



WINDSWEPT  
RESIDENCE CLUB  
CHRISTOPHE HARBOUR



Be one of the select few for whom blue seas and cooling breezes whisper welcome. Within Sandy Bank Bay, nine turnkey villas are now being offered for fractional share purchase. Fractional owners enjoy private, perfectly appointed four-bedroom residences, sweeping ocean and harbour views, and abundant indoor and outdoor living areas. Just a short walk from The Pavilion beach club and still utterly private, Windswept Residence Club qualifies owners for the Citizenship by Investment Program.







WINDSWEPT RESIDENCE CLUB





# FRACTIONAL OWNERSHIP

WINDSWEPT RESIDENCE CLUB

# FREQUENTLY ASKED QUESTIONS

## Q: WHAT IS THE WINDSWEPT RESIDENCE CLUB?

A: The Windswept Residence Club is a fractional ownership programme comprised of nine luxury villas within the Sandy Bank Bay neighbourhood at Christophe Harbour. The villas are managed by a condominium association.

## Q: WHAT IS A FRACTIONAL PERIOD AND HOW IS IT LEGALLY DEFINED?

A: Each fractional period represents a deeded, undivided 1/10th interest in a specific villa unit as tenants in common.

## Q: WHAT DOES MY FRACTIONAL PERIOD ENTITLE ME TO?

A: Each fractional period entitles the owner to use their villa unit for 5 weeks per year, as per the occupancy calendar.

## Q: WHAT IS THE OCCUPANCY CALENDAR?

A: The occupancy calendar outlines the specific 5 usage weeks allotted to each fractional period over the course of each year (one week in season 1, two weeks in season 2, and two weeks in season 3), which rotate annually.

## Q: CAN I HAVE UNACCOMPANIED GUESTS IF I DO NOT INTEND TO USE MY WEEKS?

A: Yes, however, unaccompanied guests may be required to pay a guest fee to use the private Christophe Harbour Club facilities, subject to Christophe Harbour Club Rules.

## Q: CAN I RENT MY USAGE PERIOD IF I DO NOT INTEND TO USE THEM?

A: Yes, each owner has the option to rent any or all of their allotted five weeks individually or via the rental management programme.

## Q: WILL RENTERS HAVE ACCESS TO THE CHRISTOPHE HARBOUR CLUB?

A: At this time, any guests renting via the rental management programme may purchase a weekly access pass to utilize the private Christophe Harbour Club facilities, subject to Club Rules.

## Q: WHAT IS THE RENTAL MANAGEMENT PROGRAMME?

A: This programme is administered by the management association and provides the marketing, maintenance and transaction management associated with the rental of your unused weeks.

## Q: WHAT IS THE ABSENTEE OWNER PROGRAMME?

A: This programme is designed for owners who do not intend to use their weeks and prefer to rent their weeks back at a pre-negotiated, fixed rate, which is currently USD \$9,000 per year for 5 years.

## Q: WHAT CLOSING COSTS ARE ASSOCIATED WITH MY PURCHASE?

A: The developer pays all closing costs, to include:

- Government stamp duty
- Christophe Harbour Club membership deposit
- Master Owner's Association community enhancement contribution
- Christophe Harbour Foundation contribution
- Attorney closing fees
- Escrow fees

## Q: WHAT ANNUAL COSTS ARE ASSOCIATED WITH MY FRACTIONAL PERIOD?

A: The developer waives the annual costs for the first 5 years, which amount to USD \$8,000 per year, to include:

- Government property tax
- Christophe Harbour Club membership dues
- Master Owner's Association dues
- Sandy Bank Bay Association dues
- Property insurance
- Estimated utilities
- Property maintenance
- Management fees
- Liability and casualty insurance

## Q: WHAT ARE MY CHRISTOPHE HARBOUR CLUB PRIVILEGES?

A: As a WRC owner, you are a member of the Christophe Harbour Club when in residence. Accompanied and unaccompanied guests of owners may also use the private Christophe Harbour Club facilities, subject to Club Rules.

## Q: HOW DO I BECOME A FULL MEMBER OF THE CHRISTOPHE HARBOUR CLUB?

A: Owners may elect to separately purchase a full membership to the club at the current rate, giving them full access to all facilities and events when not in residence.

## Q: DOES THIS QUALIFY FOR THE CITIZENSHIP-BY-INVESTMENT PROGRAMME?

A: Yes. The Windswept Residence Club is an approved real estate project of the Government's Citizenship-by-Investment Unit (CIU).

## Q: IS MY PURCHASE CONTINGENT UPON "CITIZENSHIP APPROVAL"?

A: Yes. If you are denied approval by the CIU, then your contract can be cancelled and your purchase money returned.

# 2014 – 2015 OCCUPANCY CALENDAR

	1	2	3	4	5	6	7	8	9	10
SEASON 1	A	B	C	D	E	F	G	H	I	J
	B	C	D	E	F	G	H	I	J	A
	C	D	E	F	G	H	I	J	A	B
	D	E	F	G	H	I	J	A	B	C
	E	F	G	H	I	J	A	B	C	D
	F	G	H	I	J	A	B	C	D	E
	G	H	I	J	A	B	C	D	E	F
	H	I	J	A	B	C	D	E	F	G
	I	J	A	B	C	D	E	F	G	H
	J	A	B	C	D	E	F	G	H	I

	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
SEASON 2	B	B	C	C	D	D	E	E	F	F	G	G	H	H	I	I	J	J	A	A	
	C	C	D	D	E	E	F	F	G	G	H	H	I	I	J	J	A	A	B	B	
	D	D	E	E	F	F	G	G	H	H	I	I	J	J	A	A	B	B	C	C	
	E	E	F	F	G	G	H	H	I	I	J	J	A	A	B	B	C	C	D	D	
	F	F	G	G	H	H	I	I	J	J	A	A	B	B	C	C	D	D	E	E	
	G	G	H	H	I	I	J	J	A	A	B	B	C	C	D	D	E	E	F	F	
	H	H	I	I	J	J	A	A	B	B	C	C	D	D	E	E	F	F	G	G	
	I	I	J	J	A	A	B	B	C	C	D	D	E	E	F	F	G	G	H	H	
	J	J	A	A	B	B	C	C	D	D	E	E	F	F	G	G	H	H	I	I	
	A	A	B	B	C	C	D	D	E	E	F	F	G	G	H	H	I	I	J	J	

	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52
SEASON 3	C	C	D	D	E	E	F	F	G	G	H	H	I	I	J	J	A	A	B	B	
	D	D	E	E	F	F	G	G	H	H	I	I	J	J	A	A	B	B	C	C	
	E	E	F	F	G	G	H	H	I	I	J	J	A	A	B	B	C	C	D	D	
	F	F	G	G	H	H	I	I	J	J	A	A	B	B	C	C	D	D	E	E	
	G	G	H	H	I	I	J	J	A	A	B	B	C	C	D	D	E	E	F	F	
	H	H	I	I	J	J	A	A	B	B	C	C	D	D	E	E	F	F	G	G	
	I	I	J	J	A	A	B	B	C	C	D	D	E	E	F	F	G	G	H	H	
	J	J	A	A	B	B	C	C	D	D	E	E	F	F	G	G	H	H	I	I	
	A	A	B	B	C	C	D	D	E	E	F	F	G	G	H	H	I	I	J	J	
	B	B	C	C	D	D	E	E	F	F	G	G	H	H	I	I	J	J	A	A	

- Each numbered column represents a fractional week. Weeks 31 and 52 are unavailable due to maintenance.
- 10 fractional periods are A – J.
- Week 1 commences on the Saturday prior to or on November 1 in each calendar year.
- Members may consult the Windswept Concierge to organize the usage, rental or trade of their predetermined weeks up to 30 days prior to each Section.



# 2014 – 2015 OCCUPANCY SCHEDULE

## FRACTIONAL PERIOD A

WEEK	ARRIVE	DEPART
1	01-Nov-14	08-Nov-14
29	16-May-15	23-May-15
30	23-May-15	30-May-15
48	26-Sept-15	03-Oct-15
49	03-Oct-15	10-Oct-15

## FRACTIONAL PERIOD B

WEEK	ARRIVE	DEPART
2	08-Nov-14	15-Nov-14
11	10-Jan-15	17-Jan-15
12	17-Jan-15	24-Jan-15
50	10-Oct-15	17-Oct-15
51	17-Oct-15	24-Oct-15

## FRACTIONAL PERIOD C

WEEK	ARRIVE	DEPART
3	15-Nov-14	22-Nov-14
13	24-Jan-15	31-Jan-15
14	31-Jan-15	07-Feb-15
32	06-June-15	13-June-15
33	13-June-15	20-June-15

## FRACTIONAL PERIOD D

WEEK	ARRIVE	DEPART
4	22-Nov-14	29-Nov-14
15	07-Feb-15	14-Feb-15
16	14-Feb-15	21-Feb-15
34	20-June-15	27-June-15
35	27-June-15	04-July-15

## FRACTIONAL PERIOD E

WEEK	ARRIVE	DEPART
5	29-Nov-14	06-Dec-14
17	21-Feb-15	28-Feb-15
18	28-Feb-15	07-Mar-15
36	04-July-15	11-July-15
37	11-July-15	18-July-15

## FRACTIONAL PERIOD F

WEEK	ARRIVE	DEPART
6	06-Dec-14	13-Dec-14
19	07-Mar-15	14-Mar-15
20	14-Mar-15	21-Mar-15
38	18-July-15	25-July-15
39	25-July-15	01-Aug-15

## FRACTIONAL PERIOD G

WEEK	ARRIVE	DEPART
7	13-Dec-14	20-Dec-14
21	21-Mar-15	28-Mar-15
22	28-Mar-15	04-Apr-15
40	01-Aug-15	08-Aug-15
41	08-Aug-15	15-Aug-15

## FRACTIONAL PERIOD H

WEEK	ARRIVE	DEPART
8	20-Dec-14	27-Dec-14
23	04-Apr-15	11-Apr-15
24	11-Apr-15	18-Apr-15
42	15-Aug-15	22-Aug-15
43	22-Aug-15	29-Aug-15

## FRACTIONAL PERIOD I

WEEK	ARRIVE	DEPART
9	27-Dec-14	03-Jan-15
25	18-Apr-15	25-Apr-15
26	25-Apr-15	02-May-15
44	29-Aug-15	05-Sept-15
45	05-Sept-15	12-Sept-15

## FRACTIONAL PERIOD J

WEEK	ARRIVE	DEPART
10	03-Jan-15	10-Jan-15
27	02-May-15	09-May-15
28	09-May-15	16-May-15
46	12-Sept-15	19-Sept-15
47	19-Sept-15	26-Sept-15

# RENTAL PROGRAMME FACTS AND FIGURES

## SEASONS

- The occupancy calendar starts Week 1 of Season 1, which begins on the Saturday prior to or on November 1st
- Season 1 includes the first 10 weeks of the occupancy calendar
- Season 2 includes weeks 11 through 30
- Season 3 includes weeks 32 to 51
- Weeks 31 and 52 are maintenance periods

## SEASONAL RATES

- Season 1 - USD \$8,400 per week (USD \$1,200 per night)
- Season 2 - USD \$7,350 per week (USD \$1,050 per night)
- Season 3 - USD \$5,950 per week (USD \$850 per night)
- Subject to change, holiday premiums, discounts and proration

## INCOME CALCULATION

- Each fractional period has an annual retail value of \$35,000
- Retail value is based on gross revenue of all 5 weeks:
  - Season 1: 1 week x USD \$8,400 = USD \$8,400
  - Season 2: 2 weeks x USD \$7,350 = USD \$14,700
  - Season 3: 2 weeks x USD \$5,950 = USD \$11,900
  - Total = USD \$35,000
- Rental management fee is 50%
- Potential net rental value at 100% occupancy is USD \$17,500 per year
- Actual occupancy will vary and is not guaranteed

## ABSENTEE OWNER INVESTOR OPTION

- Designed for owners who do not intend to use or rent their fractional period during the first 5 years of ownership
- Developer leases fractional period usage rights from owner
- Owner has no usage rights over the 5-year term
- Current rate is USD \$9,000 per year (USD \$45,000 total) paid annually
- Developer has the right to use or sublease fractional period
- Owner has maintenance-free return on investment





## SITEPLAN

Steps from The Pavilion beach club, the Windswept Residence Club offers unparalleled access to dining, fitness, a natural-edged pool, waterfall showers, and activities for the entire family. Its proximity to the best of Christophe Harbour never compromises its peace and privacy.

Professionally decorated and fully furnished, each villa boasts two master suites with direct access to the outdoor living spaces, vaulted ceilings and exposed beam accents, European kitchens with designer appliances, and outdoor living spaces with kitchen and bar for entertaining.



WINDSWEPT RESIDENCE CLUB





### WINDSWEPT RESIDENCE CLUB

Select from three distinctive residences: Villa Hibiscus and Villa Bougainvillea offer two-story living, second floor terraces, and four ensuite bedrooms for up to 10 people; Villa Frangipani boasts one-story living and four ensuite bedrooms for up to 12 people. All three residences include expansive outdoor living spaces with pool, kitchen and bar.

**H** HIBISCUS   **F** FRANGIPANI   **B** BOUGAINVILLEA





WINDSWEPT  
RESIDENCE CLUB

VILLA BOUGAINVILLEA



LEVEL 1







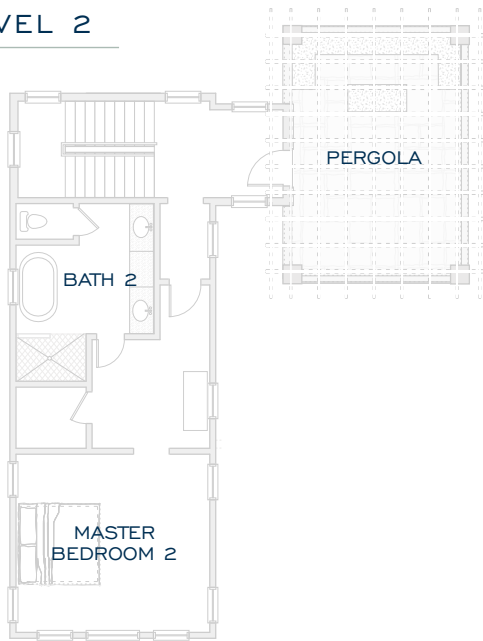
## VILLA BOUGAINVILLEA

\$450,000 PER SHARE

### DISTINCTIVE ELEMENTS

- ❖ Fully furnished
- ❖ Two master suites, each with direct access to outdoor living space
- ❖ Spacious guest rooms, sleeps up to 10 people
- ❖ Vaulted wood ceilings, heavy beam construction, and Wallaba roof shakes
- ❖ Natural stone flooring throughout
- ❖ Luxurious European kitchens with custom cabinetry, designer appliances, and quartz or stone countertops
- ❖ Spacious indoor living areas that open to terrace
- ❖ Full outdoor kitchen and bar
- ❖ Intimate, professionally landscaped gardens
- ❖ Outdoor living area with pool and stone decking
- ❖ Environmentally-minded design
- ❖ Energy Star standards
- ❖ Maintenance-free stucco finish
- ❖ Hurricane impact-rated windows, doors, and construction
- ❖ Expansive hillside, harbour, and ocean views
- ❖ Membership in the Christophe Harbour Club
- ❖ Short walk to The Pavilion beach club and future amenities
- ❖ Eligible for Citizenship by Investment

### LEVEL 2



### VILLA BOUGAINVILLEA

#### 2 STORY PLAN

LIVING SPACE: 4535 SQ. FT. / 421.3 SQ. METERS

2ND FLOOR TERRACE: 326 SQ. FT. / 30.3 SQ. METERS

4 ENSUITE BEDROOMS

1 POWDER ROOM

SLEEPS UP TO 10 PEOPLE



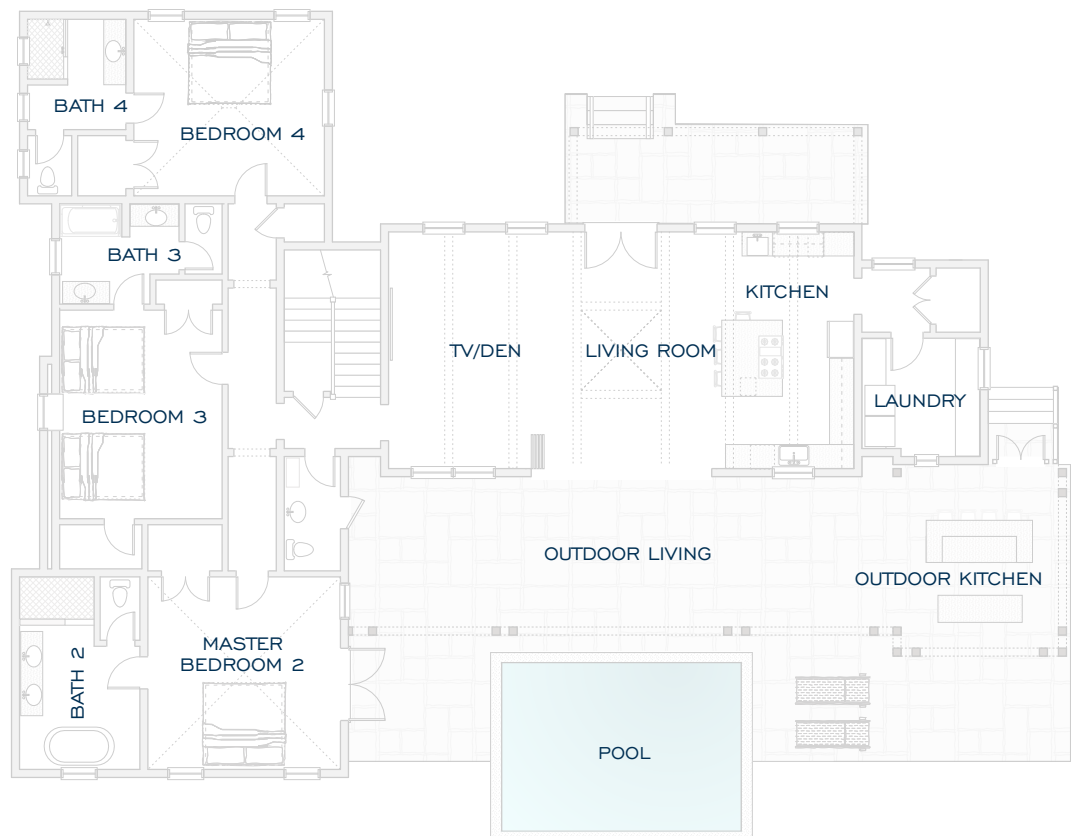


WINDSWEPT  
RESIDENCE CLUB  
VILLA HIBISCUS





## LEVEL 1





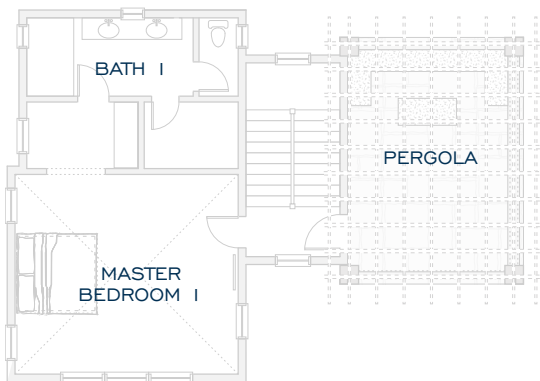
## VILLA HIBISCUS

\$450,000 PER SHARE

### DISTINCTIVE ELEMENTS

- ✦ Fully furnished
- ✦ Two master suites, each with direct access to outdoor living space
- ✦ Spacious guest rooms, sleeps up to 10 people
- ✦ Vaulted wood ceilings, heavy beam construction, and Wallaba roof shakes
- ✦ Natural stone flooring throughout
- ✦ Luxurious European kitchens with custom cabinetry, designer appliances, and quartz or stone countertops
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### LEVEL 2



### VILLA HIBISCUS (H)

2 STORY PLAN  
LIVING SPACE: 4,439 SQ. FT. / 412.4 SQ. METERS  
2ND FLOOR TERRACE: 314 SQ. FT. / 29.2 SQ. METERS  
4 ENSUITE BEDROOMS  
1 POWDER ROOM  
SLEEPS UP TO 10 PEOPLE



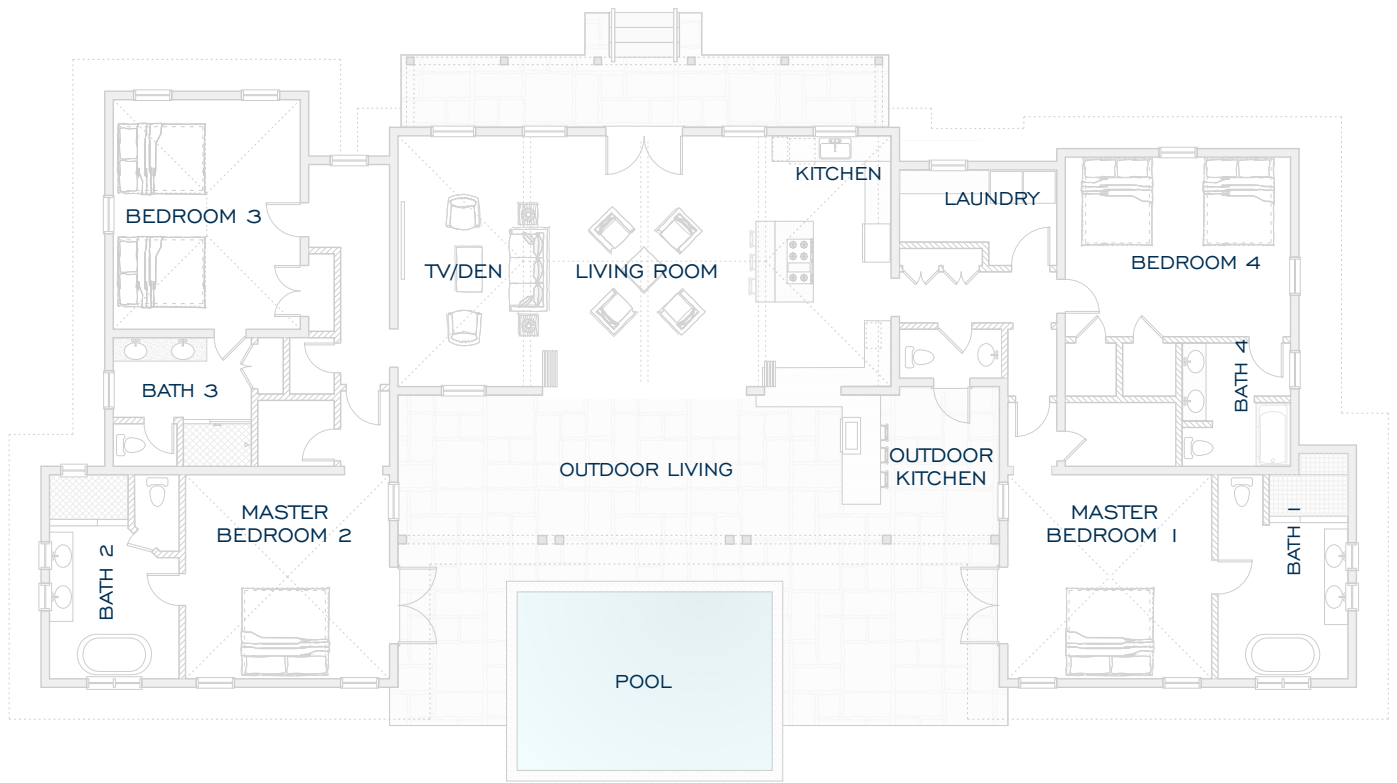




WINDSWEPT  
RESIDENCE CLUB

VILLA FRANGIPANI









## VILLA FRANGIPANI

1 STORY PLAN

LIVING SPACE: 3,942 SQ. FT. / 366.2 SQ. METERS

4 ENSUITE BEDROOMS

1 POWDER ROOM

SLEEPS UP TO 12 PEOPLE

## VILLA FRANGIPANI

\$450,000 PER SHARE

### DISTINCTIVE ELEMENTS

- ✦ Fully furnished
- ✦ Two master suites, each with direct access to outdoor living space
- ✦ Spacious guest rooms, sleeps up to 12 people
- ✦ Vaulted wood ceilings, heavy beam construction, and Wallaba roof shakes
- ✦ Natural stone flooring throughout
- ✦ Luxurious European kitchens with custom cabinetry, designer appliances, and quartz or stone countertops
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- ✦ Short walk to The Pavilion beach club and future amenities
- ✦ Eligible for Citizenship by Investment







CHRISTOPHE HARBOUR  
ST. KITTS

Call, email, or log on and start your journey today.

800.881.7180 or 843.501.2241 | [info@ChristopheHarbour.com](mailto:info@ChristopheHarbour.com) | [ChristopheHarbour.com](http://ChristopheHarbour.com)

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