

**COLDWELL
BANKER**

St. Kitts-Nevis Realty

THE KINGFISHER CLUB PHASE-I AT OUALIE BEACH RESORT

GET YOUR CITIZENSHIP BY INVESTMENT

St. Kitts and Nevis Citizenship by Investment.

Coldwell Banker's Office on both St. Kitts and Nevis, will guide you through the whole process, including selecting the right property and assisting you to complete the Citizenship application through our authorized Citizenship by Investment agent. Coldwell Banker will act as your escrow agent to ensure that all payments, including Property Purchase, Government and application fees, are made in a timely fashion.



Why Get Dual Citizenship in St Kitts and Nevis?

The passport of St Kitts and Nevis allows the holder to enter over 100 countries without need of a visa. Contact Coldwell Banker on St Kitts or Nevis for a complete list of such countries.

The St Kitts and Nevis Passport also allows the holder to live, work and buy property in any of the 8 countries in the OECS (Organisation of Eastern Caribbean States) without the need for residency or work permits or alien landholding license fees.

For more information:

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ABOUT NEVIS

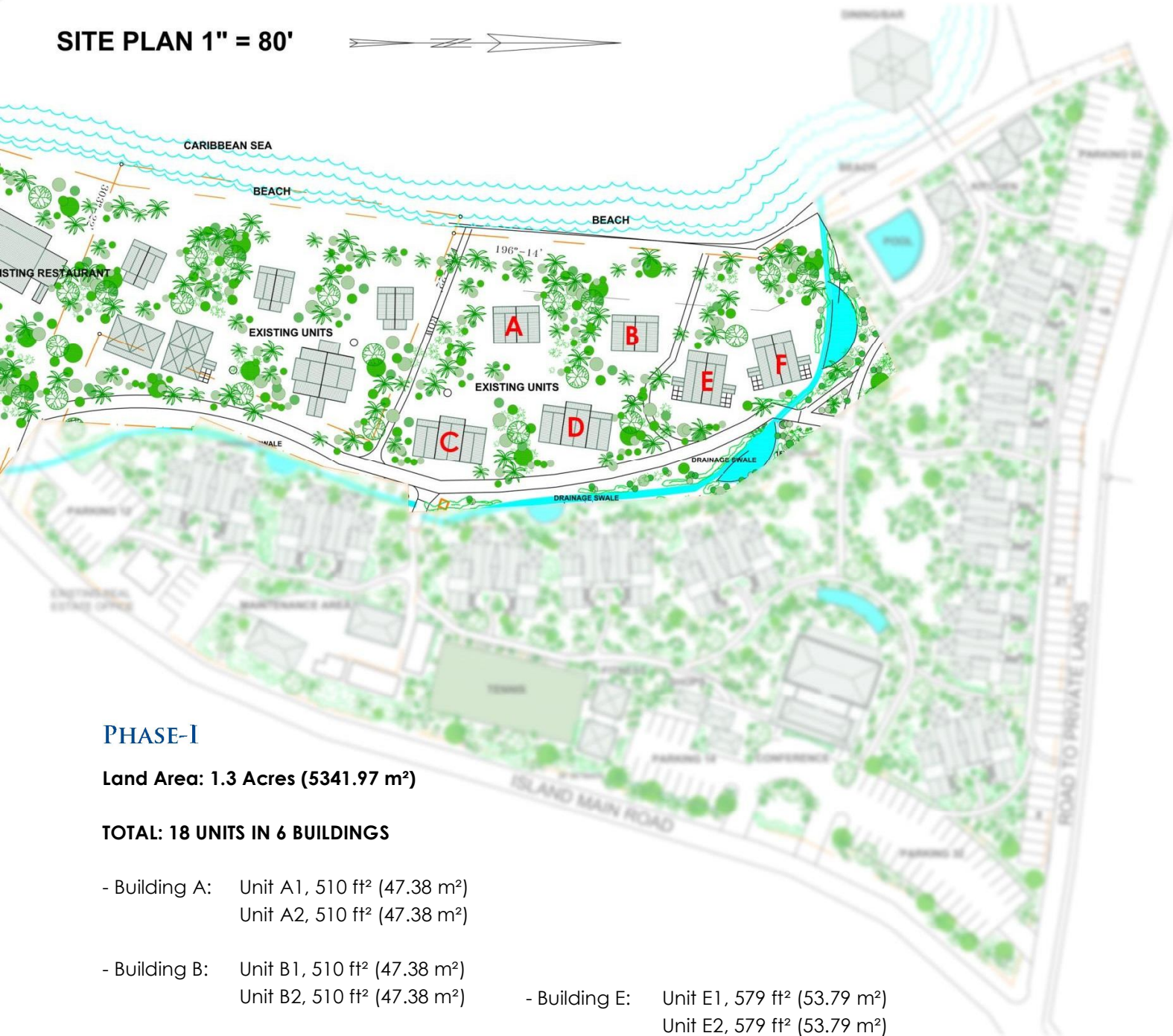
Nevis is part of the two island Nation of Saint Kitts & Nevis and is located in the Caribbean. With such a great global position you can't help but have excellent weather. The days average about 85°F (30°C), but are tempered by the steady North-Easterly breezes, and the nights are an insomniacs dream with temperatures hovering around 74°F (23°C). This climate is incredible even by Caribbean standards.

OUALIE BEACH RESORT

A well-known and popular hotel located right on the best beach on Nevis. The rooms are spaciouly scattered along the beach in single and two storey Gingerbread Cottages that reflect the traditional Caribbean style architecture of the Island. All rooms have large, cool screened verandas offering uninterrupted views of the beach and the neighbouring island of St Kitts. The three room classifications are Deluxe, Studio, Premier and Executive Suite.

THE KINGFISHER CLUB PHASE-1 AT OUALIE BEACH RESORT

SITE PLAN 1" = 80'



PHASE-I

Land Area: 1.3 Acres (5341.97 m²)

TOTAL: 18 UNITS IN 6 BUILDINGS

- Building A: Unit A1, 510 ft² (47.38 m²)
Unit A2, 510 ft² (47.38 m²)
- Building B: Unit B1, 510 ft² (47.38 m²)
Unit B2, 510 ft² (47.38 m²)
- Building C: Unit C1, 518 ft² (48.12 m²)
Unit C2, 595 ft² (55.28 m²)
Unit C3, 518 ft² (48.12 m²)
- Building D: Unit D1, 518 ft² (48.12 m²)
Unit D2, 595 ft² (55.28 m²)
Unit D3, 518 ft² (48.12 m²)
- Building E: Unit E1, 579 ft² (53.79 m²)
Unit E2, 579 ft² (53.79 m²)
Unit E3, 579 ft² (53.79 m²)
Unit E4, 579 ft² (53.79 m²)
- Building F: Unit F1, 579 ft² (53.79 m²)
Unit F2, 579 ft² (53.79 m²)
Unit F3, 579 ft² (53.79 m²)
Unit F4, 579 ft² (53.79 m²)

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THE PREMIER CONDOMINIUM

These beach front Condos have great rental potential and are hotel rooms with one king-sized four-poster bed. The total Condo size is 579sq ft (54m²).

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THE DELUXE CONDOMINIUM

These beach front Condos have great rental potential and are hotel rooms with one queen-sized four-poster bed. The total Condo size is 510sq ft (47m²).

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APPLICATION PROCESS

- 1- Sign Agreement & Pay Deposit
- 2- Fill out Application & Pay Due Diligence Fee
- 3- Approval Time 3 to 6 Months
- 4- Pay Balance, plus Legal & Government Fees
- 5- Collect your Title & Passport



THE KINGFISHER CLUB - PHASE-1

BUILDING #	UNIT #	ROOM TYPE	AREA SQ. M.	PRICE US\$	MONTHLY LEASE US\$	5 YEAR LEASE VALUE	STATUS
A	A1	DELUXE	47.38	429,000	800	48,000	SOLD
	A2	DELUXE	47.38	429,000	800	48,000	SOLD
B	B1	DELUXE	47.38	429,000	800	48,000	AVAILABLE
	B2	DELUXE	47.38	429,000	800	48,000	AVAILABLE
C	C1	DELUXE	48.12	429,000	800	48,000	AVAILABLE
	C2	STUDIO	55.28	479,000	900	54,000	AVAILABLE
	C3	DELUXE	48.12	429,000	800	48,000	AVAILABLE
D	D1	DELUXE	48.12	429,000	800	48,000	AVAILABLE
	D2	STUDIO	55.28	479,000	900	54,000	AVAILABLE
	D3	DELUXE	48.12	429,000	800	48,000	AVAILABLE
E	E1	PREMIER	53.79	479,000	900	54,000	SOLD
	E2	PREMIER	53.79	479,000	900	54,000	AVAILABLE
	E3	PREMIER	53.79	479,000	900	54,000	AVAILABLE
	E4	PREMIER	53.79	479,000	900	54,000	AVAILABLE
F	F1	PREMIER	53.79	479,000	900	54,000	AVAILABLE
	F2	PREMIER	53.79	479,000	900	54,000	AVAILABLE
	F3	PREMIER	53.79	479,000	900	54,000	AVAILABLE
	F4	PREMIER	53.79	479,000	900	54,000	AVAILABLE

Prices are inclusive of:

Furniture Package
Stamp Duty
Conveyancing Fees and Surveying Fees

The Kingfisher Club will Lease the Unit for the first 5 years:

No Association Fees (for the first 5 years)
No Management Fees (for the first 5 years)
No Maintenance Fees (for the first 5 years)
No Utility costs (for the first 5 years)
\$0.00 Cost for the first 5 Years

A condition of the lease gives The Kingfisher Club the option to purchase the Unit after 5 years