



# ST KITTS & NEVIS

## WHY CHOOSE ST KITTS & NEVIS?

*Green hills, warm-natured locals and easy living characterise this tropical two-island nation. Throw in stunning rainforest, splendid plantation houses and characterful hangouts – along with a seamless purchasing process and attractive citizenship by investment programme – and it's easy to see why St Kitts & Nevis is a favourite among visitors and house-hunters alike. Extra pluses are the stable economy, host of tax incentives, and potential for healthy returns on your investment.*



### 8 Mariner's Call

4 bedrooms, 4.5 bathrooms, 7,042 sq ft

Experience breathtaking 180-degree views of sweeping blue seas, the marina, golf course, and The Pavilion beach club at Christophe Harbour. Nestled into the lush hillside along Sandy Bank Bay, this custom villa promises a life of unparalleled comfort, beauty, and ease with a perfect blend of indoor and outdoor living spaces.

US\$3,999,500





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## CHRISTOPHE HARBOUR

Christophe Harbour is the burgeoning premier real estate and leisure destination on the south-east peninsula of beautiful St Kitts. The 2,500-acre site was purchased in 2008 by entrepreneur, resort community developer and keen sailor, Charles P 'Buddy' Darby and family, who established his reputation through his vast luxurious development on Kiawah Island, South Carolina.

With infrastructure fully in place on the peninsula, Christophe Harbour's state-of-the-art superyacht marina is now entering its third season, as St Kitts reports a growing yachting sector for the fifth consecutive year. There are still several superyacht slips for sale freehold, out of a current total of 24. Mariners can also purchase a custom-designed slip for yachts of 300ft-plus from US\$5.9m.

Central to Christophe Harbour and the 'heartbeat' of the community is Marina Village, which includes the iconic Customs House, an 11,000 sqft building due for completion by mid-2018. Customs House will provide services such as fast-track immigration, five-star yacht provisioning, various harbourside client services, bars and restaurants. For captains and crew, it offers private lounges, gyms,

as well as tailor-made itineraries for them and their guests.

The 126-room Park Hyatt hotel – the first in the Caribbean – opened in Christophe Harbour's Banana Bay in November. Other exciting amenities include a planned 18-hole Tom Fazio-designed golf course.

Residentially, Christophe Harbour offers a variety of real estate options,

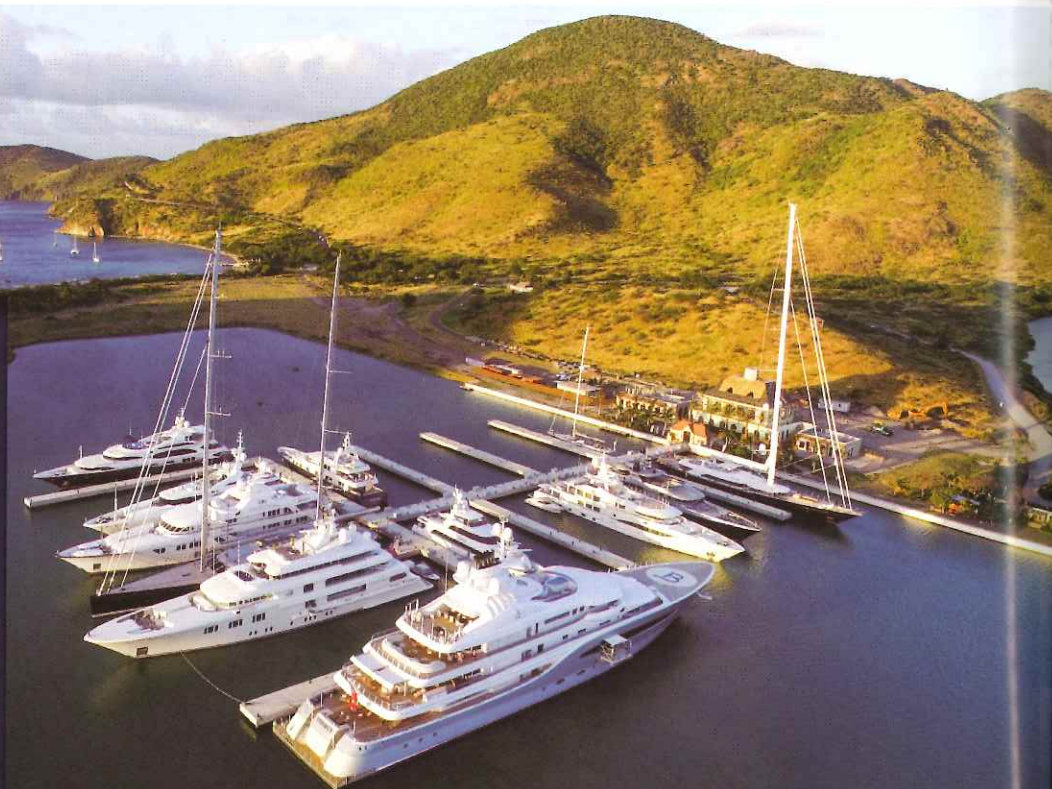
from building your own home, to two and three/four bedroom properties, as well as fully deeded fractional ownership. The focus is on low-rise, indigenous architecture and materials to create a dynamic and integrated community.

### Beach-front land

118 Ocean Song Way  
2.187 acres triple homesite – prime beach-front with direct beach access  
US\$8,500,000

### The Marina at Christophe Harbour

Christophe Harbour has recently launched the opportunity to purchase 300-ft / 91m berths which can be custom-made to suit the specification of the yacht. Located in Christophe Harbour's state-of-the-art marina (now entering its third season of successive growth), the berths, from \$5.9m all in, will offer precise customisation to fit clients' vessels including position of fuel pump and electricity outlets, height of dock for easy embarkation, and draft. Existing 150'-220' berths are also available for sale from US\$1.8 to US\$3.5 million.



### 129 Morning Rise

4 bedrooms, 4.5 bathrooms, 3,948 sq ft

The stunning views afforded by this exceptional home begin upon arrival at 129 Morning Rise Lane. The harbour, the sea, the beach, and Nevis Peak are on glorious display from the covered trellis, entry garden, and extraordinary sunset pavilion. Across 3,948 square feet of refinement, an outdoor living area, floor-to-ceiling windows, and double French doors partner to beckon the outdoors in.  
US\$3,695,000