



Townhouse Condominiums on the Beach Frigate Bay, St.Kitts, West Indies



Townhouse Units

SeaLofts are duplex townhouses located in Frigate Bay. There are 25 buildings on a three-acre site running along the Atlantic Ocean. Townhouse units are considered garden or ocean view and have wonderful views of the mountains, garden or ocean. Because each SeaLofts home is a privately owned vacation home, each is uniquely decorated and has its own character. All units are equipped with ceiling fans in every room and most have central air-conditioning, which is seldom needed because of the ocean breezes. The pedestal or entrance level contains a washer and dryer and most houses have a shower and bathroom. Each townhouse features a master and a guest bedroom, living room with sleep sofa, dining area, fully equipped kitchen, full bath, telephone, cable TV, wireless internet access and two sun decks. The three bedroom units are equipped with the same amenities and have an additional guest bedroom. All units are fully equipped, including linens, for your self-catering holiday.



Each townhouse features a master bedroom and a guest bedroom, living room with sofa sleeper, dining area, fully equipped kitchen, linens, full bath, washer/dryer, telephone, cable TV, wireless internet access and two sun decks. The three bedroom units are equipped with the same amenities, but have an additional guest bedroom. All units are fully equipped for your self-catering holiday.



Beach or Pool: - All these unique townhouses are located on beautifully landscaped grounds directly facing the Atlantic -- where constantly cooling trade winds combine with warm temperatures to create an ideal vacation environment. Watch the sun rise over the ocean. Walk or sun on a beautiful beach. Or just relax by the pool or the seawall patio.

Golf: - The Royal St. Kitts Golf Course is located within walking distance. The course is an 18-hole championship layout, 6,900 yards; par for the course is 71. The 18 holes golf course is bordered by both the Atlantic Ocean and the Caribbean Sea.

Outdoor activities: - St. Kitts offers a variety of hiking tours into the rain forest and volcano, as well as historic tours and plantation tours.

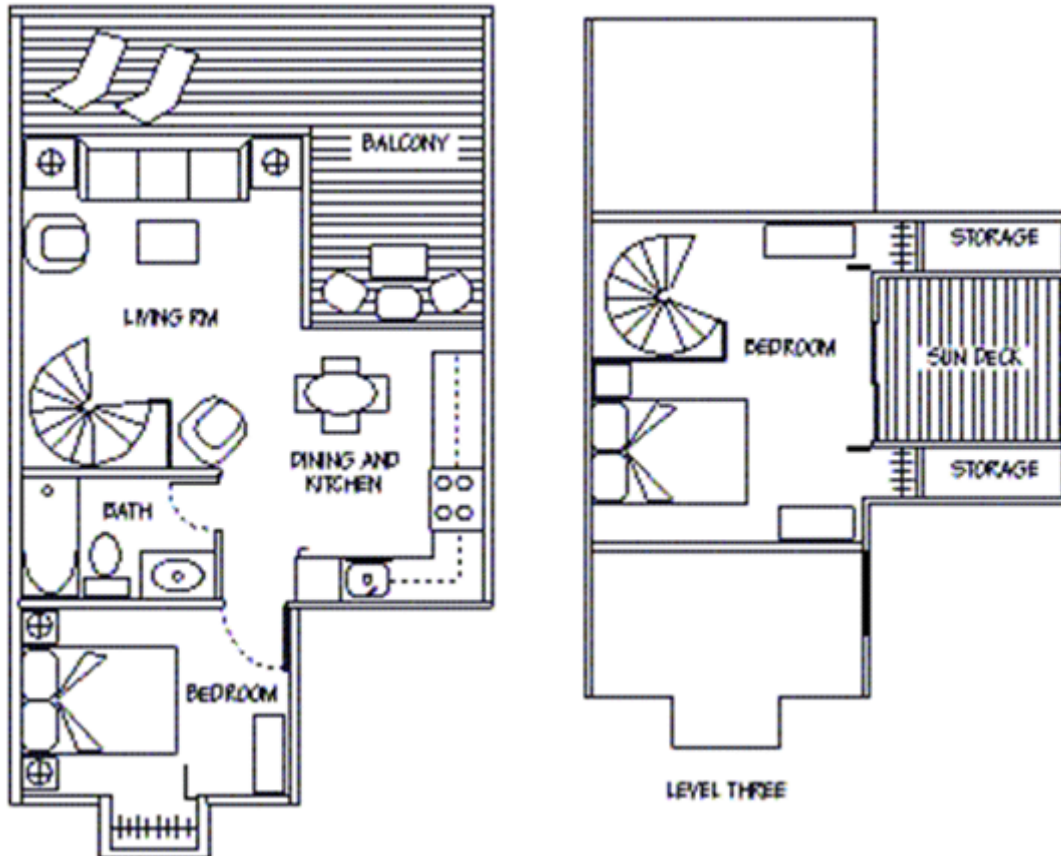
Water activities: - St. Kitts is one of the best-kept secrets in the Caribbean for snorkeling and diving. In addition, there are fishing, kayaking, windsurfing and sailing excursions. A short 10 minute walk from SeaLofts will bring you to the Caribbean beach where a variety of water sports are available. The catamaran day trip is one of the highlights of everyone's vacation. On the catamaran visitors enjoy rum punch, spectacular snorkeling and arrive at Nevis for a beach barbecue.

SeaLofts property line is located on North Frigate Bay on the Atlantic Ocean, but if you want more choices you can take a 10-minute walk to South Frigate Bay (Timothy Beach) on the Caribbean Sea. Of if you still want more choices, take a drive to the Southeast Peninsula and visit South Friars Beach and Cockleshell Bay. All these beaches have beach bars that provide lounge chairs where you can relax on the beach, have a wonderful lunch or dinner, and drink a variety of Caribbean drinks. You can also snorkel at these beaches.

Dining out: - St. Kitts offers a variety of dining experiences. Within Frigate Bay you can choose from many nearby restaurants both upscale and local beach bar and grills: Ciao, Shiggidy Shack, Marshalls, Buddy's are just a few to choose from. Take a short drive into Basseterre and choose from a variety of restaurants that range from local to upscale that include: Ballahoo, Circus Grill, Serendipity, Ocean Terrace Inn, Fisherman's Wharf plus others. St. Kitts is also noted for Ottley's Plantation and Rawlins Plantation both elegant plantation houses on the Island offering lunch and dinner. Travel to the Southeast Peninsula and dine at the upscale Spice Mill and Carambola's or just enjoy the many local beach bars.



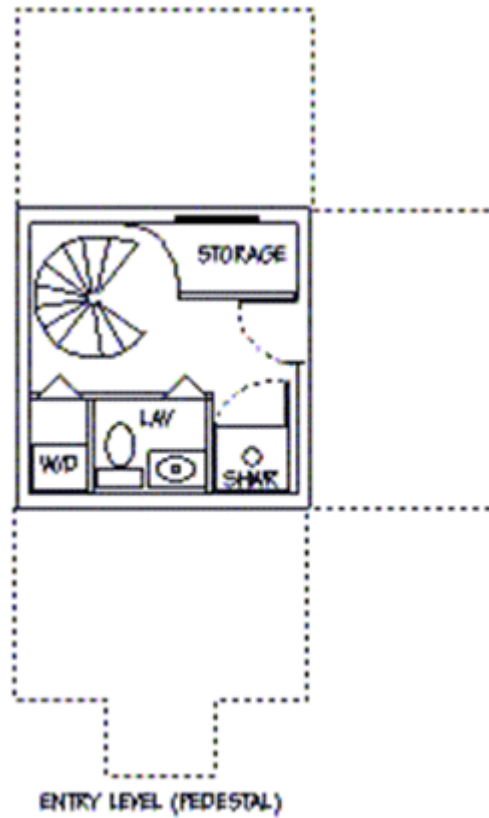
FLOOR PLANS



Sealofts on the beach Privately owned condos for - sale

Unit#	Assessments CHG		Special roofing	Yearly taxes US\$
	QTR	USD\$	Assessment US\$	(Property)
#1	\$906.30		\$200.00	\$139.06
#23	\$999.14		\$200.00	\$139.06
#39	\$906.30		\$200.00	\$139.06
#27/ 28	\$1959.74		\$400.00	\$401.34

ASSESSMENTS - Quarterly assessments are billed in advance, but the monthly charges are billed after. Bills are prepared quarterly (October 1st, January 1st, April 1st & July 1st), Assessment dues pays for all exterior maintenance (painting, landscaping etc), property upkeep/ staffing, water and property insurance.



Special assessments - varies - as necessary - to date - special assess - roof funds - US\$200.00 per quarter

Maid cleaning - US\$30.00 - 2 bedroom & US\$50.00 - 3 bedrooms(for the In-Out services)

Yearly property taxes - paid by the individual owner directly to government via the inland revenue dep.

Interior maintenance - billed the price charged by the outside contractor
 - Billed for materials cost/ labour, if work is done by sealofts maintenance

Exterior maintenance - office responsibility (covered via your assessment fee as noted above)

Utilities - each condo is individually metered (you are charged your electricity usage)