



BUTLERS ESTATE

RESORT & RESIDENCES

Grande Reserve

ST. KITTS & NEVIS: DUAL CITIZENSHIP OPPORTUNITIES





LUXURIOUS WATERFRONT RESIDENTIAL COMMUNITY
ON 98 ACRES OF PRIME COASTAL LAND



About Nevis



There's something about this small, verdant green tiny isle that seduces you. The charm and tranquillity takes you back to a time when things were simpler, when life was more peaceful. This 36-square-mile gem lies near the top of the Lesser Antilles archipelago approximately 7 miles long and 5 miles wide, with stunning natural vegetation.

From the top of the 3,232-foot Nevis Peak to the depths of the clear waters offshore, there is a world of flora and fauna to be enjoyed. Soak in architecture of eras gone by: churches, windmills, and refurbished Great Houses. Its 10,000 residents are friendly and helpful and exude genuine charm and hospitality.

Nevis is truly one of the world's remaining unspoiled places and proudly carries the name, "Queen of the Caribees." Homeowners to the island can benefit from the Economic Citizenship program.

Nevis is a special secret that has been discovered by fortunate homeowners and visitors from various corners of the world and Butler's Estate Resort & Residences is set on the majestic gently sloping coastal terrain of the island's stunning East Coast.

Butler's Estate

RESORT AND RESIDENCES



Butler's Estate Resort & Residences is set on majestic gently sloping coastal terrain, capturing stunning ocean views and the frolicking surf as it caresses the shoreline reefs. Refreshing Caribbean tradewinds provide a steady cool breeze over the gently sloping land which rises to just over 200 ft. above sea level. Through a gradual, phased developmental approach, this first class property development will be built on ninety eight (98) acres of prime coastal land.



Property Overview



Butler's Resort & Residences is a prestigious environmentally-sensitive residential resort of exceptional accommodation quality. Contemporary clean lines mark the architecture and construction of this development, which comprises exclusive condominium suites, townhomes and villas couched in a serviced setting. As the development unfolds, a diverse range of amenities and services will be developed: a luxury boutique hotel, a large swimming lagoon, terraced pool bar, outdoor lounging pavilions, putting greens, bocce court, children's playground, weaving walkways through green spaces, gourmet restaurant, gym, spa and wellness center, gift shop, guard house, parking facilities and a reception office.

Construction of the property is already in progress.



Economic Citizenship



The Citizenship by Investment Program of St. Kitts & Nevis, established in 1984 is the longest-standing and most respected citizenship-by-investment initiative in the world. Since its conception, the government has maintained high standards. The Federation of St. Kitts & Nevis is the smallest sovereign state in the Americas. Located in the Leeward Islands of the West Indies, the federation unites the islands of St. Kitts and Nevis, although both islands maintain certain independent regulations.

Foreign investors may become eligible to apply for citizenship by making a qualifying investment of at least US\$400,000 in a designated real estate project, such as Butler's Estate Resort & Residences, which is approved under the real estate option.

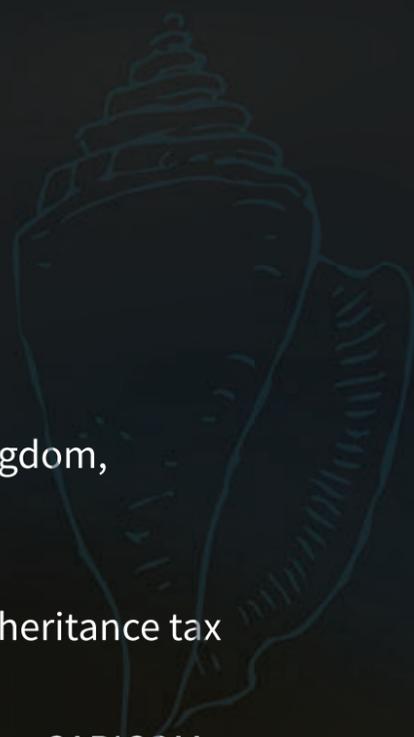
The Citizenship by Investment Program requires all applicants to undergo a thorough background check, and approval for citizenship usually takes 3-4 months.





Citizenship Benefits

- Lifetime citizenship for applicant and all eligible family members
- Dual-citizenship is permitted
- The applicant/purchaser is not required to reside in St. Kitts & Nevis
- Visa-free travel to more than 130 countries, including the United Kingdom, Switzerland and Schengen countries.
- Tax-free status on foreign income, capital gains, gifts, wealth, and inheritance tax
- As a citizen of St Kitts and Nevis you can easily obtain residency in any CARICOM member states



Visa Free Travel Benefits

Citizens of St Kitts & Nevis enjoy visa free travel to over 130 countries



ANGUILLA	CROATIA	GAMBIA	ITALY	NEW CALEDONIA	SLOVENIA
ANTIGUA & BARBUDA	CUBA	GEORGIA	JAMAICA	NICARAGUA	SOUTH KOREA
ARGENTINA	CURACAO	GERMANY	KENYA	NIUE	SPAIN
ARUBA	CYPRUS	GIBRALTAR	KIRIBATI	NORWAY	ST. BARTHS
AUSTRIA	CZECH REPUBLIC	GREECE	KOSOVO	PANAMA	ST. EUSTATIUS
THE BAHAMAS	DENMARK	GREENLAND	LATVIA	PERU	ST. HELENA
BARBADOS	DOMINICA	GRENADA	LESOTHO	PHILIPPINES	ST. LUCIA
BELGIUM	DOMINICAN REPUBLIC*	GUADELOUPE	LIECHTENSTEIN	PITCAIRN ISLAND	ST. MAARTEN
BELIZE	EL SALVADOR	GUATEMALA	LITHUANIA	POLAND	ST. MARTIN
BERMUDA	ESTONIA	GUYANA	LUXEMBURG	PORTUGAL	ST. PIERRE AND MIQUELON
BONAIRE	FIJI	HAITI	MACEDONIA	REUNION	ST. VINCENT & GRENADINES
BOTSWANA	FAROE ISLANDS	HOLY SEE	MALAWI	ROMANIA	SURINAME
BRAZIL	FINLAND	HONDURAS	MALAYSIA	SABA	SWEDEN
BULGARIA	FRANCE	HONG KONG	MALTA	SAMOA	SWITZERLAND
CAYMAN ISLANDS	FRENCH GUIANA	HUNGARY	MARTINIQUE	SAN MARINO	TONGA
CHILE	FRENCH POLYNESIA	ICELAND	MAURITIUS	SEYCHELLES	TRINIDAD & TOBAGO
COLOMBIA	FRENCH SOUTHERN & ANTARCTIC LANDS	IRELAND	MONTSERRAT	SINGAPORE	TUNISIA
COSTA RICA		ISRAEL*	NETHERLANDS	SLOVAK REPUBLIC	TURKEY
					TURKS & CAICOS
					UNITED KINGDOM
					URUGUAY
					VENEZUELA
					VIRGIN ISLANDS (UK)

WALLIS AND FUTUNA
ZAMBIA
ZIMBABWE



*Visa issued on arrival



Luxury Living Options . . .



One Bedroom Condominium

Modern living space, perfect for couples or going solo. Each turnkey suite features beautiful open-concept interiors, a spacious bedroom, an airy living room and bathroom complemented by a combo bar and kitchenette. Each unit has a private patio capturing panoramic vistas. One bedroom residences offer approximately 780 square feet of living space complemented by 400 square feet of common space which is shared by the three units on that floor.

Features include:

- Contemporary architectural design
- Generous bathroom with soaking tub and walk-in shower
- Fully styled and furnished
- Ensuite washer/dryer
- High speed WiFi
- Sea views from all units
- Flat screen TVs in bedroom and living area
- Quality appliances
- Air conditioning



Two Bedroom Condominium

Exquisite contemporary living space, perfect to celebrate life on your terms. Each turnkey suite features beautiful open-concept interiors, two spacious bedrooms, two ensuite baths, an airy living room and a powder room, complemented by a full kitchen. Each unit has a private patio capturing panoramic vistas. Two bedroom residences offer approximately 1400 square feet of living space complemented by 160 square feet of common space which is shared by the three units on that floor. Features include:

- Contemporary architectural design
- Two generous bathrooms with soaking tub and walk-in shower
- Powder room
- Ensuite washer/dryer
- High speed WiFi
- Plunge pool and outdoor BBQ/bar (by special request)
- Sea views from all units
- Flat screen TVs in bedroom and living area
- Fully styled and furnished
- Quality appliances
- Air conditioning







Modern...





Residential Lots

FOR CUSTOM-BUILT HOMES AND RESIDENCES

Development Group has made available residential lots for sale within this premium development, which will provide an exceptional real estate value investment.

Turnkey opportunities are available on your choice lot for the development of your custom home.

Excellent design, coupled with state of the art construction techniques that consistently incorporate the highest quality materials and finishes are recognized trademarks of the prestigious work carried out by development team. Each residence will be one-of-a-kind home, created by professional craftsmen for the ultimate in comfort and style.

From initial creation and design to the finished project, each home is the reflection of each customer's taste and style, yet it is built upon a timeless foundation of craftsmanship and pride. Your personalized home will be a gateway to creating and sharing memorable experiences with family and friends.

Enquire about lots available for sale.



Perfect paradise to call home . . .





**INTERNATIONAL
PROPERTY
AWARDS**

in association with
 **YAMAHA**

**BEST INTERNATIONAL
ARCHITECTURE SINGLE
RESIDENCE**

The Beach House
by Sunset Homes

2012-2013



**INTERNATIONAL
PROPERTY
AWARDS
AMERICAS**

in association with
 **YAMAHA**

★★★★★
**BEST ARCHITECTURE
SINGLE RESIDENCE
ANGUILLA**

The Beach House
by Sunset Homes

2012-2013



**INTERNATIONAL
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AWARDS
AMERICAS**

in association with
 **YAMAHA**

**BEST PROPERTY SINGLE
UNIT CARIBBEAN**

The Beach House
by Sunset Homes

2012-2013



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★★★★★
**BEST PROPERTY SINGLE
UNIT ANGUILLA**

The Beach House
by Sunset Homes

2012-2013



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