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HOLIDAY IN THE  
SOUTH OF FRANCE

# PRIVATE AIR

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## LUXURY HOMES

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### *Holiday at the* **BEACH HOUSE**

SET BETWEEN SAND DUNES, BEACH, AND OCEAN THIS SWEET, MODERN SERAGLIO IN ONE OF THE MOST EXPENSIVE ZIP CODES IN THE UNITED STATES IS MANNA FROM HEAVEN.



# KITTITIAN HILL

BRAND NEW VILLAS IN THIS SECLUDED PRIVATE COMMUNITY BY BELMONT RESORTS ARE READY FOR PURCHASE AND OFFER GUARANTEED RENTAL RETURNS WITH AN AUTHENTIC SLICE OF CARIBBEAN LIFE.

By: Amber Gibson

Three and four-bedroom villas at Yaya Groves are available for both fractional and outright villa ownership. These properties start at \$2.4 million for outright purchase and will be completed in 2015. Approximately 70 villa lots will be available and it will be possible to purchase double lots. All villas include master suites with floor-to-ceiling windows and ocean views, along with infinity pools, wrap-around verandas and professional kitchens. Yaya Groves combines a traditional exterior comprised of locally quarried, hand-cut stone and greenheart hardwood terraces, with a modern interior. The color palette is fresh and clean, in serene grey-blue and whites, and bathrooms are oversized with

both indoor and outdoor showers and double vanity units.

Whole villa owners can either live in their villa or generate income off their property by enrolling in Kittitian Hill's villa rental program. This program requires a commitment of at least 24 weeks of rental during the year, including six weeks in high season, from mid-December to mid-April.

Kittitian Hill property owners also receive complimentary membership in the Preferred Residences exchange program, which allows property exchanges with other luxury residences across the globe.

OPPOSITE:

A cottage on Belle Mont Farm set among 400 acres of organic farmland and the lush forests at the foothills of Mount Liamuiga.



“Sitting in the Central Caribbean, mid-way between St. Barts and Antigua, St. Kitts is now emerging as an international luxury destination in its own right.”



### THE COMMUNITY

Environmental stewardship and cultural responsibility are core tenants of the attached Kittitian Hill resort and these values carry through to the management of the villas. Renewable energy sources are prominent, including a PV solar farm, electric and bio-diesel vehicles and edible landscapes throughout Yaya Groves and Kittitian Hill. The resort village will also host regional festivals, visual arts workshops and artist-in-residence programs to celebrate Caribbean culture.

Purchasing a villa grants owners direct access to the adjacent resort's Irie Fields golf course, Mango Walk Spa, gymnasium and farm-to-table dining experiences at The Kitchen and The Table. Within the next year, a club plane will also be available for quick trips to neighboring islands along with rainforest tours exploring the surrounding landscape.

### THE MARKET

Until recently, St. Kitts remained focused on growing sugar cane and did not cultivate the same tourism profiles of its more glamorous cousins, St. Barts to the north, and Antigua to the east. This unspoiled island might not be as popular yet, but the relatively low prices now, mean the property is ripe for long-term real estate returns.

This may not be an oceanfront property, but for anyone

seeking a high-end retreat away from the masses, the large lots and intimacy are unmatched. A citizenship by investment option has ensured that real estate sales have continued to increase in St. Kitts and its sister island Nevis, even through the global recession.

Since 1984, investors of all nationalities who make a minimum \$400,000 real estate investment in an approved development and fulfill character requirements, can apply for St. Kitts and Nevis citizenship in as little as four months. Immediate family is eligible as well. Belmont Resorts will help villa owners secure an authorized processing agent. To apply, there is a \$50,000 government fee, with half off for spouses and child dependents under 18. Your St. Kitts and Nevis passport is valid for 10 years and dual citizenship without restrictions is permitted.

Plus, there is a guaranteed rental return offer and no costs to owners for five years. Kittitian Hill is contractually obligated to pay an annual return of four percent for five years, guaranteed by developer Belmont Resorts. Under the investment option, the developer also pays for property taxes and insurance, golf and tennis club fees and homeowner's association fees for the same five-year period. ✈

For more information, visit [www.KittitianHill.com](http://www.KittitianHill.com)