



CHRISTOPHE  
HARBOUR  
ST. KITTS

SUMMER 2015



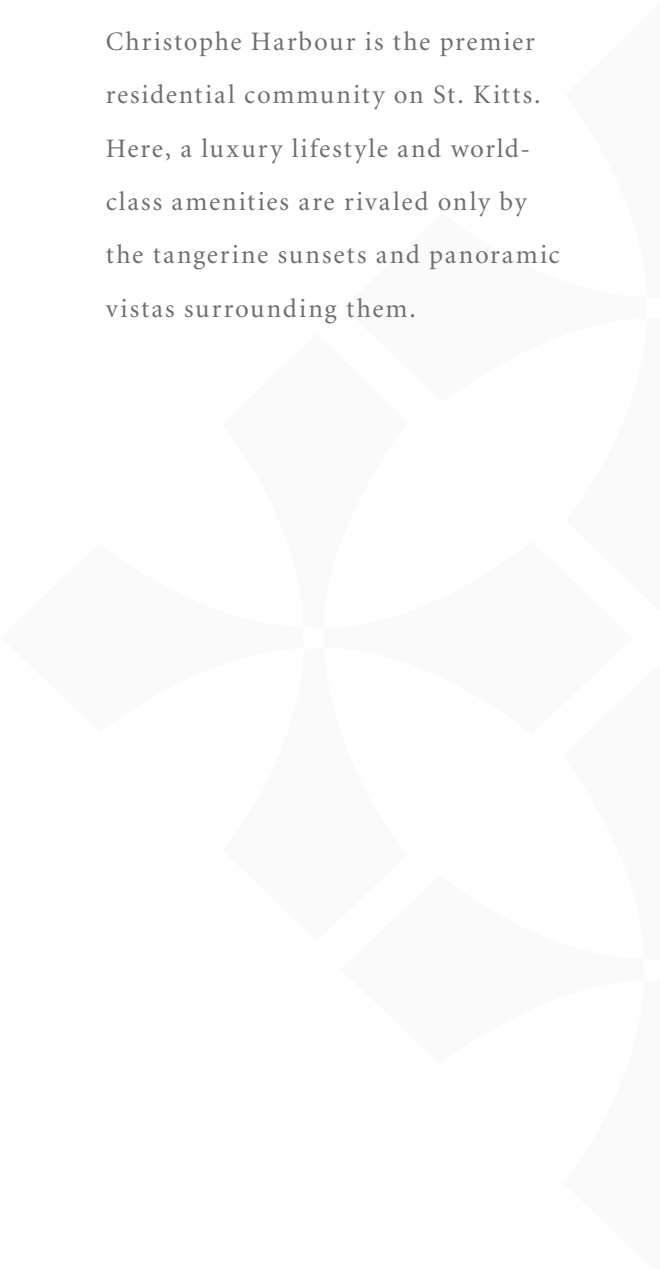
CATALOGUE OF PROPERTIES





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Christophe Harbour is the premier residential community on St. Kitts. Here, a luxury lifestyle and world-class amenities are rivaled only by the tangerine sunsets and panoramic vistas surrounding them.







SALT PLAGE >

Hillside

Windswept Residence Club >

Beachfront

THE PAVILION >

Harbourside

Sanctuary Lane >

< Ocean Grove

SUPERYACHT < MARINA AND VILLAGE

Beach Walk

Cardinal Point

Pavilion Hill



LOT LEGEND:

Red	= Sold
Yellow	= Custom Home



## CUSTOM HOMESITES



### BEACHFRONT

With its blanketing stretch of powdery sand and world-class amenities, this collection of homesites is Sandy Bank Bay's stunning celebration of surfside living. The singular beachfront living opportunity on St. Kitts affords direct access from your custom home to a natural white-sand beach.



### BEACH WALK

This charming enclave is a rare combination of gentle terrain and western exposure that makes striking sunsets, colorful skies and glorious harbour views all part of an ordinary day at Beach Walk.



### CARDINAL POINT

Cardinal Point's homesites emulate the enchanting beauty of the Mediterranean's sublime coast while offering opportunities for owners to create their own masterpieces overlooking the sea.



### HARBOURSIDE

Premier waterfront living opportunity along the perimeter of our superyacht harbour. Here, you can create a dwelling in perfect harmony with the sea literally beneath your feet. Harbourside homesites provide the rare architectural opportunity for creative over-the-water designs, intimate beaches, or custom docks with boathouses—all with impeccable views.



### HILLSIDE

Hillside is Sandy Bank Bay's premier location for privacy and panoramic views. With spectacular vistas across the harbour to Priddies Plateau, a gently sloping landscape provides an easier home construction experience.



### PAVILION HILL

Each of these homesites enjoys an abundance of natural light and cooling ocean breezes with dramatic views of bay and beach. Ownership of these exclusive lots affords preferred and convenient access to our private beach club, The Pavilion.





**9 SAN CRISTOBAL POINT** **\$795,000**  
 17,991 sq ft | 1,671 sq m | .41 acres Hillside



**10 SAN CRISTOBAL POINT** **\$895,000**  
 22,346 sq ft | 2,076 sq m | .51 acres Hillside



**11 SAN CRISTOBAL POINT** **\$795,000**  
 17,843 sq ft | 1,657 sq m | .41 acres Hillside



**13 MARINER'S CALL** **\$795,000**  
 21,591 sq ft | 2,006 sq m | .50 acres Hillside



**30 SEABREEZE LANE** **\$700,000**  
 23,860 sq ft | 2,217 sq m | .55 acres Hillside



**96 SANDY BANK WAY** **\$3,600,000**  
 26,922 sq ft | 2,501 sq m | .62 acres Beachfront



**100 SANDY BANK WAY** **\$7,900,000**  
 57,116 sq ft | 5,306 sq m | 1.31 acres Beachfront



**128 OCEAN SONG** **\$2,450,000**  
 34,735 sq ft | 3,227 sq m | .80 acres Beachfront



**130 OCEAN SONG** **\$7,800,000**  
 44,917 sq ft | 4,172 sq m | 1.03 acres Beachfront



**133 MORNING RISE LANE** **\$700,000**  
 19,894 sq ft | 1,848 sq m | .46 acres Hillside



**234 PELICAN DRIVE** **\$800,000**  
 14,757 sq ft | 1,371 sq m | .34 acres Beach Walk



**236 PELICAN DRIVE** **\$975,000**  
 17,950 sq ft | 1,667 sq m | .41 acres Beach Walk





**238 PELICAN DRIVE** **\$740,000**  
22,259 sq ft | 2,068 sq m | .51 acres Beach Walk



**242 EGRET LANE** **\$800,000**  
15,121 sq ft | 1,405 sq m | .35 acres Beach Walk



**243 EGRET LANE** **\$750,000**  
20,928 sq ft | 1,944 sq m | .48 acres Beach Walk



**245 EGRET LANE** **\$800,000**  
20,929 sq ft | 1,944 sq m | .48 acres Beach Walk



**330 CARDINAL POINT DRIVE** **\$1,150,000**  
27,783 sq ft | 2,581 sq m | .64 acres Pavilion Hill



**332 CARDINAL POINT DRIVE** **\$1,545,000**  
24,353 sq ft | 2,262 sq m | .56 acres Cardinal Point



**334 CARDINAL POINT DRIVE** **\$1,595,000**  
22,881 sq ft | 2,126 sq m | .53 acres Cardinal Point



**335 CARDINAL POINT DRIVE** **\$2,595,000**  
20,571 sq ft | 1,911 sq m | .47 acres Cardinal Point



**338 CARDINAL POINT DRIVE** **\$1,595,000**  
21,756 sq ft | 2,021 sq m | .50 acres Cardinal Point



**413 HARBOUR MOON LANE** **\$2,200,000**  
36,611 sq ft | 3,401 sq m | .84 acres Harbourside



**416 HARBOUR MOON LANE** **\$1,895,000**  
40,371 sq ft | 3,750 sq m | .93 acres Harbourside



**426 SALT RAKER DRIVE** **\$1,600,000**  
27,904 sq ft | 2,592 sq m | .64 acres Harbourside



CUSTOM HOMESITES



428 SALT RAKER DRIVE \$2,500,000  
36,950 sq ft | 3,432 sq m | .85 acres Harbourside



432 SALT RAKER DRIVE \$1,650,000  
34,434 sq ft | 3,199 sq m | .79 acres Harbourside



434 SALT RAKER DRIVE \$1,850,000  
39,418 sq ft | 3,662 sq m | .91 acres Harbourside



436 SALT RAKER DRIVE \$1,500,000  
30,022 sq ft | 2,789 sq m | .69 acres Harbourside



500 TRAVELER'S PALM LANE \$925,000  
15,861 sq ft | 1,474 sq m | .36 acres Pavilion Hill



501 PAVILION HILL DRIVE \$975,000  
25,268 sq ft | 2,347 sq m | .58 acres Pavilion Hill



509 TRAVELER'S PALM LANE \$1,150,000  
24,686 sq ft | 2,293 sq m | .57 acres Pavilion Hill







8 MARINER'S CALL | \$3,999,500

Experience breathtaking 360-degree views of sweeping blue seas, the marina, golf course, and The Pavilion beach club. 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. This gracious and grand retreat is made for sharing unforgettable moments and boasts an exquisitely appointed kitchen with custom cabinetry, Bertazzoni gas range, Sub-zero refrigerator, wine racks, and bar; living area with Italian plaster walls and vaulted wood ceilings.

- Fully Furnished
- 4 Bedrooms
- 5.5 Bathrooms
- 7,042 sq ft
- .37 acres

DISTINCTIVE ELEMENTS:

- Custom plaster walls, coral stone floors, high-end tile and fixtures throughout
- Custom kitchen cabinetry, Bertazzoni gas range and hood, Sub-Zero fridge
- Custom-built pool with salt chlorinator system
- Full outdoor kitchen on pool veranda and outdoor grilling area on second floor porch
- Indoor/outdoor shower in master suite
- High-end water filtration system and large cistern
- Exteriors feature rare, reclaimed Nevis stone, limestone, and copper gutters
- Stainless steel railing system with ipe posts
- Solid Mahogany, hurricane-rated windows and doors
- Sonos wireless sound, security and home theater system





129 MORNING RISE LANE | \$3,695,000

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.

- Fully Furnished
- 4 Bedrooms
- 4.5 Bathrooms
- 3,948 sq ft
- .43 acres

DISTINCTIVE ELEMENTS:

- Entry court with covered trellis, garden, and sunset pavilion
- Natural travertine limestone flooring throughout
- Standing seam architectural roof
- Expansive upper level master suite with private courtyard
- Three guest suites, each with private entry and direct access to the poolside terrace
- Pool and expansive poolside terrace
- Outdoor living space with wet bar and kitchen
- Spacious kitchen and dining room with maple cabinetry and granite countertops
- Distinctive upper great room with soaring ceilings and floor-to-ceiling transoms and French doors
- Qualifies for Citizenship by Investment program and Christophe Harbour Club membership





22 SAN CRISTOBAL POINT | \$3,975,000

This custom villa, located at 22 San Cristobal, offers expansive views of the harbour and St. Anthony's Peak. Inside, 5,394 square feet of living space is defined by timber finishes, stone-clad and wood flooring, and handcrafted cabinetry. Designed with four ensuite bedrooms, generous game room and lounge area, and open kitchen/dining space, this villa lends itself to the finest in entertainment and relaxation. Views from the living room extend out to the veranda, beyond the pool, onto the tranquil waters of the harbour.

- Fully Furnished
- 4 Bedrooms
- 4.5 Bathrooms
- 5,390 sq ft
- .39 acres

DISTINCTIVE ELEMENTS:

- Curved brace features
- All timber cladding
- Wallaba Shingle roof
- Ipe decking
- Field stone paving and external stairs
- Exposed rafters and high ceilings
- Blue-stone flooring
- Wood flooring
- Handcrafted cabinetry
- Kitchen features high-end appliances throughout
- Founding membership in the Christophe Harbour Club
- Qualifies for Citizenship by Investment program





OCEAN GROVE

Be among the first to experience the ease of ownership and stylish comfort that Ocean Grove affords. Tucked within Sandy Bank Bay in a quiet enclave accented by a lush canopy of tropical flora, each exquisitely appointed villa has 2 ensuite bedrooms, generous indoor and outdoor living areas and a choice of contemporary furnishing options. All within steps of dining, tennis, pool, hiking trails, and other resort amenities, Ocean Grove is a magical balance of proximity and privacy.

DISTINCTIVE ELEMENTS:

- Fully furnished, 2 ensuite bedrooms
- Natural stone floors throughout
- Tropical wood and stone decking
- SieMatic cabinetry in kitchen and baths
- Bosch appliance package
- Kohler and Grohe plumbing fixtures
- Exposed beams with two finish and trim options
- Multiple options for interior colors, furnishings, and fixtures
- Master bathroom walk-in shower
- Oil-rubbed bronze hardware on mahogany interior doors
- Covered porch with natural wood dining table
- Trellis-covered deck with chaise lounges
- Located within Sandy Bank Bay neighborhood
- Membership in the Christophe Harbour Club
- Steps from dining, tennis, Pavilion beach club, and other resort amenities
- Eligible for Citizenship by Investment Program

211 PELICAN DRIVE	\$950,000	1,632 sq ft*	152 sq m
213 PELICAN DRIVE	\$925,000	1,632 sq ft*	152 sq m
215 PELICAN DRIVE	\$885,000	1,632 sq ft*	152 sq m
246 PELICAN DRIVE	\$1,150,000	1,632 sq ft*	152 sq m
248 PELICAN DRIVE	\$945,000	1,632 sq ft*	152 sq m
250 PELICAN DRIVE	\$945,000	1,632 sq ft*	152 sq m
252 PELICAN DRIVE	\$960,000	1,632 sq ft*	152 sq m
254 PELICAN DRIVE	\$960,000	1,632 sq ft*	152 sq m
267 PELICAN DRIVE	\$1,225,000	1,632 sq ft*	152 sq m
269 PELICAN DRIVE	\$1,225,000	1,632 sq ft*	152 sq m
271 PELICAN DRIVE	\$1,225,000	1,632 sq ft*	152 sq m

\* under roof





SANCTUARY LANE

True to its name, Sanctuary Lane offers residents a coveted Caribbean retreat—distinguished by style, serenity, and stunning natural landscapes. An inviting courtyard aesthetic, heightened by lush private gardens and artfully manicured pathways, defines the neighborhood. Prime placement among Christophe Harbour’s most colorful vistas makes nature itself the neighborhood’s most cherished amenity. Something for every predilection, choose from single-family 3 to 4-bedroom, 3.5 to 4.5 bath villas or a 3-bedroom, 3.5 bath multi-family options.

DISTINCTIVE ELEMENTS:

- Raymond Jungles’ designed private gardens, lushly landscaped pathways and a courtyard aesthetic make the landscaping a primary amenity
- The secluded “Sanctuary Park”—comprised of lush tropical landscaping, private benches, intimate walkways and lookouts—serves as the enclave’s centerpiece
- Fully furnished, 3 to 4 bedrooms, single and multi-family villas with exterior kitchen, pool, and jacuzzi package options
- Modern aesthetic with tropical influences; clean lines with abundant glass and large windows, and warm wood accents that marry it to the landscape
- Seamless integration of modern interiors and exterior living space enveloped by dense tropical landscaping designed to create an intimate retreat
- Membership in the Christophe Harbour Club
- Eligibility for the Citizenship by Investment program



200 SANCTUARY LANE	\$2,375,000	3,230 sq ft*	300 sq m
201 SANCTUARY LANE	\$2,575,000	4,080 sq ft*	379 sq m
202A SANCTUARY LANE	\$1,795,000	3,176 sq ft*	295 sq m
202B SANCTUARY LANE	\$1,895,000	2,991 sq ft*	278 sq m
204A SANCTUARY LANE	\$1,795,000	3,176 sq ft*	295 sq m
204B SANCTUARY LANE	\$1,895,000	2,991 sq ft*	278 sq m

\* under roof





WINDSWEPT RESIDENCE CLUB

Nestled within an exclusive enclave of Sandy Bank Bay, nine newly developed turnkey villas are available for fractional share purchase. Each four-bedroom private residence has been designed for maximum enjoyment of harbour and ocean views. A short walk from The Pavilion beach club, every Windswept Villa offers spacious indoor and outdoor living areas to enhance the island lifestyle. A fractional share qualifies for the Citizenship by Investment Program.

VILLA FRANGIPANI (117A)	\$450,000	3,942 sq feet	366 sq meters
VILLA HIBISCUS (117B)	\$475,000	4,439 sq feet	412 sq meters

INVESTMENT FEATURES:

- Exclusive membership in the Christophe Harbour Club
- Fully managed and furnished 4-bedroom luxury villas
- Rental Programme with return on investment
- All-inclusive pricing in the mid-\$400,000's
- Cost of ownership waived for 5 years
- Qualifies for Citizenship by Investment

DESIGN FEATURES:

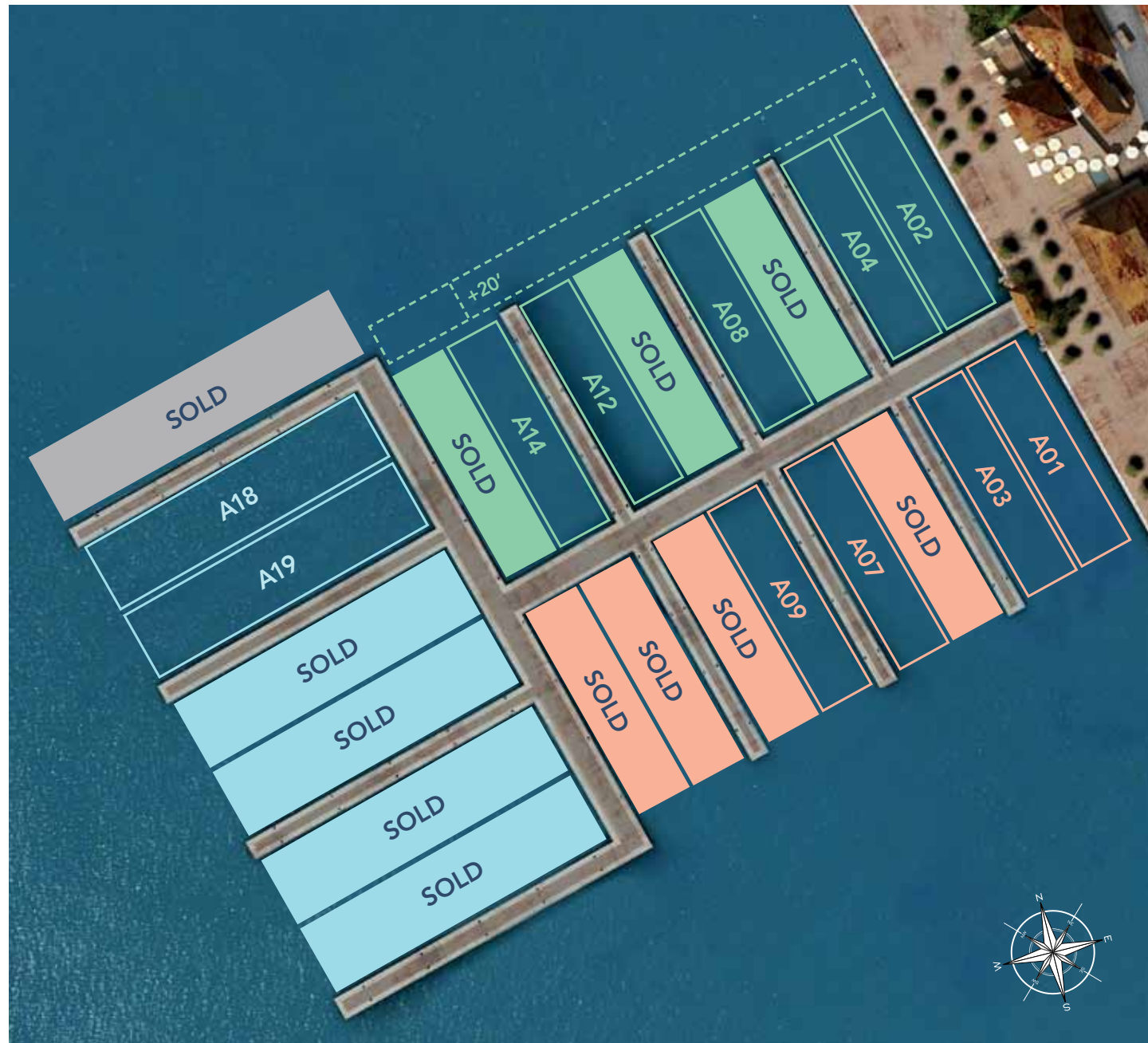
- Professionally decorated and fully furnished 4-bedroom, 4.5 bath villas
- Two master suites with direct access to outdoor living space
- Vaulted ceilings, exposed beam accents and natural roof shakes
- Luxurious European kitchens with gourmet appliances
- Spacious outdoor living area replete with kitchen and bar







# MARINA BERTHS



## THE MARINA

Berth ownership at Christophe Harbour means freehold title. Nowhere else in the Caribbean is an opportunity for true ownership available—making this a legacy purchase for you and your family. Unlike the traditional leasehold models, Christophe Harbour has broken the mold, offering a specific berth in perpetuity. As the sole owner, you may lease your property whenever you choose, for long-term value unique to Christophe Harbour. And when your travels take you away from your homeport, the experienced Christophe Harbour staff will manage your berth until you return. All berths available for purchase include eligibility for Citizenship by Investment and membership in the Christophe Harbour Club.

## AVAILABLE BERTHS

BERTH	WIDTH		DRAFT		PRICE
	FT	M	FT	M	
<b>150'/45M BERTHS (For Vessels from 100' to 150')</b>					
A01	45	14	18.5	5.6	\$2,000,000
A03	45	14	18.5	5.6	\$2,000,000
A07	40	12	18.5	5.6	\$1,875,000
A09	40	12	18.5	5.6	\$1,875,000
<b>NEW 150' + 20' BERTHS (For Vessels 100' to 170'; Max LOA is 170'/50m)*</b>					
A02	45	14	15.5	4.7	\$2,250,000
A04	45	14	15.5	4.7	\$2,250,000
A08	40	12	15.5	4.7	\$2,000,000
A12	40	12	15.5	4.7	\$2,000,000
A14	40	12	15.5	4.7	\$2,000,000
<b>200'/60M BERTHS (For Vessels 170' to 200')</b>					
A18	50	15	18.5	5.6	\$2,800,000
A19	50	15	18.5	5.6	\$2,800,000
<b>220'/65M BERTHS (For Vessels 170' to 220')</b>					<b>SOLD OUT</b>



# COST OF OWNERSHIP

## MARINA

### ONE-TIME FEES

<b>CLUB MEMBERSHIP DEPOSIT:</b> Christophe Membership	\$20,000
<b>PURCHASER STAMP DUTY:</b>	2.5%
<b>OWNER'S ASSOCIATION:</b>	0.5%
<b>FOUNDATION CONTRIBUTION:</b>	0.5%

### ANNUAL FEES

<b>CLUB DUES:</b> Christophe Membership	\$2,500
<b>MOA ASSESSMENT:</b>	\$3,900
<b>MAINTENANCE CHARGES:</b>	est. \$4.25/sq ft
<b>FEDERATION OF ST. KITTS &amp; NEVIS Property Tax</b>	.02% of value

## REAL ESTATE

### ONE-TIME FEES

<b>CLUB MEMBERSHIP DEPOSIT:</b> Christophe Membership	\$20,000
<b>PURCHASER STAMP DUTY:</b> Purchase up to \$2 million Purchase from \$2 to \$5 million Purchase greater than \$5 million	6% 2% 1%
<b>OWNER'S ASSOCIATION:</b>	0.5%
<b>FOUNDATION CONTRIBUTION:</b>	0.5%

### ANNUAL FEES

<b>CLUB DUES:</b> Christophe Membership	\$2,500
<b>MOA ASSESSMENT:</b> Undeveloped Homesite Improved Homesite / Home	\$2,550 \$5,100
<b>FEDERATION OF ST. KITTS &amp; NEVIS Property Tax</b>	.02% of value

### PREFERRED PROPERTY #1

<u>HOMESITE / HOME NUMBER:</u>	<u>HOMESITE / HOME NUMBER:</u>
<u>ONE-TIME FEES</u>	<u>ANNUAL FEES</u>
<u>CLUB DEPOSIT:</u>	<u>CLUB DUES:</u>
<u>STAMP DUTY:</u>	<u>PROPERTY TAX:</u>
<u>OWNER'S ASSOCIATION:</u>	<u>MOA ASSESSMENT:</u>
<u>FOUNDATION FEE:</u>	
<u>TOTAL ONE-TIME FEES:</u>	<u>TOTAL ANNUAL FEES:</u>

### PREFERRED PROPERTY #2

<u>HOMESITE / HOME NUMBER:</u>	<u>HOMESITE / HOME NUMBER:</u>
<u>ONE-TIME FEES</u>	<u>ANNUAL FEES</u>
<u>CLUB DEPOSIT:</u>	<u>CLUB DUES:</u>
<u>STAMP DUTY:</u>	<u>PROPERTY TAX:</u>
<u>OWNER'S ASSOCIATION:</u>	<u>MOA ASSESSMENT:</u>
<u>FOUNDATION FEE:</u>	
<u>TOTAL ONE-TIME FEES:</u>	<u>TOTAL ANNUAL FEES:</u>

### PREFERRED PROPERTY #3

<u>HOMESITE / HOME NUMBER:</u>	<u>HOMESITE / HOME NUMBER:</u>
<u>ONE-TIME FEES</u>	<u>ANNUAL FEES</u>
<u>CLUB DEPOSIT:</u>	<u>CLUB DUES:</u>
<u>STAMP DUTY:</u>	<u>PROPERTY TAX:</u>
<u>OWNER'S ASSOCIATION:</u>	<u>MOA ASSESSMENT:</u>
<u>FOUNDATION FEE:</u>	
<u>TOTAL ONE-TIME FEES:</u>	<u>TOTAL ANNUAL FEES:</u>





17° 14' N 62° 39' W

Call, email, or log on and start your journey today.  
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Authorized by the Government of St. Kitts and Nevis as an Approved Project for Citizenship by Investment.

*Obtain the Property Report required by Federal law and read it before signing anything. No Federal agency has judged the merits or value, if any, of this property. This is not intended to be a solicitation or offer for purchase in states and/or jurisdictions where registration is required. Prices, plans, products and availability are subject to change without notice. Illustrations are artist renderings only and may differ from completed product.*

*Improvements, facilities and programs are in formative stages and subject to change and cannot be guaranteed at this time. Use of recreational facilities and amenities may require separate club membership.*