

# Phase Three Silver Reef

ST. KITTS



Phase One 36 Apartments

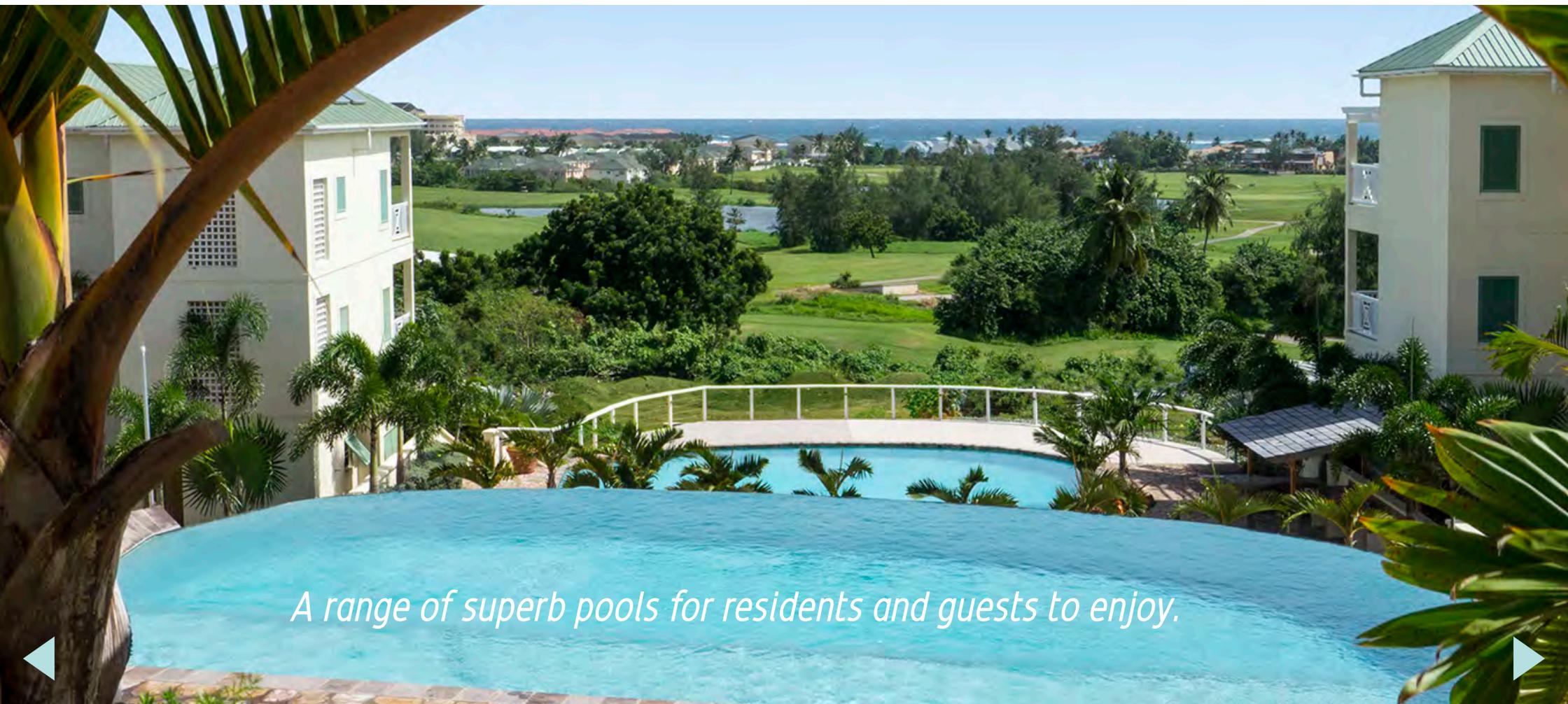
Phase Two 36 Apartments

Phase Three 18 Apartments **FOR SALE**



# Phase One & Two

*72 apartments built, sold and occupied.*

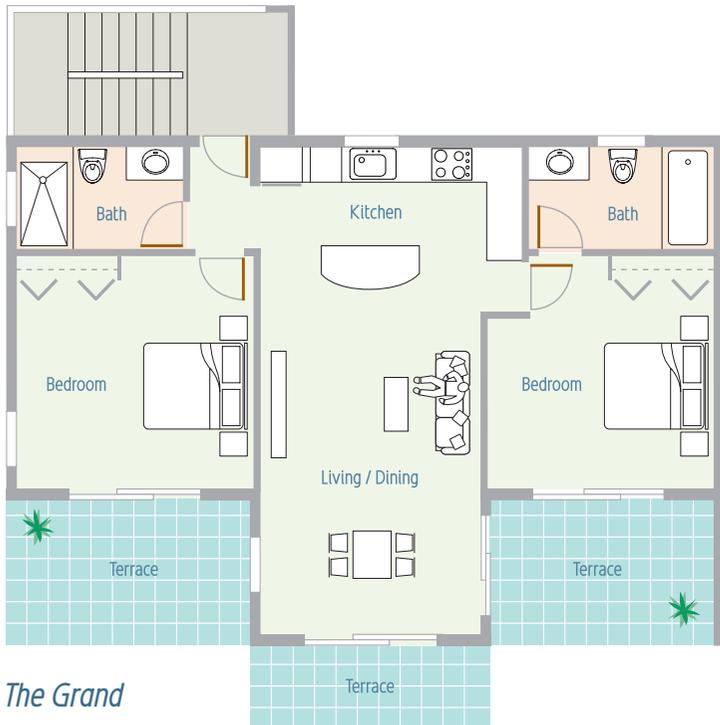


*A range of superb pools for residents and guests to enjoy.*



# Phase Three

**Coral House** comprising 6 stunning, spacious and stylish 2 bedroom apartments.



*The Grand*



*The Classic*

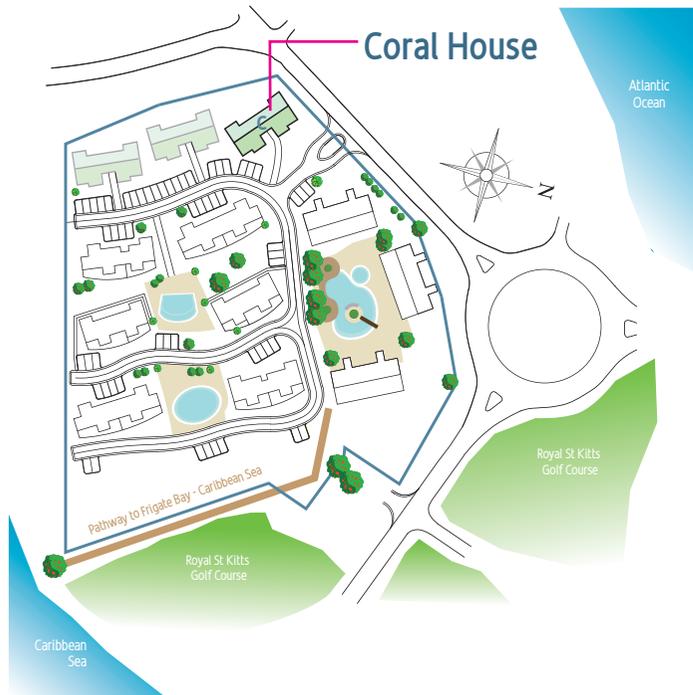
*Choice of two interior layouts The Grand and The Classic.*

# Owning a property

*When you purchase a property in Silver Reef St Kitts you can be assured that your apartment will be looked after by our dedicated and professional team*



# Phase Three *Coral House* - 6 spacious and stylish 2 bedroom apartments.



Apartments	Grand /Classic	Level	List US\$*
C1	Grand - 1,400 Ft2	Ground floor	\$495,000
C2	Classic - 1,150 Ft2	Ground floor	\$475,000
C3	Grand - 1,400 Ft2	Second floor	\$505,000
C4	Classic - 1,150 Ft2	Second floor	\$485,000
C5	Grand - 1,400 Ft2	Penthouse	\$545,000
C6	Classic - 1,150 Ft2	Penthouse	\$505,000

\* Prices include US\$25,000 Furniture Pack



\*These illustrations are for guidance only

# Furniture Pack

Household furnishings Grand and Classic apartments.



## Living and Dining areas

- 2 Bar stools
- 4 Dining chairs
- 1 Dining table
- 1 Two person sofa with sleeper pull out
- 4 Decorative pillows for sofa/chairs
- 2 Occasional chairs
- 1 set of end tables
- 1 Sleep sofa sheet set: 2 sheets 2 pillows 2 pillow cases
- 1 Coffee table
- 1 Flatscreen TV, wall mounted
- 1 Shelf unit under TV
- 1 Floor lamp
- 1 Rug 3' x 5' and 1 entrance mat
- 1 Wicker frame with mirror, 38" tall
- 1 Wicker console for dining room

## Each Bedroom

- 1 Queen Bed headboard for 60 x 80" mattress (master bedroom only)
- 2 Bedside tables with three drawers
- 1 Bed and mattress
- 1 Flatscreen HDTV (stand on top of chest of drawers)
- 1 Chest of drawers
- 4 Accent set 4 cushions/pillows
- 2 Bedside rugs,
- 2 Bedside lamps, shades and bulbs

## Balcony Terrace front & back

Weatherproof balcony furniture

## Misc Décor

- Canvas prints & mirrors
- 2 Wall art - bedroom
- 1 Wall art - dining
- 2 Tall wall mirror - bedroom

## Draperies

- Draw drapery over sliding door
- Blinds on windows except bathroom
- Bed/Bathroom Items
- 8 Decorative pillows
- 2 Bedspread, coverlet type
- 2 Bedskirt (valance)
- 2 Color scheme of bedroom
- 2 Bed drape
- 8 Pillow protector
- 16 Pillow slips
- 4 Fitted sheets
- 4 Flat sheets
- 8 Sleeping pillows
- 2 Mattress protective cover
- 12 Bath towels, hand towels & washcloths
- 8 Pool/beach towels
- 2 Luggage rack
- 20 Coat hangers wood
- 2 Bathmat, washable
- 2 Toothbrush holder, soap dish
- 2 Shaving mirror / mirror extension
- 2 Wastebasket, linen basket, towel storage basket
- 2 Hairdryer
- 2 Toilet cleaning brush

## Kitchen Items

- 6 Cutlery or flatware in best stainless 30 PC
- 6 Serving spoons
- 6 Person crockery or dinnerware set
- 3 Egg cups
- 6 Individual glass bowls
- 1 Salad bowl
- 1 Serving platter
- 1 Serving dish
- 1 Tea pot

- 8 Napkins/serviettes
- 6 Table mats
- 1 Salt/Pepper
- 2 Chopping boards
- 6 Wine glasses
- 6 Juice tumbler 11 oz glasses
- 6 15 oz general water glasses
- 1 Wine corkscrew
- 4 Wooden spoons
- 1 Slotted spoon
- 1 Spaghetti server
- 2 Spatulas
- 3 Airtight plastic containers, assorted sizes
- 1 Can opener
- 1 Knife block 14 pc
- 6 Kitchen towels
- 4 Dish cloths
- 2 Pot holders
- 1 Colander
- 1 Sieve
- 1 Grater
- 1 Cookware set 7 PC
- 1 Frying saute pan
- 1 Cookie sheet
- 2 pc Trivet
- 1 Water pitcher
- 1 Measuring cup & spoons
- 1 Mop & bucket
- 1 Broom & dustpan

## Electrics

- 1 Kettle
- 1 Coffee maker
- 1 Toaster
- 1 Iron
- 1 Ironing board
- 1 Iron/board holder rack
- 1 Vacuum cleaner
- 1 Washer/dryer



# Phase Three Rental Pool Option

*For overseas investors we are pleased to offer a rental pool option. This provides a comprehensive turnkey service for those investors who wish to let their apartment(s) with the minimum amount of administration. All these units have been designed specifically to attract strong rental interest, Phases One and Two are frequently 100% let and this has created a thriving community at Silver Reef.*

The rental pool facility has been designed specifically for those Owners who would like the standard cost of ownership (condominium service charges and insurance) to be guaranteed and all rental administration taken care of.

Those Owners interested in this option will need to purchase the Developer's recommended furniture pack. We ask this to ensure that the rental package offering is a consistent high quality across all the apartments in the pool.

*Owners who take up the rental pool facility option enjoy the following benefits:*

- **Service or Maintenance fees:** The costs of maintaining and servicing your apartment will be paid by rental pool income.
- **Building Insurance costs:** The payment of apartment buildings insurance will be paid out of rental pool income.
- **Contents insurance costs:** The payment of insurance of contents including the furniture pack will be paid out of rental pool income.
- **Marketing Fees:** All the costs of marketing and advertising are included.
- **Inventory or Changeover Costs:** All the costs associated with the management of the lettings are included.
- **No Separate Agency Fees Payable:** All the management agency fees levied by the management company are included.

## How will it work?

- All rentals of apartments in the pool will be managed by our dedicated team of rental professionals.
- Prospective long term tenants will have the appropriate references taken up and scrutinised and rental payments collected.
- Any small repairs required will be undertaken on the Owner's behalf and any repairs or servicing above an agreed level will be carried out only with the Owners' prior approval.
- Members of the rental pool share in the profits of the rental income generated (in excess of the service, insurance and management charges). This will be assessed at the end of each year and a dividend will be payable at that time.



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