



CHRISTOPHE HARBOUR  
ST. KITTS

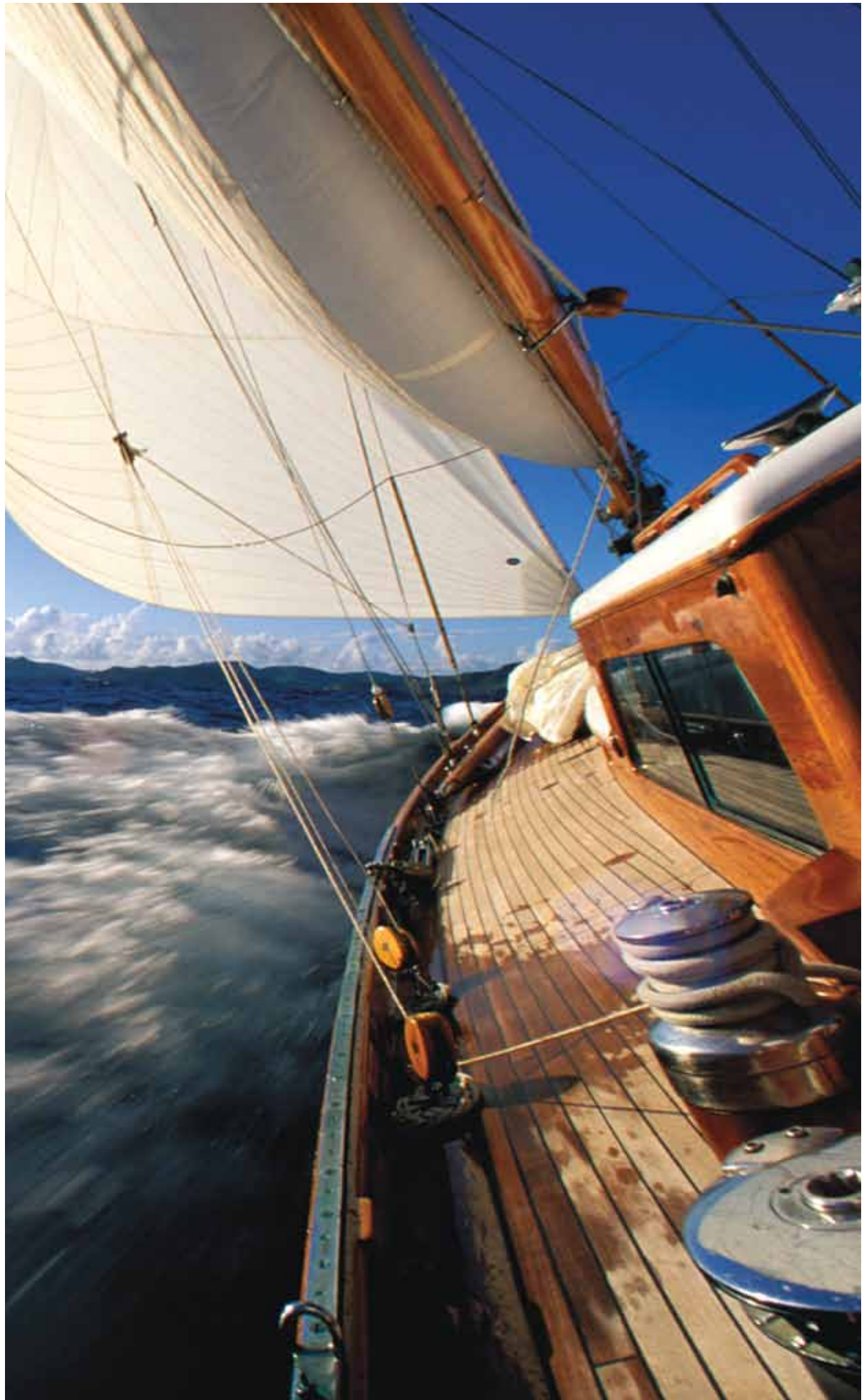




SET ON ST. KITTS' SOUTHEAST PENINSULA,  
CHRISTOPHE HARBOUR IS THE MOST FASHIONABLE DEBUT  
OF THE YOUNG CENTURY.

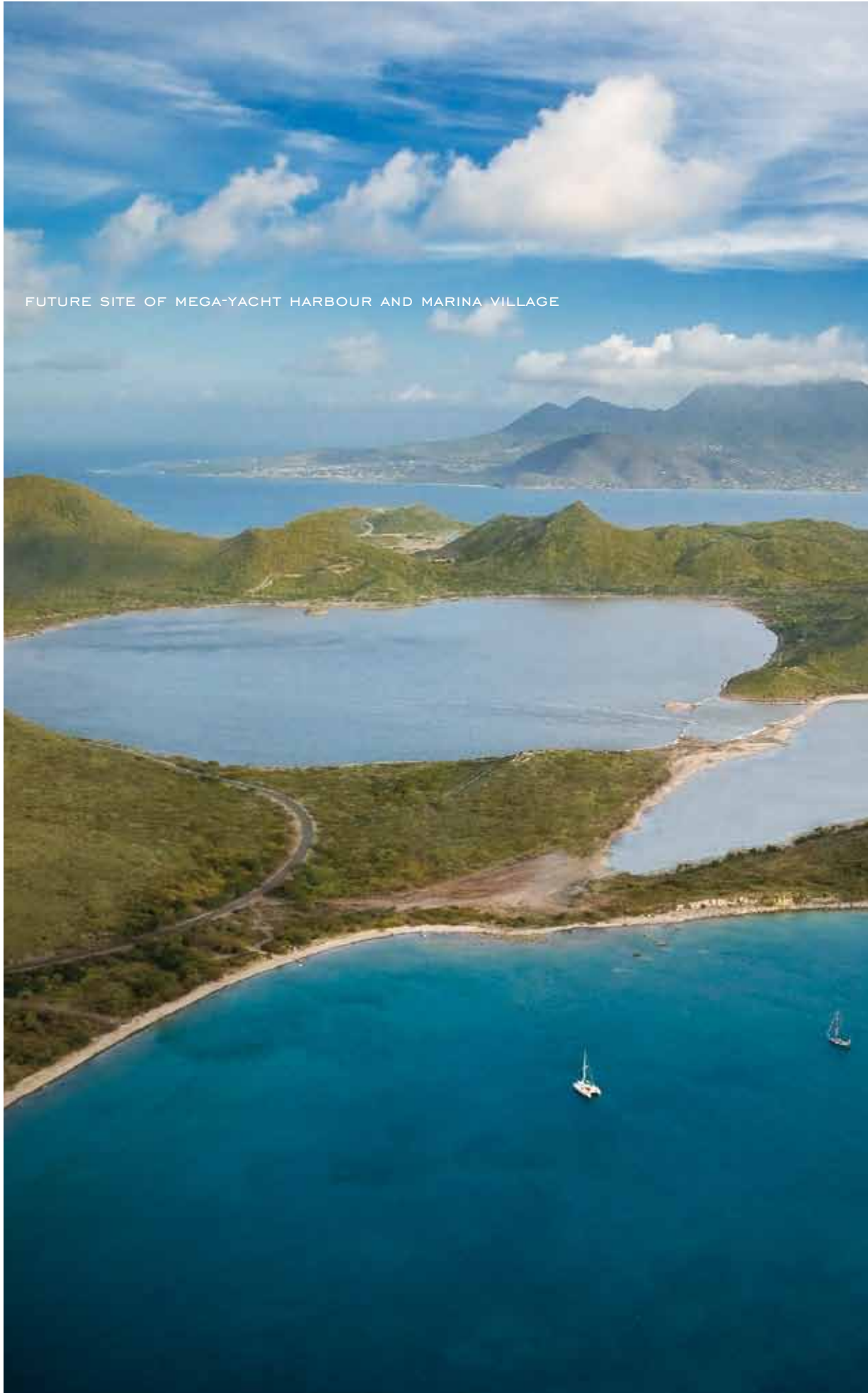
This emerging port-of-call will soon be the preeminent  
Caribbean destination for the discerning traveler, the naturalist,  
the sportsman, the yachtsman, the connoisseur.







FUTURE SITE OF MEGA-YACHT HARBOUR AND MARINA VILLAGE







WITH PRIVACY, RESPITE, FIVE-STAR SERVICE

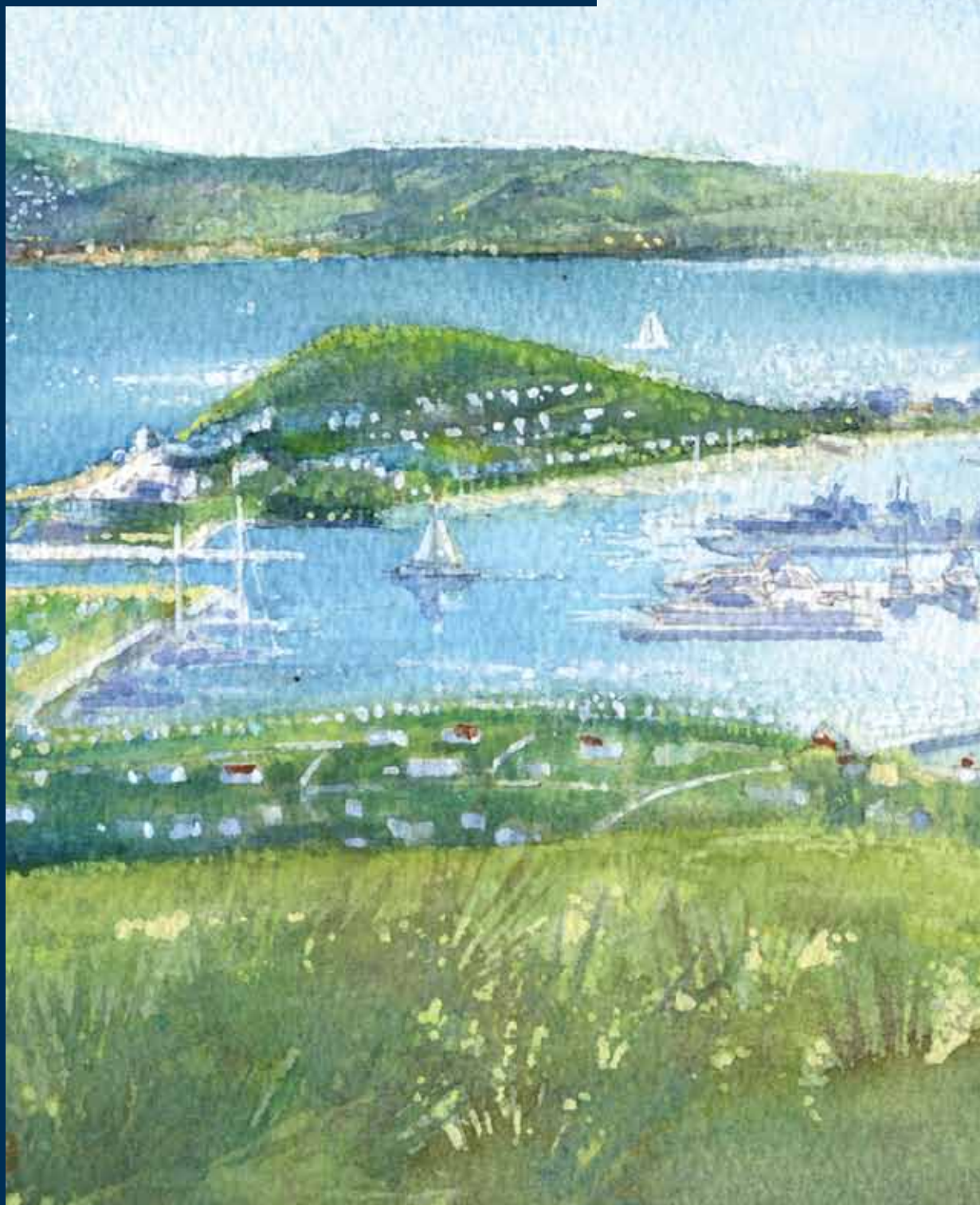


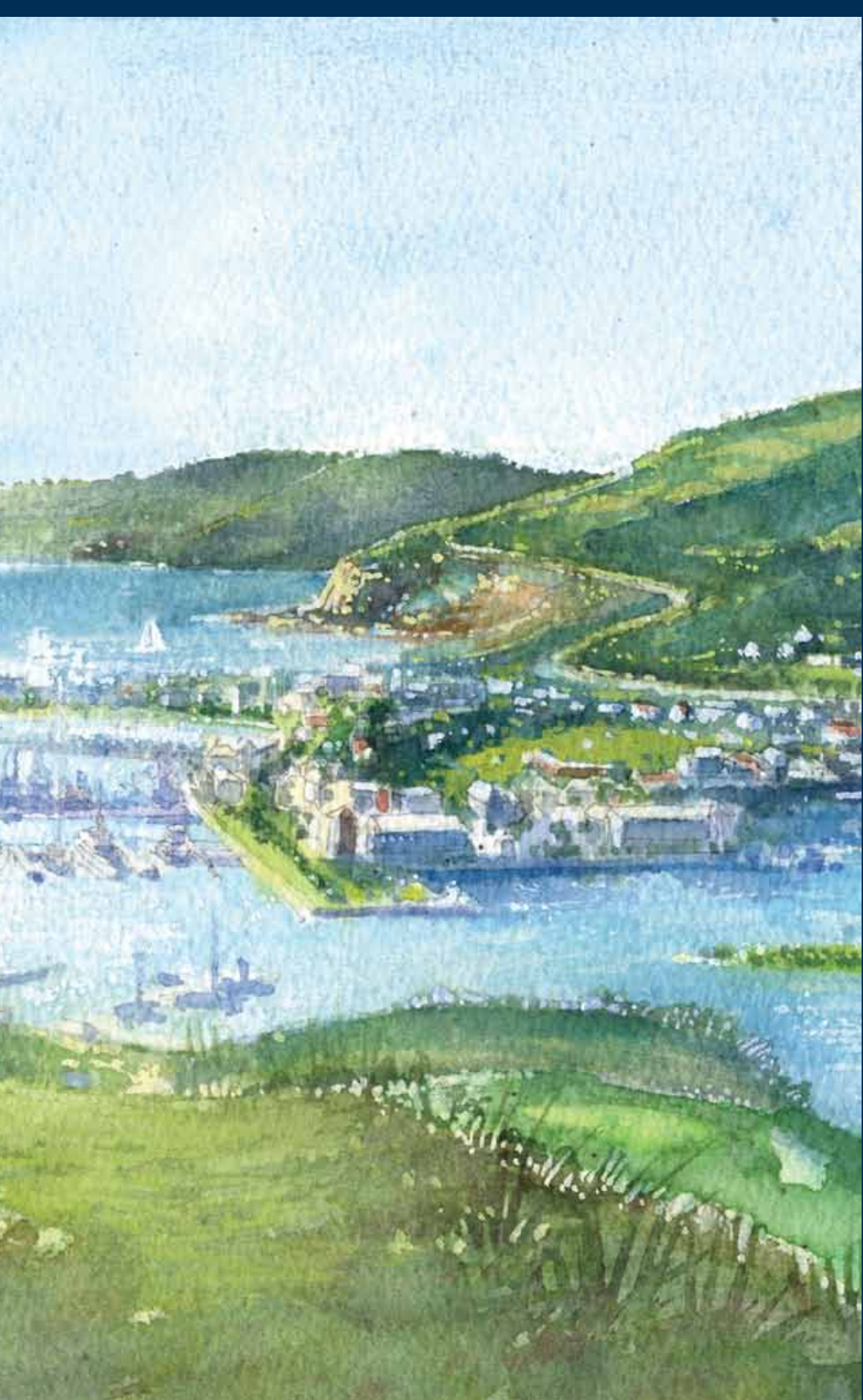
and amenities delivered from a team of industry leaders,  
Christophe Harbour is poised to become a new mecca  
for those with island dreams and travelers' notions.





PLANNED MEGA-YACHT HARBOUR AND MARINA VILLAGE





VIEW OF WHITEHOUSE BAY AND FUTURE MARINA FROM GOLF COURSE



UNDISCOVERED. DESTINED TO BE UNSURPASSED.



And at the heart of it all, the most ideal of natural settings for an unparalleled harbour. Gentle prevailing winds, protected entrance, safe inner harbour, and immediate proximity to the Atlantic Ocean and the Caribbean Sea all converge at Christophe Harbour, making it the ultimate yachting destination.







CHRISTOPHEHARBOUR.COM

P.O. BOX 12001, CHARLESTON, SC 29422 843-766-5222

THIS IS NOT INTENDED TO BE A SOLICITATION OR OFFER FOR PURCHASE IN STATES  
AND/OR JURISDICTIONS WHERE REGISTRATION IS REQUIRED. PRICE, PLANS AND  
AVAILABILITY ARE SUBJECT TO CHANGE. ILLUSTRATIONS ARE ARTIST'S RENDERINGS  
ONLY AND MAY DIFFER FROM COMPLETED PRODUCT.

A close-up photograph of a parrot's feathers. The majority of the feathers are a vibrant, iridescent green, showing fine, parallel barbs. In the lower right corner, a portion of a red feather is visible, also showing its fine structure. A bright yellow rectangular box is centered in the upper half of the image, containing the text "UNIQUE FEATURES AT CHRISTOPHE HARBOUR" in a clean, white, sans-serif font.

UNIQUE FEATURES AT  
CHRISTOPHE HARBOUR



- ✦ To encourage and induce the home porting of mega-yachts, all import duties and other government charges associated with the importation and selling of fuel and petroleum products have been waived.
- ✦ Yacht and airplane personnel are exempt from all work permit requirements and fees (exclusive of minimal departure taxes and landing fees) for all activities related to their employment as a member of a yacht or airplane crew.
- ✦ Christophe Harbour will be a designated port of entry with streamlined customs and immigration services.
- ✦ Christophe Harbour resort hotels will provide yacht owners and their guests access at a reduced rate to their spas, other hotel services, and beaches. One elegant beach facility will be at Majors Bay, and another will be located on one of several pristine beaches at Christophe Harbour.
- ✦ There will be no taxes or government charges until 2030 for yachts, planes, helicopters, or other vessels visiting or based at Christophe Harbour.
- ✦ The government will designate the marina at Christophe Harbour as a port of entry and maintain appropriately staffed Customs Houses.
- ✦ There will be no taxes or other government charges on food and beverage items, consumable items, or any similar items sold at Christophe Harbour that are used and/or consumed on yachts (except for food and beverage import duties, which are assessed at greatly reduced rates).
- ✦ There will be no taxes or other government charges on goods, materials, vehicles, fixtures, or equipment used for or in connection with yachts visiting or based at Christophe Harbour until 2030.
- ✦ At Christophe Harbour, yacht owners and crew are exempt from all foreign currency exchange control, restrictions, and regulations and all withholding and foreign exchange government charges of any type.
- ✦ Yacht owners and crew will have full freedom and authorization from the government to repatriate and otherwise export all monies and property in the course of their business or to hold in any financial institution or bank in St. Kitts or elsewhere accounts of whatever type in any currency whatsoever. The US dollar is a widely used currency in St. Kitts and will be the currency used at Christophe Harbour.
- ✦ Recreation, exercise, entertainment, and lodging areas will be available for all captains and crew members.





FUNDAMENTALS OF  
THE MARINA



- ✦ Christophe Harbour will encompass more than 2,500 acres, 6 exquisite beaches, luxury hotels, a marina village, and a must-play Tom Fazio golf course, all master planned by an experienced, dependable developer. The harbour will consist of roughly 250 acres of water surface.
- ✦ Marina will accommodate mega-yachts
- ✦ 300 slips with 50 – 60 slips accommodating 85' – 300' + mega-yachts. 20,000 linear feet are planned in total.
- ✦ Safe inner harbour
- ✦ Protected berthing
- ✦ Professionally designed ease of navigation
- ✦ Mega-yacht Welcome Center
- ✦ Yacht Club for yacht owners
- ✦ Captain's Lounge (operated at 5-star service levels by a Christophe Harbour hotel)
- ✦ Full concierge services for all yacht owners, their guests, and captains
- ✦ Dockside provisioning for food, wine, chandlery, etc.
- ✦ CCTV security systems and night security
- ✦ Freshwater hookups
- ✦ Dockside US/European quality power needs up to 600A
- ✦ Convenient in-slip cable hookups to include: TV, high speed internet (T1 capacity), telephone, and security cameras
- ✦ Wireless communication / WiFi access
- ✦ In-slip fueling hookup for boats over 60' / pump speed at minimum of 60 gallons per minute
- ✦ Approach and dockside depths to 18' MLW
- ✦ In-slip wastewater services for boats exceeding 100'
- ✦ In-slip factory services for boats exceeding 100'
- ✦ In-slip waste oil removal
- ✦ Daily refuse pickup
- ✦ State-of-the-art crew facilities for showering and relaxing
- ✦ Private lockers and storage
- ✦ ISPS compliance
- ✦ Fully equipped fire extinguishing system
- ✦ Tie-up assistance
- ✦ Heavy concrete construction throughout
- ✦ Yacht repair, cleaning, and maintenance services
- ✦ Engineering and design by Applied Technology and Management, Inc. (ATM)



THE ST. KITTS SETTING



- ✦ Christophe Harbour has been said by experts to comprise the most ideal setting for a harbour in the western hemisphere in terms of natural protection, prevailing winds, uncommonly elegant surroundings, dramatic topography, proximity to the Atlantic and Caribbean and, soon, an array of world class marina-oriented services and amenities.
- ✦ The local population in St. Kitts is well-educated and English speaking. St. Kitts is in its 25th year of independence from Great Britain.
- ✦ Christophe Harbour encompasses St. Kitts' southeast peninsula, which features more than 2,500 acres, access to six secluded beaches, a 300-acre salt pond, and mountains rising to 1,000 feet above mean sea level in spectacular fashion.
- ✦ The stable government of the Federation of St. Kitts and Nevis is led by a Governor-General and Prime Minister.
- ✦ Christophe Harbour negotiated a wide-ranging Development Agreement in 2007 with the government of St. Kitts to provide a firm foundation for its development and continued success.

An aerial photograph of a lush green agricultural field, likely a rice paddy, showing distinct diagonal rows of crops. The lighting creates a gradient of green, from bright yellow-green in the upper left to a deeper forest green in the lower right. The texture of the water and soil is visible between the rows.

THE TEAM AT  
CHRISTOPHE HARBOUR



The vision for Christophe Harbour is being shaped by a dynamic collaboration of Kiawah Development Partners, Mandarin Oriental Hotel Group, and Fazio Golf Course Designers. Together, these prestigious and proven resort, sport, spa, design and environmental partners have chosen Christophe Harbour’s singular setting to create a new breed of destination. In addition, the developers created the Christophe Harbour Foundation, a non-profit organization dedicated to preserving the natural coastal environment of St. Kitts and supporting the community.

**KIAWAH DEVELOPMENT PARTNERS** Kiawah Development Partners brings more than 20 years of award-winning development expertise to Christophe Harbour. Kiawah’s phenomenal success can be attributed to the developer’s extraordinary commitment to long-range planning. From inception, the development philosophy was devoted to protecting and preserving natural habitat. This environmental sensitivity has garnered KDP a number of significant awards, noting the company’s record for careful dune preservation and smooth integration of development with nature, both on Kiawah Island, South Carolina and at Doonbeg Golf Club in County Clare, Ireland.



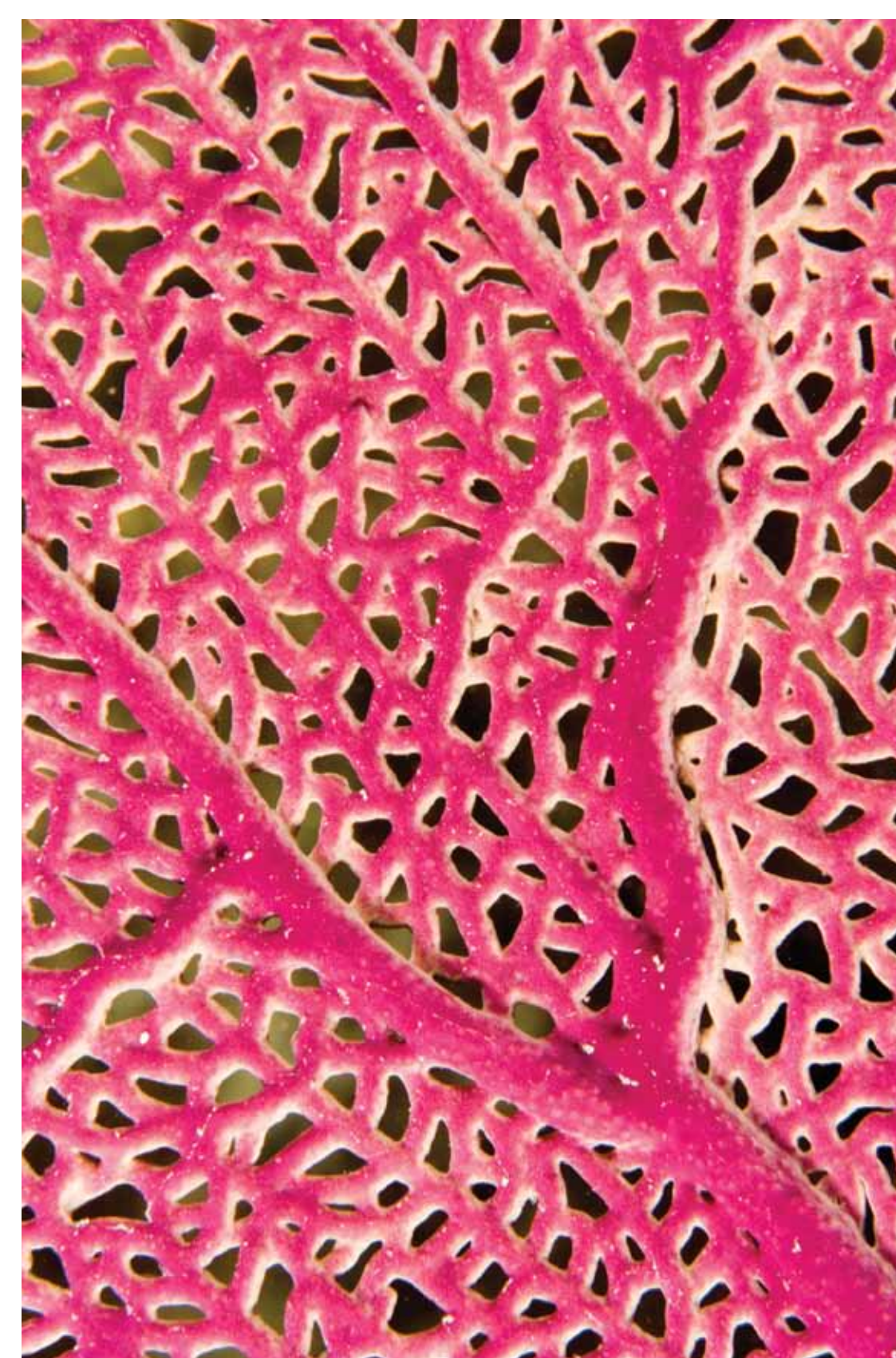
**MANDARIN ORIENTAL HOTEL GROUP** From Hong Kong to London, New York and Miami, Mandarin Oriental Hotel Group’s acclaimed collection of luxurious hotels and resorts are perfectly located in the world’s most prestigious destinations. Mandarin Oriental welcomes you to St. Kitts with legendary service and exquisite facilities, steeped in the values of the orient. The Residences at Mandarin Oriental, St. Kitts will offer residents the best of both worlds: the comforts of legendary Mandarin Oriental services in the privacy of their own homes and the unsurpassed amenities of a Mandarin Oriental hotel.



**TOM FAZIO GOLF COURSE DESIGNERS** One of the world’s most respected and prolific golf course architects, Tom Fazio has more credits on *Golf Digest’s* list of “America’s 100 Greatest Golf Courses” and *Golfweek’s* collection of “America’s Best” than any other golf designer. Fazio has more than 200 top-ranked golf courses, including:

- ✦ The River Course, Kiawah Island, SC
- ✦ Pinehurst #4, Pinehurst, NC
- ✦ Estancia Club, Scottsdale, AZ
- ✦ Wade Hampton, Cashiers, NC
- ✦ The Quarry, La Quinta, CA

The design for Fazio’s signature course at Christophe Harbour employs dramatic ridgetop to seashore routing, playing from varying elevations up to 500 feet. Every hole showcases an incredible view – some with vistas of the Caribbean, St Kitts and Nevis, the Atlantic, and the harbour village.



ACCESSIBILITY &  
TIMING/AVAILABILITY



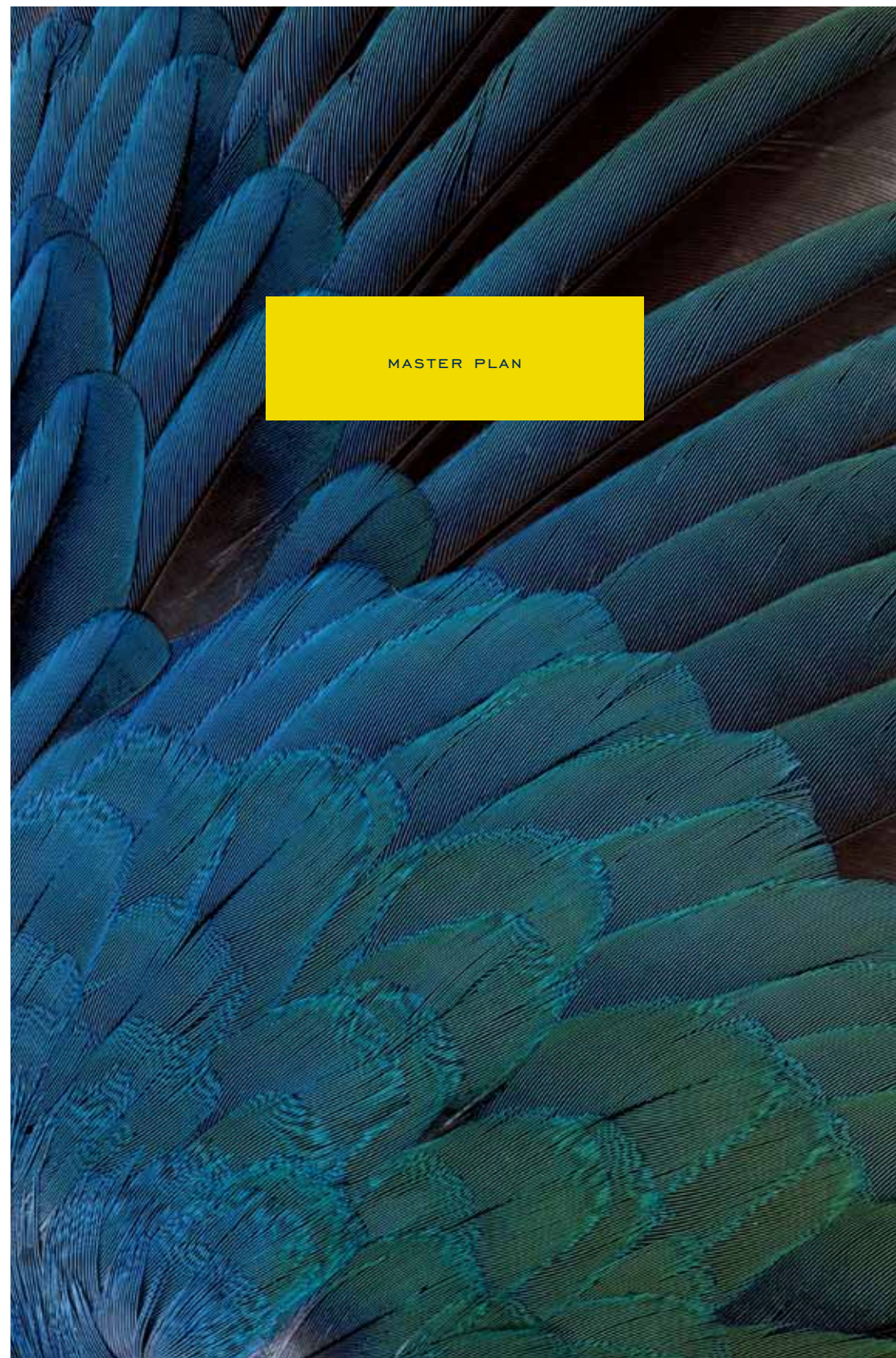
- ✦ The central Leeward Islands location of St. Kitts will provide great convenience and reduced travel time and costs.
- ✦ The modern Robert L. Bradshaw Airport, less than 10 miles from Christophe Harbour, is directly available from New York, London, Miami, Charlotte, Philadelphia, Atlanta, and San Juan. Private aircraft and yacht arrivals can take advantage of expedited customs and immigration services. Expanded flight service is expected as project progresses.
- ✦ There will soon be a private FBO in St. Kitts offering numerous services and amenities for private or corporate aircraft. Driving time from the Robert L. Bradshaw International Airport in St. Kitts to Christophe Harbour is approximately 15 minutes.
- ✦ By private plane such as a King Air, St. Barths can be reached in 25 minutes, Antigua in 20 minutes, and St. Maarten in 20 minutes.
- ✦ SAILING DISTANCES:
  - Nevis: 2 miles
  - Antigua: 55 miles
  - St. Barths: 55 miles
  - St. Maarten: 65 miles
  - St. Thomas: 175 miles
  - Nassau: 1,075 miles
  - Miami: 1,265 miles
- ✦ GEOGRAPHIC COORDINATES: 17° 14' N, 62° 45' W
- ✦ Christophe Harbour marina will be available beginning early 2011, at approximately the time the hotels and the Fazio golf course should open.







OBTAIN THE PROPERTY REPORT REQUIRED BY FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY. THIS RENDERING IS FOR PURPOSES OF ILLUSTRATION ONLY AND SUBJECT TO CHANGE WITHOUT NOTICE. FUTURE DEVELOPMENT MUST BE CONSIDERED PLANNED AND CANNOT YET BE PROMISED. THIS IS NOT INTENDED TO BE A SOLICITATION OR OFFER FOR PURCHASE IN STATES AND/OR JURISDICTIONS WHERE REGISTRATION IS REQUIRED.



MASTER PLAN



ATLANTIC OCEAN

SANDY BANK BAY

TURTLE BEACH

WHITEHOUSE BAY

COCKLESHELL BAY

MARINA VILLAGE

BANANA BAY

BALLAST BAY

MAJORS BAY

MANDARIN ORIENTAL, ST. KITTS SITE

CARIBBEAN SEA

PRIDDIES PLATEAU  
GOLF COURSE SITE

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FREQUENTLY ASKED  
QUESTIONS



Q: WHAT SIZE YACHTS CAN CHRISTOPHE HARBOUR ACCOMMODATE?

A: 300 slips with 50 – 60 slips accommodating 85’ – 300’ + mega-yachts

Q: DOES CHRISTOPHE HARBOUR OFFER ANY ADVANTAGES WITH RESPECT TO PURCHASING FUEL AND THE PROVISIONING OF MY YACHT COMPARED TO OTHER CARIBBEAN MARINAS?

A: Yes. The developer of Christophe Harbour has negotiated with the St. Kitts government to eliminate import duties, consumption taxes, or other Government charges for yacht fueling and provisioning while harbored at the Marina (food and beverage import duties are assessed at a reduced rate). These significant savings will be passed directly on to yacht owners. In addition, no custom duties or other Government charges shall be payable with respect to vessels visiting or based at the Marina.

Q: ARE CONCIERGE SERVICES AVAILABLE TO YACHT OWNERS AND GUESTS WHILE AT THE MARINA?

A: Yes. The developer of Christophe Harbour also developed Kiawah Island, SC and Doonbeg Golf Club in Ireland and brings many years of experience in providing the highest level of service to their owners and guests. The Christophe Harbour marina will offer personal five-star service, which will include transportation to any location on St. Kitts, airport transfers, excursions to points of interest on the Island, professional laundry service, reservations at the Island’s best restaurants, assistance in provisioning requirements, private lockers and storage facilities, 24-hour security, access to the Mandarin Oriental, St. Kitts amenities, multiple beach access points, and much more.

Q: WILL MY CREW MEMBERS BE REQUIRED TO GET WORK PERMITS WHILE MY YACHT IS BASED AT CHRISTOPHE HARBOUR?

A: No. All crew members are exempt from any work permit requirements and fees (exclusive of departure taxes and landing fees) for activities related to their employment as a member of a yacht or airplane crew.



Q: WHERE DO I CLEAR CUSTOMS?

A: Merely pull into your slip. The Marina will be a designated “port of entry” for St. Kitts, and a Customs House will be appropriately staffed onsite at the Marina. Also, the Government has agreed to implement customs and immigration procedures at the Marina to expedite customs and immigration applicable to visitors and guests arriving at the Marina. The Government’s strong contractual commitment to facilitate the most competitive marina in the Caribbean will be of enormous, continuing benefit to your enjoyment and economic calculations at Christophe Harbour.

Q: ARE THERE DIRECT FLIGHTS FROM THE US AND EUROPE TO ST. KITTS?

A: Yes. There are direct flights from London, Miami, Atlanta, Charlotte, Philadelphia, and San Juan to the modern Robert L. Bradshaw Airport in St. Kitts. Expanded flight service will continue as development at Christophe Harbour progresses.

Q: WILL DOCKOMINIUM OR SLIP PURCHASERS BE REQUIRED TO REGISTER UNDER THE ST. KITTS ALIEN LAND HOLDING REGULATION ACT?

A: No. Dockominium and slip purchasers are exempt from the requirements of the St. Kitts Alien Land Holding Regulation Act (including the 10% license fee).

Q: WHAT STAMP TAXES ARE PAYABLE IN CONNECTION WITH THE PURCHASE OR SALE OF DOCKOMINIUMS AT CHRISTOPHE HARBOUR?

A: The stamp tax applicable to the sale or transfer of dockominium units is fixed at an aggregate of 5% (with the seller responsible for 2.5% and the buyer responsible for 2.5%).

A large school of striped fish, possibly Sergeant majors, swimming in clear, deep blue water. The fish are oriented in various directions, creating a sense of movement. The lighting is bright, highlighting the silvery scales and dark vertical stripes of the fish. The background is a uniform, deep blue, suggesting a clear, open body of water.

MEGA-YACHT MARINA  
AND HARBOUR VILLAGE



The following description of the plan is subject to change without notice.  
Please check with the architect for the most current plan and site plan.