

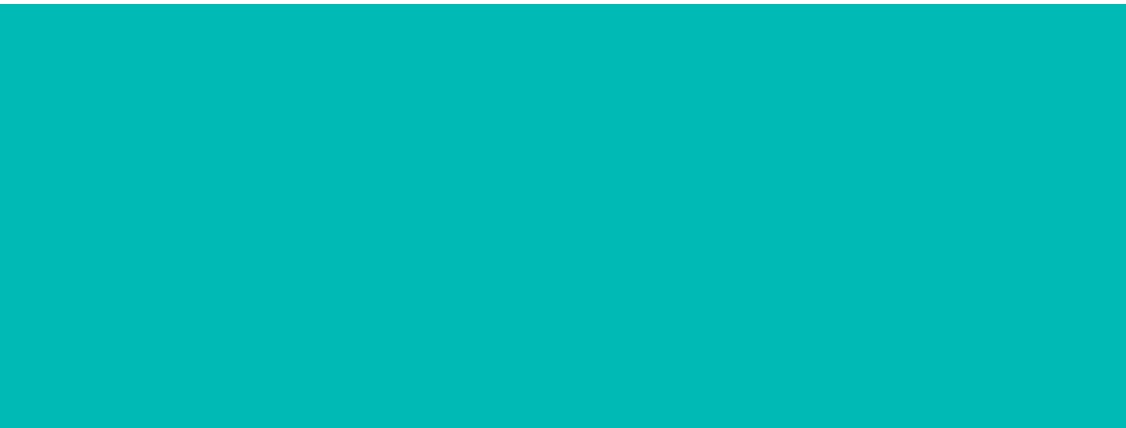
# GrandeClub and RESIDENCES



ANTIGUA,  
WEST INDIES

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# OVERVIEW



Grande Property is an integrated real estate company providing specialized services in residential and hotel development, educational facilities, sports management, and resort and destination real estate. The firm is headquartered in New York, with satellite offices strategically located in cities around the world. We strive to exceed clients' and partners' expectations. Grande Property delivers innovative solutions that meet the highest business standards, while providing economic and social returns on investments. We utilize proven business models alongside innovative approaches to enhance asset values and accelerate sales, thereby providing long-term value to our investors, shareholders, partners, and clients.



The staff of Grande Property and its affiliates has broad and deep sector and market experience in key locations around the globe. With a rich history of family businesses and local operating affiliates spanning several generations, our combined experience is unparalleled. The management team has extensive career experience built upon academic credentials from leading universities such as Georgetown University, Brown University, Wharton School, Harvard University, Frank Lloyd Wright School of Architecture, the University of Southern California, Tongji University, Rutgers University, and the United States Military Academy at West Point.



# GRANDE BRAND

Grande Property offers an opportunity for qualified buyers and investors to access to residential and vacation properties. Additionally we provide investments in income-producing real estate such as hotels, rental apartments, retail, and spas. Domestically and internationally, we have established a culture of innovation and excellence by using resources and partnerships to provide efficient, high quality, and personalized services. Grande Property has selected a diverse group of countries from which to offer development opportunities, business investments, residential properties and immigration programs. Grande Property and its marketing partners have an extensive international client base which is actively seeking a wide range of investment choices with significant benefits.

*Our brand portfolio is built upon a core foundation of exceptional service, iconic design, enhanced amenities, and luxury. We offer brands that meet market needs and the predilections of our clients, partners and investors.*





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# ANTIGUA

Antigua is located in the heart of the Caribbean Sea amongst the Leeward Islands. It is a 108-square mile (280-sq km) limestone and coral island recognized for its numerous coves, bays, 365 white sand beaches, and clear turquoise waters. Sunny and warm year-round with soothing trade winds, the average temperature ranges from the mid-seventies in the winter to the mid-eighties in the summer. Annual rainfall averages only 45 inches (114 cm), making it the sunniest of the eastern Caribbean islands, and the northeast trade winds are nearly constant, flagging only in September. Antigua's rich history and spectacular topography provide a variety of popular sightseeing opportunities. Water sports abound from sailing, boat cruising, water skiing, deep sea and reef fishing to scuba diving and snorkeling amongst 200 shipwrecks surrounding the island.



# GRANDE CLUB AND RESIDENCES

The Grande Club and Residences will be located on Antigua within a gated community nestled alongside crystal clear waters on the coast of this sunny Caribbean island. This secure and exclusive development will boast a full-service marina and stunning waterfront homes with private docks. Within this community village, guests will enjoy access to a supermarket, bank, pharmacy, restaurants, and an assortment of retail shops featuring clothing, accessories, and more, just steps from their front door.

Whether you wish to spend your days relaxing on a white sand beach, shopping in the village, enjoying a round of golf at the onsite 18-hole championship course, or taking a lesson with a tennis pro, you are sure to find the perfect way to relax or rejuvenate at this island oasis.

The boatyard and marina will feature 155 new concrete berths and a storage capacity for 200 boats for long-term, insurance-approved, summer storage. A dedicated cradle yard and a boatyard with a work area facilitates engine maintenance and repair, yacht painting, carpentry, and duty-free fueling services. Additionally, a super yacht dock will accommodate vessels up to 200 feet (61 meters) in length.



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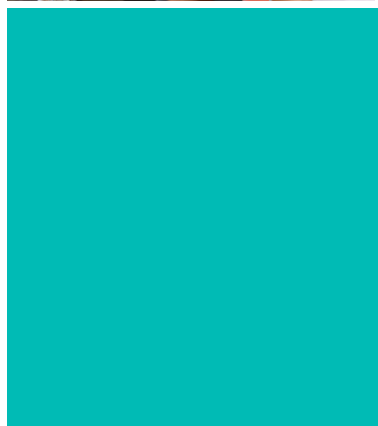
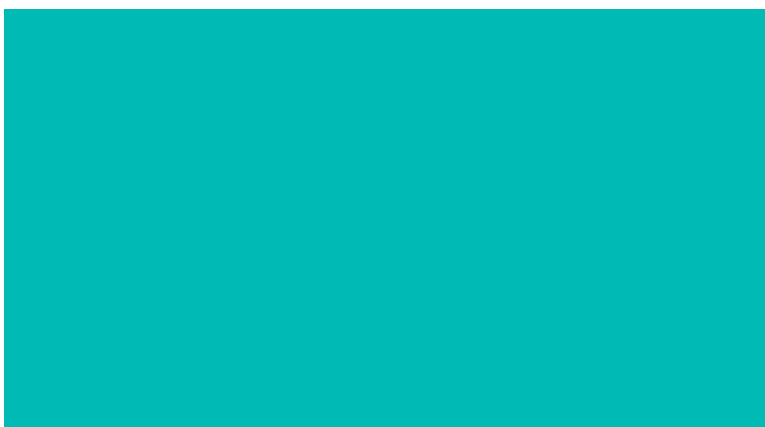
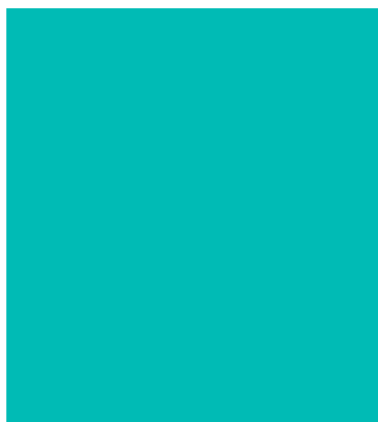
# GRANDE CLUB AND RESIDENCES

The Grande Club and Residences on Antigua is a 115-acre (47-hectare) property comprised of 140 condo hotel units, 242 waterfront residences, 200 tennis villas, 200 golf-front villas and 20 condominiums. Additional amenities including a spa, restaurants, beach and pools will further complement this beautiful oasis. All elements will be built in harmony with the environment and embrace the authentic Antiguan charm. By means of the highest aesthetic and architectural standards, the Residences will boast spacious layouts, well-equipped kitchens, designer furnishings, and more.

Residents will enjoy elegantly appointed homes with all of the amenities of home ownership, yet with few of the responsibilities. Grande Property delivers management expertise and concierge services alongside the systems and support to ensure comfort and convenience. From lush, tropical lawns to housekeeping and caretaker services, homeowners will be surrounded by lavish amenities.







# GRANDE RACQUET CLUB

## **Play with a Purpose.**

The Grande Residences will also offer the services and facilities of the Grande Racquet Club. This private facility will include 14 tennis courts, a pro shop, hospitality, and a wellness center, all designed to support a healthy lifestyle for tennis and sports enthusiasts. Top tennis professionals will enable members and guests to enjoy the unique experience of tennis in the tropics. Whether looking to improve your game or simply enjoy the camaraderie of a private club, there is something for everyone.

The time-tested strategies of the celebrity partners form the foundation of instruction at this exclusive community. Camps and clinics, as well as group, private, and semi-private instruction teach the on and off-court tactics, techniques, and mental fortitude needed to excel at the game. Flexibility in the lessons enables the program's tennis pros to deliver personalized instruction that matches a player's skill level and preferred mode of play, whether casual, competitive, or something in between. An on-site concierge helps members identify what workout, regimen and tennis program to participate in each week.

As a social and sports club, the Grande Racquet Club presents a carefully curated assortment of community-minded events. In addition to round robins and member tournaments, the Racquet Club runs cocktail mixers, pro exhibitions, group wellness and fitness activities, and family-oriented programming. Responsive to community needs, the Racquet Club helps members get the most out of their schedule, while adapting overall programming to the community.



# CITIZENSHIP BY INVESTMENT



The Citizenship by Investment Program requires a person to make a significant economic contribution to the country. In exchange, the applicant and his family are granted citizenship. To qualify for citizenship under the real estate investment option, the primary applicant must be over 18 years of age, meet the application requirements, and invest at least US\$400,000 into a pre-approved real estate project. The investment cannot be disposed of within a 5-year period or before the development has been substantially completed.

*The benefits of the CBI program include:*

- No requirement to travel to Antigua and Barbuda during the application process
- 3 months processing time
- Visa-free travel to over 130 countries including Schengen Zone, Canada, Hong Kong and Singapore
- No educational or language requirement
- Year-round warm climate on a beautiful island to reside or vacation in
- Dual citizenship allowed
- Citizenship for family members (spouse, dependent children aged below 26, as well as dependent parents or grandparents aged above 65)
- Antigua and Barbuda is a member of the Commonwealth, which entitles its citizens to certain privileges in the UK and other Commonwealth countries
- No income tax, capital gains tax, estate tax or inheritance tax

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**GrandeClub**  
and  
**RESIDENCES**

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