





View from top of Ocean's Edge Resort

live and breathe the Caribbean



Ocean's Edge is a luxury resort located on the beautiful Caribbean island of St. Kitts. Perfectly positioned overlooking the Atlantic Ocean at North Frigate Bay and just minutes from the Caribbean Sea at South Frigate Bay, Ocean's Edge epitomises the best of luxury waterside living in an exotic, lush and tranquil location.

Covering approximately forty acres, Ocean's Edge has been accepted into the Green Globe worldwide programme for sustainable development and is the new benchmark for quality in St. Kitts.

a paradise for all seasons

The unspoilt island of St. Kitts forms part of the Leeward Islands and lies approximately forty miles west of Antigua in the Eastern Caribbean. Together with its sister island, Nevis, this English speaking former British and French colony features fascinating historic buildings and notable sites set in a varied landscape crying out to be explored.

The island enjoys a captivating atmosphere from tropical forests that surround Mount Liamuiga to golden sandy beaches, turquoise seas and colourful coral reefs, which are a delight for snorkelers, scuba divers and sailors. Local attractions are in abundance, and whether land or sea based, sporting or cultural, St. Kitts really does offer something for all. With an ideal year-round tropical climate St. Kitts is a destination that visitors find hard to leave.

St. Kitts is served by Robert Llewellyn Bradshaw International Airport which is a short drive from Ocean's Edge. Direct scheduled flights operate from London, New York, Miami, Charlotte, Atlanta, and San Juan together with seasonal charter flights from Toronto. Flights from other international destinations arrive via nearby Antigua which is a fifteen minute flight from St. Kitts. With numerous regional flights St. Kitts is a great location from which to explore the wider Caribbean.

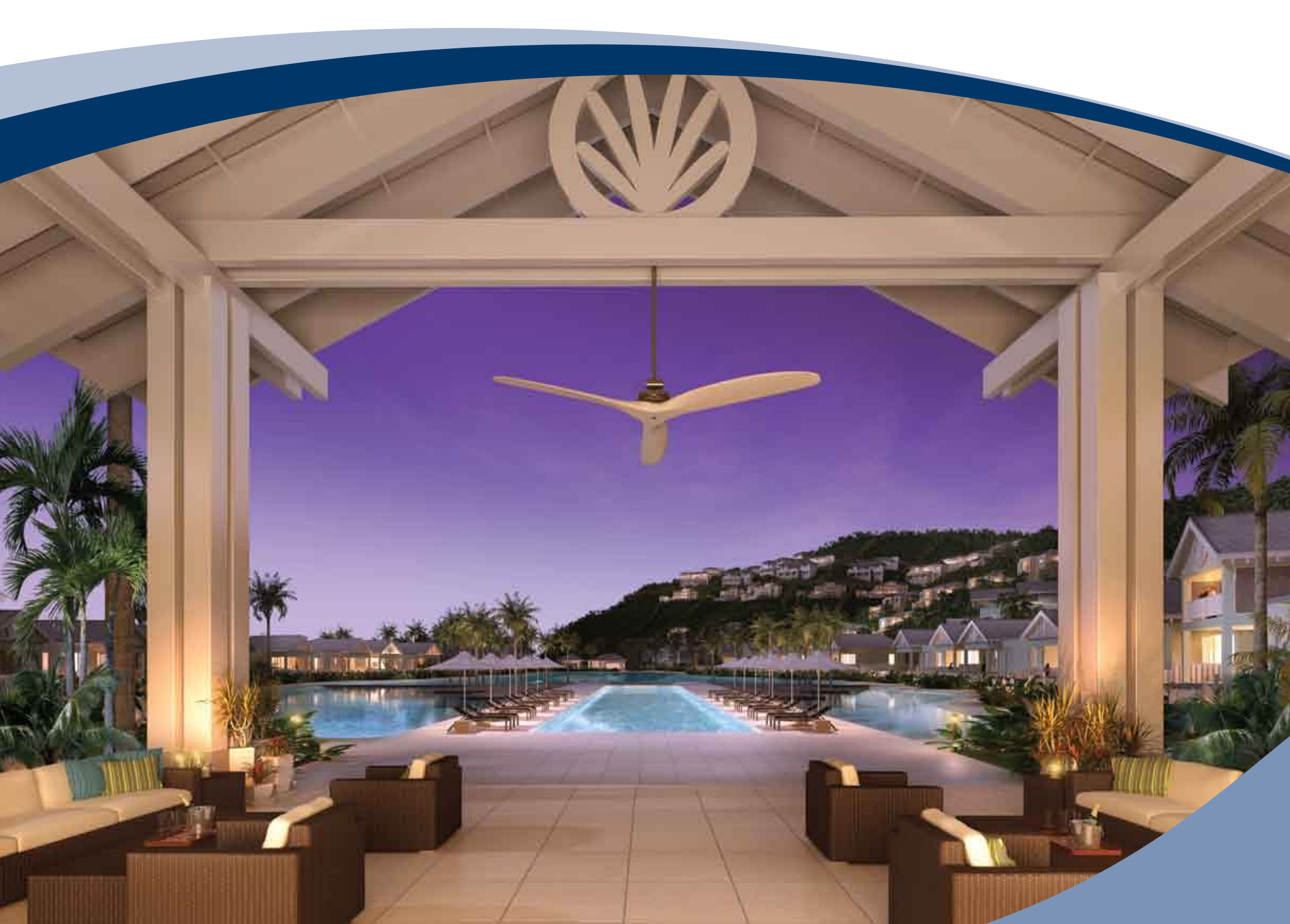




Ocean's Edge is within walking distance of the Royal St. Kitts Golf Course (above) and offers easy access to the island capital, Basseterre. The St. Kitts Marriott Resort and Royal Beach Casino are also nearby.

Take the time to visit local attractions such as the 18th Century military fortress at Brimstone Hill, or enjoy the famous gardens at Romney Manor. For the more energetic a hike to the top of Mount Liamuiga is a must.





at the Ocean's Edge: land, sea and sky



Ocean's Edge is a unique, luxury development combining the best of outdoor and indoor living. This beachfront resort comprises Beachfront and Hillside Apartments with individual plunge pools, Poolside Cottages and plots for villas nestled into the hillside overlooking North Frigate Bay.

A perfect setting for rejuvenation and relaxation, owners and guests will be able to enjoy landscaped gardens, swimming pools, tennis courts, a health and fitness centre, beach club with water sports facilities and a beachfront restaurant.



your Caribbean opportunity

Why St. Kitts?

- Citizenship by Investment; Ocean's Edge is an approved project
- Tax advantages
- Easy accessibility:
London – 8.5 hours
New York – 5 hours
Miami – 3 hours
Charlotte – 4 hours
Antigua – 15 minutes
San Juan – 1 hour
- Pleasant year-round climate
- Government Property Policy to maintain the island's appearance
- A slow-paced island of natural beauty

Why Ocean's Edge?

- Unique beachfront position on North Frigate Bay
- All properties are freehold and their use is unrestricted
- Just ten minutes drive from Robert Llewellyn Bradshaw International Airport and adjacent to the prestigious Royal St. Kitts Golf Club
- Mortgages available through one of four banks in St. Kitts (subject to status)
- On-site facilities will include concierge and housekeeping services, swimming pools, a health and fitness centre, tennis courts, a beach club with water sports facilities and a beachfront restaurant
- Owners will be able to make their property available for rental through the resort management company

Citizenship by Investment*

Ocean's Edge is an approved project of the Citizenship by Investment Programme of the Federation of St. Kitts and Nevis provided for in the Citizenship Act 1984. Purchasers of a unit or villa will be entitled to apply for Citizenship of the Federation of St. Kitts and Nevis.

The Programme offers the following benefits:

- Citizenship for life, for applicant and all eligible family members
- The applicant is not required to reside in St. Kitts
- Dual-citizenship is permitted
- Passports are issued to successful applicants and any eligible dependants
- Visa-free travel to a number of countries including Schengen
- Full-residency status
- Tax-free status on foreign income, capital gains, gift, wealth and inheritance tax
- Further information can be obtained by contacting Savills

*Acceptance subject to Government approval.
Further information is available on request.



Each property is fitted to the highest standard with brand name kitchens and bathrooms. Large terraces ensure owners are able to enjoy the idyllic Caribbean climate with ocean views. Concierge and housekeeping services will further ensure stress-free ownership.

Sensitive treatment of the environment together with a creative mix of contemporary design and high-quality materials set new standards in the region.

about the team

Development Manager

Aiyana

Aiyana Developments is a property development company with offices in London and a project office in the Caribbean. In St. Kitts, Aiyana has assembled a specialised team of property professionals with the right mix of international and local expertise and experience to create the inspirational and market-leading Ocean's Edge development.

Development Partners

TDC Ltd.

TDC, the St. Kitts Nevis Anguilla Trading & Development Company Limited (TDC) is a vibrant, innovative, and diverse Public Company that opened its doors for business on 1st February 1973. In the ensuing years, it has grown significantly and now operates strategic business units in the fields of Trading, Finance, Tourism, Development and Manufacturing. The TDC Group of Companies has revolutionized trading in St. Kitts and Nevis. In the process, through the expansion of its original trading businesses, diversification, acquisitions and joint ventures it has become the largest local non-bank business enterprise and one of the largest companies in the OECS region. The Company has always traded profitably and has paid a dividend every year.

St. Kitts Nevis Anguilla National Bank Ltd.

The St. Kitts Nevis Anguilla National Bank (National Bank) is a wholly owned indigenous bank and forms part of the National Bank Group of Companies. The Bank was incorporated in 1971 and today National Bank is the largest banking institution, whether indigenous or foreign, in the Organisation of Eastern Caribbean States with respect to total deposits, total loans and advances, total assets, total income and net profit. The solid foundation laid in the beginning and the strong superstructure built thereon; make National Bank institutionally safe, financially sound and operationally profitable.

Mansha Ltd.

Mansha Ltd is a subsidiary of Rams Trading Limited, a family operated business established on St. Kitts in 1935. Mr. Kishu Chandiramani transformed and diversified the organisation by opening the first Ram's wholesale and supermarket in 1960 and the company has continued to prosper and has grown to include Ram's Supermarkets, Ram's Duty Free Shops, Ram's Smoke N Booze, Ram's Wholesale and Sugar Bay Resort, St. Kitts.

Sales and Marketing

Savills International and Select Resorts Limited

Savills is a leading global real estate service provider listed on the London Stock Exchange. The company, established in 1855, has over 200 offices and associates throughout the Americas, Europe, Asia Pacific, Africa and Middle East.

Select Resorts, based in Poole, Dorset has been providing a unique and individual service to clients purchasing properties abroad since 1982 and, therefore, has a wealth of experience specialising in International Sales. Select Resorts is proud to be the only UK based Savills International Associate Office.

Operation and Management

A resort operator will administer and manage property rentals within the resort. In exchange for a share of rental revenue the operator will market the resort, take reservations, operate the front desk, maintain the properties and provide guest services such as housekeeping, concierge and catering. After deductions for management and marketing costs, any net rental income for each property will be paid to its owner at regular intervals.







Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs, specifications and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Designed and produced by Adventis Group plc 020 7034 4737 (G54819 June 2010)