

A woman with long brown hair, seen from behind, stands at the edge of an infinity pool. She is wearing a dark bikini. The pool's surface reflects the surrounding tropical landscape. In the background, there is a large, multi-level resort building on the left, a central swimming pool with people, and several thatched-roof huts. The area is lush with palm trees and greenery. The ocean is visible in the distance under a clear blue sky.

The New Coconut Beach Club Resort



Leisure World Properties



New Coconut Beach Club caters to leisure travelers from regional and international markets. The resort will be developed and marketed as a leisure destination project, with associated upscale services such as food and beverage outlets and water-sports facilities.

The Resort is planned as a luxury boutique hotel operated by a professional resort operator. The Project is designed with relaxation and indulgence in mind. It will have private access to the secluded beach, luxury spa, and an array of swimming areas surround the lodge and pool bar. Residents can use the wide variety of leisure facilities the resort has to offer, including the state-of-the-art fully equipped gym, watersports and serene landscaped gardens.





The New Coconut Beach Club Resort is situated on the north western side of the island of Antigua near the capital of St. Johns.

The resort will cover a land area of 5 acres with 180 meters of pristine beach coast line.

The Resort is planned to comprise of 68 hotel rooms, spacious verandahs and exterior amenities. Further revenue will be generated from planned management of up to 42 condominium units ranging in size from 49 to 61 square meters.

Room & Suite Types	Keys/Rooms	Sqm/Key
Typical Guest Rooms	68	42
Garden Level 1 Suites	14	61
Level 2 Suites	14	57
Level 3 Suites	14	49
Total Guest Room Area	110	







leisure world properties invitation

Leisure World Properties (LWP), a developer with international expertise and a local track record, invites a select investor group to benefit from the **Citizenship by Investment Programme (CI Programme)** by investing in the development of New Coconut Beach Resort on the island of Antigua.

*Antigua & Barbuda offer
a year-round temperate
climate, stable economy
and, according to local
legend, 365 beaches – one
for every day of the year.*

For an investment starting at \$400,000, individuals and their families may become Antigua and Barbuda citizens and passport holders within as little as three months offering the following benefits:

- » Visa Free access to over 132 countries (including Schengen, UK & Canada)
- » Citizenship for life, not only for the applicant and their dependents, but also for generations to come.
- » Acceptance of dual citizenship
- » No taxes on global income, inheritance, capital gains, wealth or gifts
- » A minimal requirement of spending a total of five days in the country over a five year period
- » Investment into a luxury property in one of the best performing resort destinations in the world
- » Guaranteed annual return of 4% for the first five years, and a pro-rata share of operating profits thereafter
- » Free of charge stay in the resort for one week pa over five years

LWP has received approval from the government of Antigua and Barbuda that The New Coconut Beach Club Resort resort is entitled to offer a select group of investors the opportunity to participate in the CI Programme.

The CI Programme requires a person to make a significant economic contribution to the country. In exchange, and subject to application procedures, including thorough background checks, the applicants and their families are granted citizenship.

To qualify to participate for the CI Programme, an applicant must be 18 years of age, meet the application requirements, make an investment starting at US\$400,000 into a qualified project and hold the investment for a minimum period of five (5) years.

Illustrative costs associated with the CI Programme in US\$ as follows:

Applicant	Single	Couple	Family of 4
Base Investment	400,000	400,000	400,000*
Government Fees	50,000	100,000	150,000
DD Fees	7,500	15,000	19,000

* Please note legal fees will vary dependent on family circumstances.

* Assuming two children below 18, any dependents above 18 will incur additional costs







GOVERNMENT OF
ANTIGUA AND BARBUDA

Office of the Prime Minister
Queen Elizabeth Highway
St. John's, Antigua

March 26, 2015

Leisure World Properties

I welcome Leisure World Properties to Antigua and Barbuda. The relationship between the principals of this globally-outstanding property developer and the greatest Caribbean island-state is sure to be incredibly beneficial to both.

Antigua and Barbuda is becoming the new economic powerhouse in the Caribbean because of the quality of the relationships established between forward-looking leaders, both in commerce and government.

An outstanding opportunity that can be grasped, is being pursued by the leaders of Leisure World and the Government of Antigua and Barbuda. Prosperity is certain to follow as the very best minds, catapulted forward by the overwhelming prospects of success, work towards the creation of an exclusive property development in Antigua.

As we pour both capital and faith into this opportunity, those who are prepared to trace the history of success of Antigua will find only a string of pearls. The future is even greater, and I am delighted that Leisure World Properties is a part of this emerging engagement with tomorrow. I welcome those who have an interest, and I ask the skeptical to come look. Experience paradise in Antigua. I guarantee a most favourable experience where sun, sand and sea encounter only prosperity.

A handwritten signature in black ink, appearing to read "G. Browne", written over a horizontal line.

Hon. Gaston Browne
Prime Minister

Antigua & Barbuda



The property is located:
 14 km from V.C. Bird Int'l Airport
 7 km from St. John's city
 12.5 km from Jolly Harbour
 18.5 km from Falmouth Harbour
 22 km from Nelson's Dockyard

The New Coconut Grove Beach Resort



POPULATION

91,000 inhabitants descended from different ethnic backgrounds, including Afro-Caribbean, European and Middle Eastern.

CAPITAL

St. Johns on the island of Antigua.

AREA

The island of Antigua is approximately 280 square kilometers, while Barbuda is 161 square kilometers.

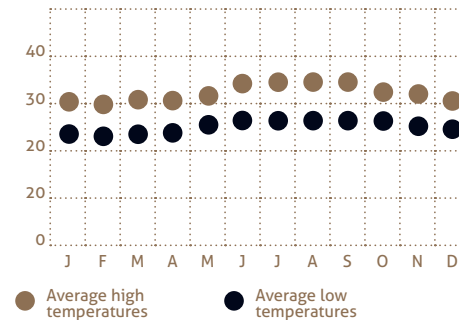
CLIMATE

With its typically tropical maritime climate, visitors can expect low humidity throughout the year. The average daily temperature is around 27 degrees Celsius and average rainfall is 114 centimeters.

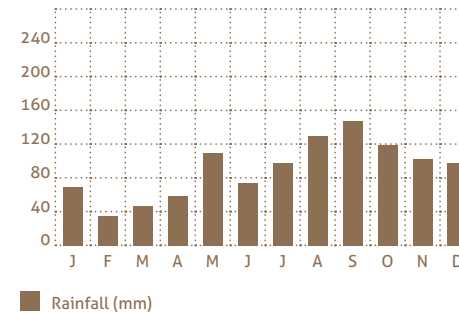
AIR TRAVEL

The VC Bird International Airport is located on the island of Antigua, approximately 14 kilometers from the Resort. A new terminal is nearing completion which will help to continue expand arrivals beyond the current 850,000.

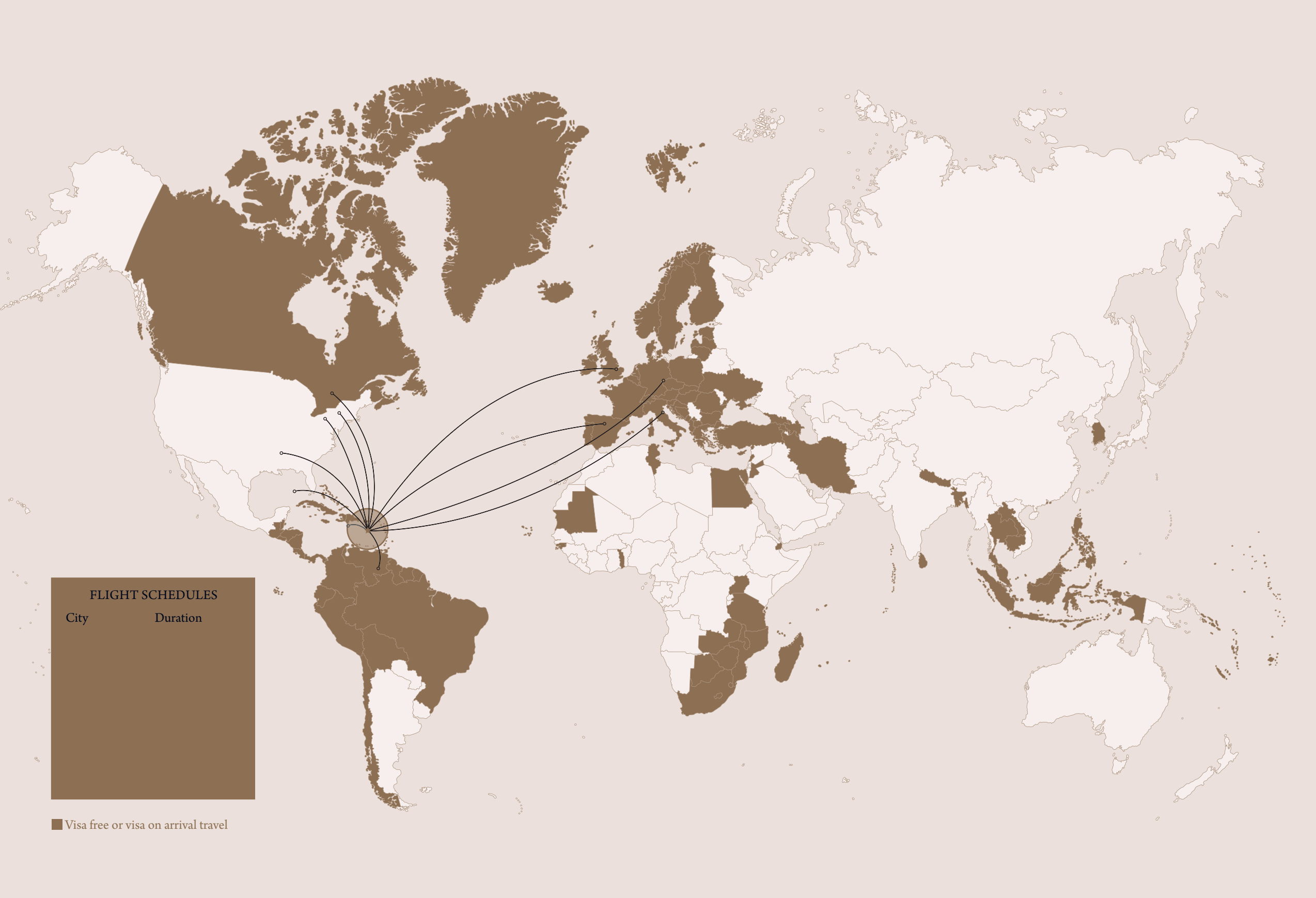
Average temperatures



Average Rainfall







FLIGHT SCHEDULES

City Duration

■ Visa free or visa on arrival travel

Visa free travel

to over 132 countries

AFRICA

Botswana
Cape Verde
Comoros
Djibouti
Egypt
Guinea-Bissau
Kenya
Lesotho
Madagascar
Malawi
Mauritania
Mauritius
Mozambique
Reunion
Seychelles
South Africa
Tanzania
Togo
Tunisia
Uganda
Zambia
Zimbabwe

AMERICAS

Anguilla
Antigua and Barbuda
Aruba
Bahamas
Barbados
Belize
Bermuda
Bolivia
Bonaire
Canada
Cayman Islands
Chile
Colombia
Costa Rica
Cuba
Curacao
Dominica
Dominican Republic
Ecuador
El Salvador
French Guiana
French West Indies
Grenada
Guatemala
Guyana

Haiti
Honduras
Jamaica
Kiribati
Montserrat
Nicaragua
Niue
Panama
Peru
Saba
Saint Eustatius
Saint Kitts and Nevis
Saint Lucia
Saint Maarten
Saint Vincent and
The Grenadines
Suriname
Trinidad and Tobago
Turks and Caicos
Venezuela
Virgin Islands (British)

MIDDLE EAST & ASIA

Armenia
Bangladesh
Cambodia
Cook Islands
Fiji
French Polynesia
Hong Kong (SAR China)
Jordan
Korea (Republic)
Laos People's Dem. Rep
Lebanon
Macao (SAR China)
Malaysia
Maldives
Micronesia
Nauru
Nepal
New Caledonia
Palau
Philippines
Samoa
Singapore
Solomon Islands
Sri Lanka
Timor-Leste
Tuvalu
Vanuatu

EUROPE

Albania
Andorra
Austria
Belgium
Bosnia & Herzegovina
Bulgaria
Croatia
Cyprus
Czech Republic
Denmark
Estonia
Finland
France
Georgia
Germany
Gibraltar
Greece
Hungary
Iceland
Ireland (Republic)
Italy
Kosovo (Republic)
Latvia
Liechtenstein
Lithuania

Luxembourg
Macedonia (FYROM)
Malta
Montenegro
Netherlands
Norway
Poland
Portugal
Romania
San Marino
Slovakia
Slovenia
Spain
Sweden
Switzerland
Turkey
Ukraine
United Kingdom
Vatican City





THE DEVELOPER

LWP is established by a group of high net worth real estate investors, experienced resort developers and operators that have brought together the resources necessary to develop. The New Coconut Beach Club Resort by marrying international best practices with local experience and track record.

The team has completed two resorts in Antigua as well as a number of other developments throughout Europe and the Middle East.

THE OPERATOR

LWP is in advanced discussions with a leading international hotel operator. We anticipate announcing the brand by Q4 2016, so stay tuned.





Coco Bay Resort, Antigua & Barbuda
Built & operated by the developer



Nonsuch Bay Resort, Antigua & Barbuda
Built & operated by the developer



