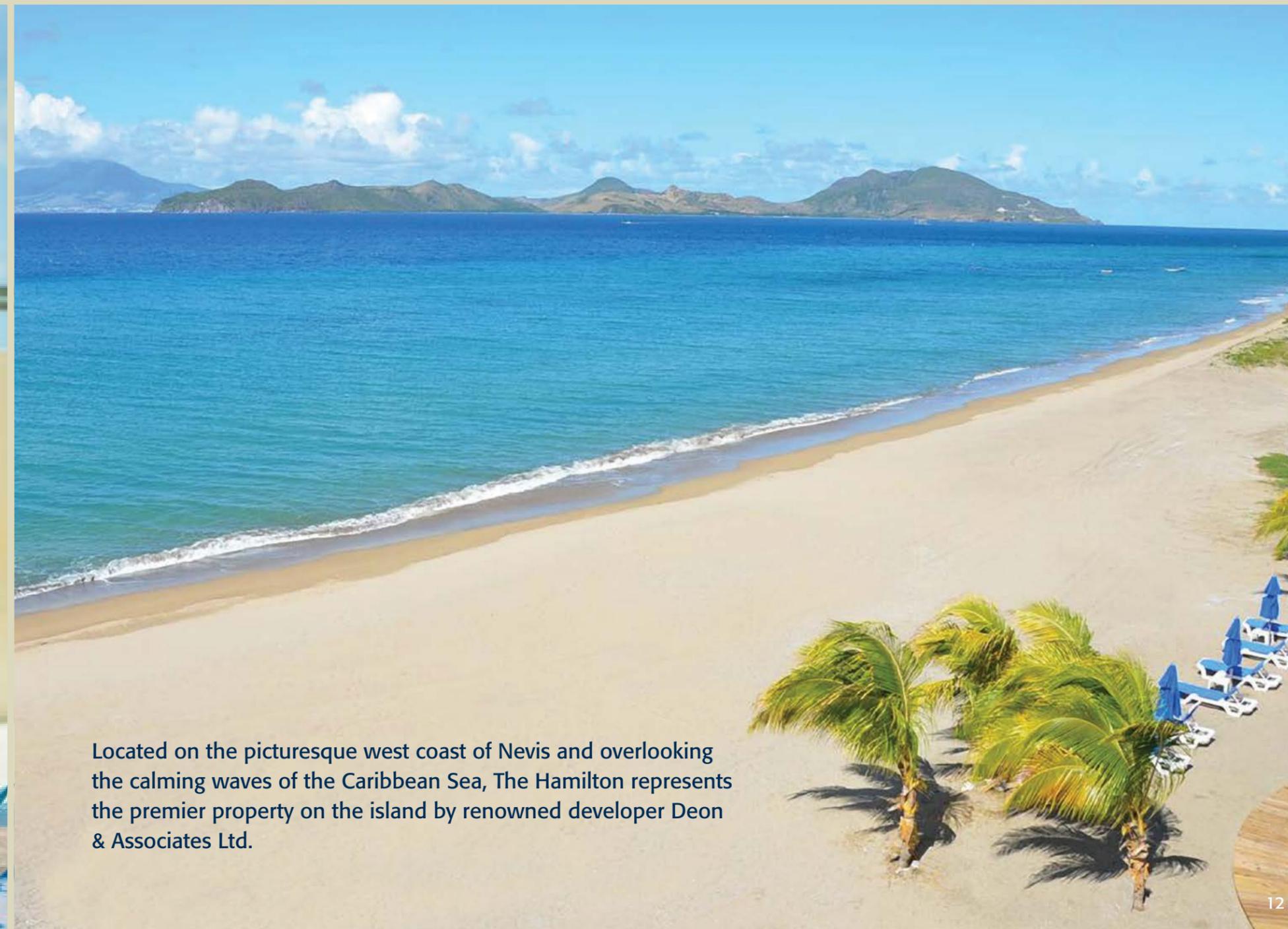


There is a variety of fabulous restaurants on the island, featuring both international and local Caribbean cuisine.

Activities include Spa Nevis, golf, sport fishing, mountain climbing, scuba diving, snorkeling, horseback riding, water sports and cycling.



NEVIS' MOST EXCLUSIVE DEVELOPMENT



Located on the picturesque west coast of Nevis and overlooking the calming waves of the Caribbean Sea, The Hamilton represents the premier property on the island by renowned developer Deon & Associates Ltd.



All buildings are designed to face the sea and situated to take advantage of the most desirable views on the island, looking directly at the neighboring island of St. Kitts and the Caribbean Sea. From your private deck, you will also enjoy stunning views of Mount Nevis.

Phase III of this exclusive development consists of 72 spacious, fully furnished, full-ownership, one-bedroom luxury condominium suites, just steps away from coveted Pinney's Beach, Nevis. Units range from \$400,000 including furnishings.

LUXURIOUS FEATURES AND FINISHES



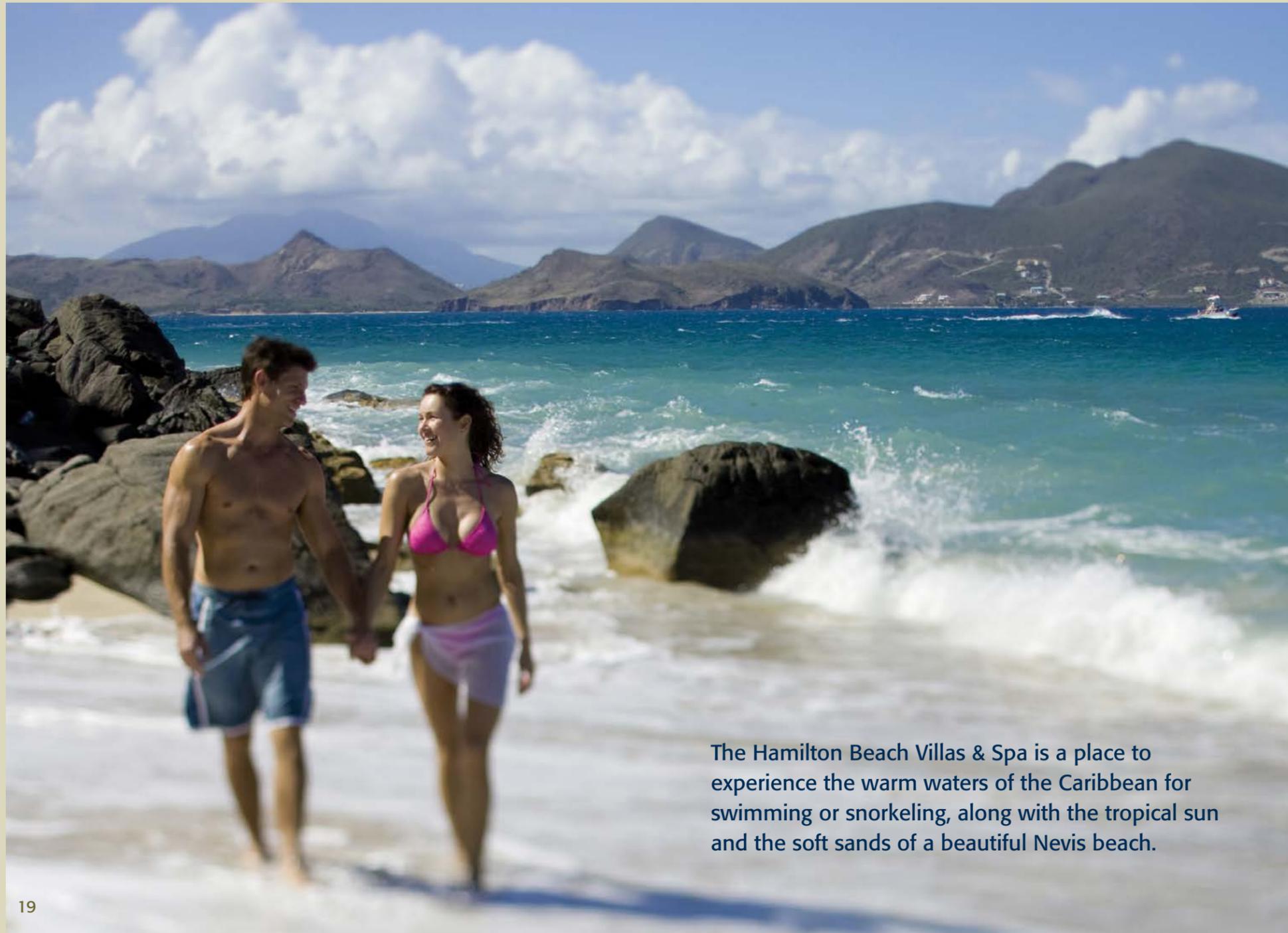
THE HAMILTON IS DEFINED BY STUNNING ARCHITECTURAL DETAILS, STATE-OF-THE-ART APPLIANCES, GRANITE KITCHENS, TRAVERTINE TILES THROUGHOUT AND MODERN FURNISHINGS. HIGH CEILINGS, QUALITY FINISHES, AND ROOF-TOP TERRACES ADD CHARACTER TO THE UNITS. IT IS ALL CAPPED OFF BY AWE-INSPIRING VIEWS STRETCHING ACROSS THE CARIBBEAN SEA TO NEVIS PEAK AND BEYOND.



Internationally respected Downview Kitchens will provide European-style kitchen designs featuring high-end stainless steel appliances and premium cabinetry. Units are fully air conditioned and have ceiling fans throughout, tankless water heaters, hurricane-resistant windows and exterior doors, delta fixtures in the kitchen and bathrooms, and wall-to-wall sliding glass doors opening onto spacious tiled verandahs. Interior design packages include everything you need to move right in, from flat-screen TVs to wine glasses and silverware.



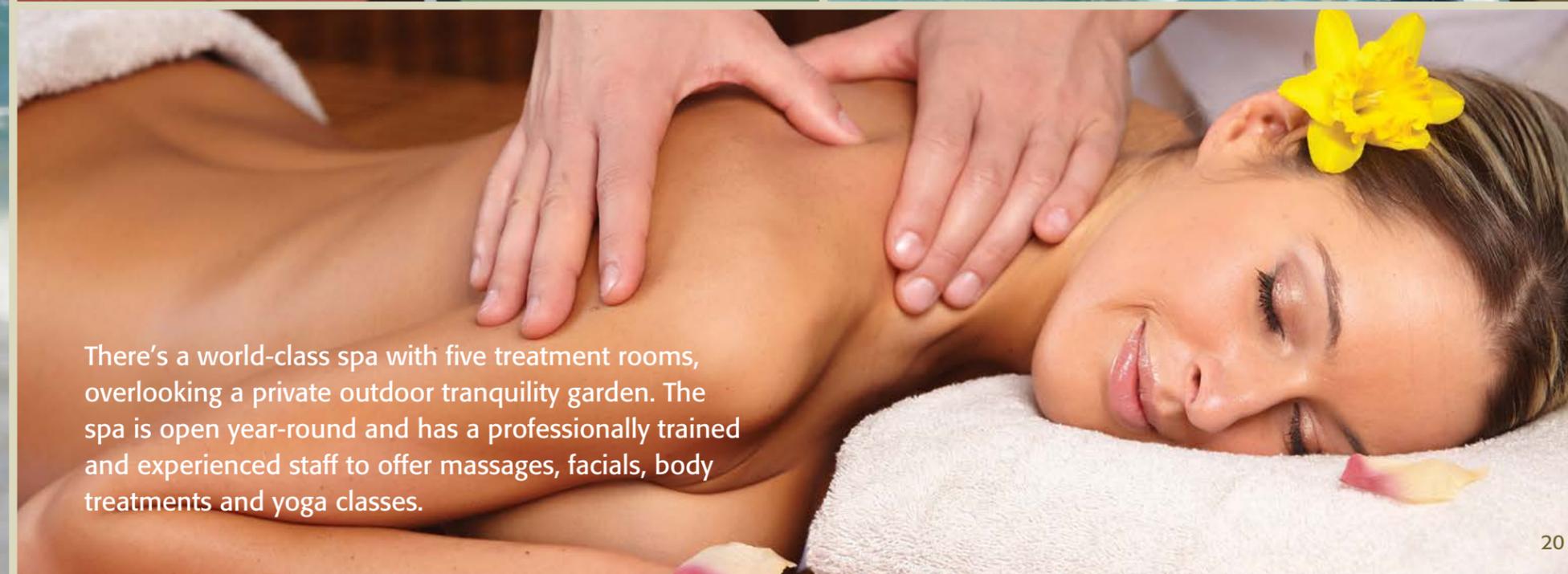
The exterior of the Villas will be professionally landscaped by world-renowned landscape architect Julie Toll. Her work has been featured on television, radio and in magazines such as *Gardens Illustrated*, *The English Garden*, *Homes and Gardens* and *Country Life*.



The Hamilton Beach Villas & Spa is a place to experience the warm waters of the Caribbean for swimming or snorkeling, along with the tropical sun and the soft sands of a beautiful Nevis beach.



Enjoy a host of other amenities such as all-weather tennis court, three large outdoor pools, resort dock, conference facilities, library, barbecue and deck areas.

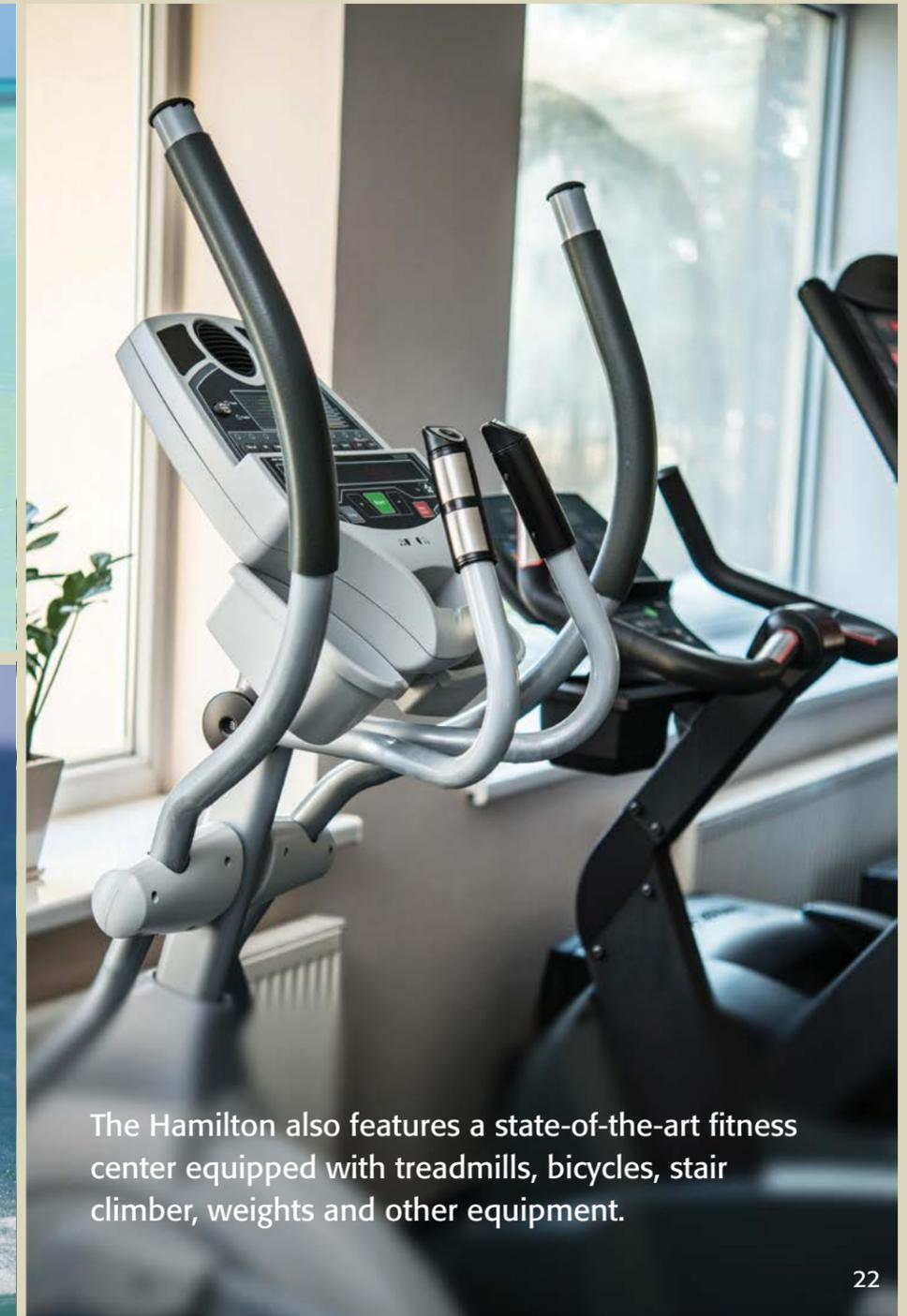


There's a world-class spa with five treatment rooms, overlooking a private outdoor tranquility garden. The spa is open year-round and has a professionally trained and experienced staff to offer massages, facials, body treatments and yoga classes.

The Yachtsman Grill Restaurant is conveniently located on the property. Plans are underway for an additional restaurant in time for the opening of Phase III.



The Beach Club – a superb beach location for residents and guests – offers water sport options from bumper boards and jet skis to deep-sea fishing excursions.



The Hamilton also features a state-of-the-art fitness center equipped with treadmills, bicycles, stair climber, weights and other equipment.

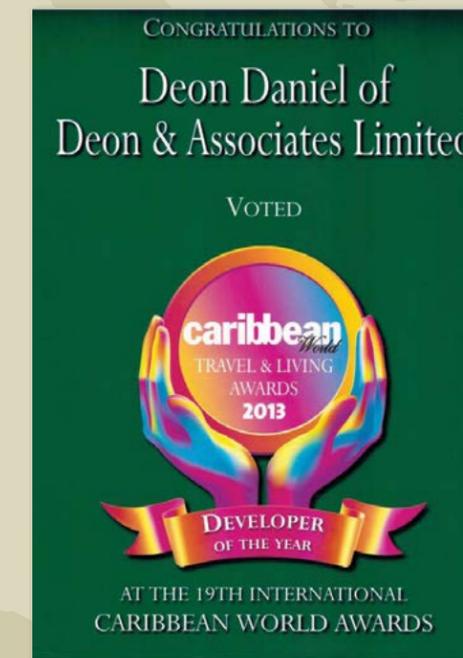
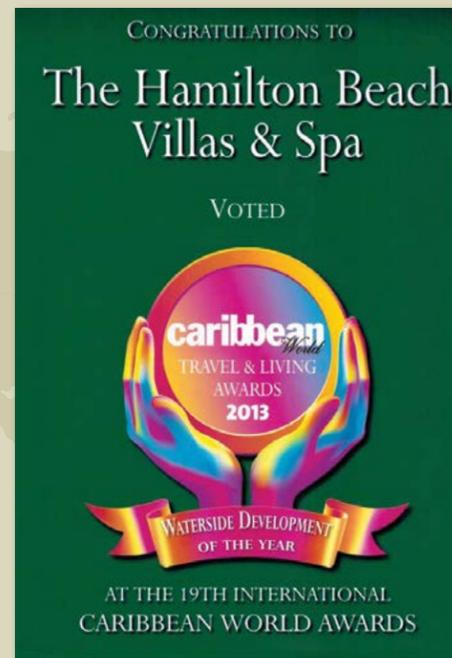
AN AWARD-WINNING DEVELOPMENT AND DESIGNER



For more than 20 years, Deon & Associates Limited has been developing high-end housing on the island of Nevis. They've built over 300 homes and are known for the quality of their construction and their reliable service.

The Hamilton Beach Villas & Spa was recently voted waterside development of the Year, and its developer, Deon and Associates, was voted developer of the Year at the 19th International Caribbean World Awards.

Elite Island Resorts will be marketing the property once it is complete. Elite has managed and marketed luxury resorts throughout the Caribbean, and has the experience to maximize your investment.



Elite Island Resorts
CARIBBEAN

SITE AND FLOOR PLANS



SITE INDEX

- A** Building 11
- B** Building 12
- C** Building 14
- D** Building 15
- E** Building 16
- F** Building 17
- G** Conference Facility
Rooftop Lounge
- H** Restaurant
- I** Reception
Fitness Centre
Spa
Concierge
- J** Restaurant
- K** Resort Dock
- L** Beach Club
- M** BBQ Deck
- N** Tennis Courts

ONE BEDROOM DELUXE

FEATURES

- Interior Space: 900 sq. ft./84 sq. m
- Terrace: 900 sq. ft./84 sq. m (3rd floor units only)
- Open-plan seating and dining area
- European-style kitchen with high-end appliances
- Covered balconies situated to maximize views
- Complete furnishings – ready to move right in
- Oversized sliding glass door to the patio



ONE BEDROOM

FEATURES

- Interior Space: 700 sq. ft./65 sq. m
- Terrace: 700 sq. ft./65 sq. m (3rd floor units only)
- Open-plan seating and dining area
- European-style kitchen with high-end appliances
- Covered balconies situated to maximize views
- Complete furnishings – ready to move right in
- Oversized sliding glass door to the patio



ROOFTOP PATIO VIEW





APPROVED FOR CITIZENSHIP-BY-INVESTMENT

The purchase of property at The Hamilton enables an applicant, who fulfills the requirements set by the government, to qualify for St. Kitts and Nevis citizenship along with their family.

The real estate option also offers investors the opportunity to recover funds used to acquire citizenship. Investors have the option to rent their unit at The Hamilton through an experienced management company, earn monthly rental income and potential capital appreciation, and sell their property once the five-year mandatory investment holding period has expired.

There is no physical residency requirement associated with citizenship of St. Kitts and Nevis. Applicants have the choice to either live in St. Kitts and Nevis or to live outside of the Federation.

BENEFITS OF ALTERNATIVE CITIZENSHIP

FREEDOM TO TRAVEL WORLDWIDE FOR PLEASURE OR BUSINESS

Having the ability to travel globally without a visa is a priceless benefit for your family.

FAST, FLEXIBLE & AFFORDABLE

A second passport can be obtained in as little as 3 months, for a minimum investment of US\$250,000 without having to visit the country during the process. Dual citizenship is permitted.

SECURITY FOR YOU AND YOUR FAMILY

A passport from a small, peaceful and neutral country can be a lifesaver when traveling in times of civil war or social unrest. No matter what happens in the world, you will always have a place to go.

INSURANCE POLICY

In this quickly changing world, having an alternative passport and lifetime citizenship for your family and future generations

is the best insurance policy.

EDUCATION

A second citizenship may provide additional access to the best schools or universities where strict geographical quotas apply.

ESTATE PLANNING

As more countries are moving towards the worldwide taxation model, it is wise to look at alternative citizenship options for the purpose of estate and tax planning. Becoming a citizen and resident of St. Kitts & Nevis does not subject you to paying taxes on your worldwide income as these territories have no foreign income tax.

DIVERSIFICATION OF PASSPORT PORTFOLIOS

Dual citizens can receive the benefits, privileges and protection offered by multiple countries.

ELIGIBILITY REQUIREMENTS

- **Main applicant** must be at least 18 years old.
- Demonstrate good character and health (applicants must undergo a due diligence verification and medical examination).
- Be financially capable of investing in a Government approved real estate development (refundable) or donating to a Government Fund (non-refundable).

• **Qualifying dependent family members:**

Spouse of the main applicant; Children under the age of 18; Children aged 18-24, who are full-time students, unmarried and financially dependent on their parents; Children, of any age who are fully supported by the applicant due to physical or mental disability; Parents of the main applicant or spouse may qualify as dependents. Conditions apply.

REAL ESTATE INVESTMENT REQUIREMENTS

A minimum investment of US\$400,000 qualifies foreign nationals to obtain full citizenship and a passport for St. Kitts and Nevis. The real estate investment route is the only option which enables investors to immediately claim domicile if desired and recover funds used to acquire citizenship. Investors have the option to rent their property through an experienced management company, earn monthly rental income, and sell the property once the 5-year mandatory holding period has expired.

Once an applicant's application for citizenship is approved in principle (approximately 90 - 120 days from the date of submission of documents to Government), and the requisite investment is made, the applicant, along with family members will become lifetime citizens of the Federation of St. Kitts and Nevis.

<p>Government Due Diligence Fees (Fees are due upon submission of application to the Citizenship by Investment Unit and is non refundable.)</p>	<p>US\$7,500 main applicant US\$4,000 each qualified dependent age 16+</p>
<p>Minimum Investment (Investment is due upon official approval in principle from the Citizenship by Investment Unit)</p>	<p>Minimum US\$400,000 investment in approved real estate projects</p> <p>Real Estate can be sold after 5 years to any subsequent buyer for citizenship</p>
<p>Government Application Fees (Fees are due upon approval in principle)</p>	<p>In addition to the real estate investment paid to the developer, the following Government Fees are applicable: US\$50,000 main applicant US\$25,000 spouse US\$25,000 per dependent under 18 US\$50,000 per dependent over 18 but under 25 US\$50,000 per dependent parent over 65</p>

ST. KITTS AND NEVIS VISA-FREE TRAVEL

VISA-FREE TRAVEL

- | | | |
|----------------------------|---|------------------------------|
| 1. Andorra | 35. French Polynesia | 69. Montserrat |
| 2. Anguilla | 36. French Southern and Antarctic Lands | 70. New Caledonia |
| 3. Antigua & Barbuda | 37. Gambia | 71. Nicaragua |
| 4. Argentina | 38. Georgia | 72. Niue |
| 5. Aruba | 39. Germany | 73. Norway |
| 6. Austria | 40. Gibraltar | 74. Panama |
| 7. Bahamas | 41. Greece | 75. Peru |
| 8. Barbados | 42. Greenland | 76. Philippines |
| 9. Belgium | 43. Grenada | 77. Pitcairn Island |
| 10. Belize | 44. Guadeloupe | 78. Poland |
| 11. Bermuda | 45. Guatemala | 79. Portugal |
| 12. Bonaire | 46. Guyana | 80. Reunion |
| 13. Botswana | 47. Haiti | 81. Romania |
| 14. Brazil | 48. Honduras | 82. Saba |
| 15. British Virgin Islands | 49. Hong Kong | 83. Samoa |
| 16. Bulgaria | 50. Hungary | 84. San Marino |
| 17. Cayman Islands | 51. Iceland | 85. Seychelles |
| 18. Chile | 52. Ireland | 86. Singapore |
| 19. Colombia | 53. Italy | 87. Slovak Republic |
| 20. Costa Rica | 54. Jamaica | 88. Slovenia |
| 21. Croatia | 55. Kenya | 89. South Korea |
| 22. Cuba | 56. Kiribati | 90. Spain |
| 23. Curacao | 57. Kosovo | 91. St. Bart's |
| 24. Cyprus | 58. Latvia | 92. St. Eustatius |
| 25. Czech Republic | 59. Lesotho | 93. St. Helena |
| 26. Denmark | 60. Liechtenstein | 94. St. Lucia |
| 27. Dominica | 61. Lithuania | 95. St. Maarten |
| 28. El Salvador | 62. Luxemburg | 96. St. Martin |
| 29. Estonia | 63. Macedonia | 97. St. Pierre and Miquelon |
| 30. Faroe Islands | 64. Martinique | 98. St. Vincent & Grenadines |
| 31. Fiji | 65. Malawi | 99. Suriname |
| 32. Finland | 66. Malaysia | 100. Sweden |
| 33. France | 67. Malta | 101. Switzerland |
| 34. French Guiana | 68. Mauritius | 102. The Netherlands |
| | | 103. Tonga |

VISA ON ARRIVAL OR E-VISA

- | | |
|-----------------------|-------------------------|
| 1. Bangladesh | 104. Trinidad & Tobago |
| 2. Cambodia | 105. Tunisia |
| 3. Comoros | 106. Turkey |
| 4. Cook Islands | 107. Turks & Caicos |
| 5. Dominican Republic | 108. United Kingdom |
| 6. East Timor | 109. Uruguay |
| 7. India | 110. Vatican (Holy See) |
| 8. Israel | 111. Venezuela |
| 9. Jordan | 112. Wallis and Futuna |
| 10. Laos | 113. Zambia |
| 11. Lebanon | 114. Zimbabwe |
| 12. Madagascar | |
| 13. Maldives | |
| 14. Nauru | |
| 15. Nepal | |
| 16. Palau Islands | |
| 17. Solomon Islands | |
| 18. Taiwan, R.O.C. | |
| 19. Tuvalu | |
| 20. Ukraine | |
| 21. Vanuatu | |

TERRA REALTY'S PROVEN SIX STEP PROCESS

We offer you a clearly defined 6-step process to citizenship, beginning with a signed written agreement for your protection.

STEP #1: Complimentary Consultation and pre-screening (24 hours)

Our Team will require a copy of the photo page of your passport and a completed pre-screen questionnaire to initiate our complimentary background checks to determine your eligibility to apply for citizenship.

STEP #2: Execution of Service Agreement/Retainer Deposit (24 hours)

Upon confirming your eligibility for citizenship, we will forward our client service agreement and pro-forma invoice detailing all the services and applicable fees.

STEP #3: Selection of the most suitable Investment, Submission of Application (7 – 14 days)

Our Team will assist you on the selection of the most appropriate investment option based on your specific requirements and guide you step-by-step through the application preparation process. Application submission.

STEP #4: Application Processing (30 – 60 days)

Upon submission of your complete application to the Citizenship by Investment Unit, our Team constantly monitors the progress of the application and is in contact with you and the authorities to ensure that the process is as smooth as possible.

STEP #5: Approval and Completion of Application (7 days)

Within 30 days of receipt of an official letter from the Citizenship by Investment Unit approving your application in principle, the balance of the real estate investment amount and the requisite government processing fees are payable.

STEP #6: Issuance of Citizenship Certificate and Passport (10 – 15 days)

Within approximately 15 working days of receipt of payment of the government fees and investment, the Government will issue a Citizenship Certificate. Your passport will be processed within 5 working days. At this point Terra Realty will securely deliver your passport and citizenship package to you.



Disclaimer

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THE HAMILTON BEACH
VILLAS & SPA

Luxury Living on the Beach

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