

SUGAR MILL  REAL ESTATE

SEASIDE AT CLIFFDWELLERS 

NEVIS, WEST INDIES

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WHERE TRADITION MEETS TODAY

Imagine living at the edge of the sea with your boat moored offshore. Head to the boathouse and launch your kayak and paddle down the coastline in the morning sun. After lunch by the pool, stretch out in a hammock on the veranda with a good book (and perhaps a nap). Over cocktails, relish the splendor of sunset at day's end, then dine overlooking the restaurant's courtyard garden. It's all in a day's work at SEASIDE at Cliffdwellers.

Located along a stretch of coastline facing neighboring St. Kitts is the charming community of SEASIDE at Cliffdwellers – 14 private residences at the edge of the sea.

Individually designed and appointed, these luxury homes feature distinct West Indian architectural elements, such as large wooden verandas, traditional railings, finials, and cathedral ceilings. The homes were designed by architect Anne Hersh, who specializes in Caribbean architecture.

Clustered around a large free-form pool, some residences feature spa pools in private courtyards, while others have their own swimming pools. The gardens, designed by landscape architects and tropical specialists Craig Collins International, provide bursts of color and luxuriant greenery throughout the property.



PURCHASING AT SEASIDE

The purchase of a residence at SEASIDE is relatively simple. The government has waived the normal 10% Alien Land Holding License fee, so government must grant a license to non-nationals to own their residences, but there will be no government fees. The stamp duty on the sales price is fully paid for by Cliffdwellers. Buyers pay their own legal fees. These freestanding homes are being sold as condominiums in order to benefit from advantages offered by the government.

Economic Citizenship

Buyers at SEASIDE qualify for citizenship with a passport as part of the Citizenship-By-Investment Program, which encourages foreign investment in the Federation of St. Kitts and Nevis. A local attorney can help with the process. So a purchase at SEASIDE provides not only the perfect tropical retreat, but other benefits as well.

The Residences

The 14 homes at SEASIDE are built to the highest quality construction specifications with luxury finishes and high-end appliances and fixtures. Numerous amenities that enhance the comfort and livability of a Cliffdwellers' residence include:

Pools.

There are a variety of pool options. Four villas have private pools with infinity edges; two have lap pools. Eight residences share a large, lushly landscaped free-form pool, and have private paths and sundecks leading to it. Seven of those also have spa pools located in private courtyards.

Private Courtyards.

Walled courtyards in many homes provide enchanting, private outdoor living areas for dining, sunning and, perhaps, a little gardening for those who would like to try their hands at tropical horticulture.

Air-Conditioned Bedrooms.

In addition to ceiling fans installed throughout the house, bedrooms are comfortably cooled by central air conditioning.

Generators.

Each townhouse is equipped with a 7KVA, fully automatic, propane-fueled generator for emergency use in the event of a power outage.

Cisterns.

Each townhouse has its own cistern to collect rainwater for irrigation and emergencies.



THE SITE

When you pass through the stone gates into SEASIDE, you sense that you've stepped into a perfectly planned enclave of homes and amenities to make your life complete, including:

Restaurant.

Serving tropical drinks, tapas, and delicious diners, the secluded courtyard restaurant and lounge are located nearby, so residents can comfortably walk to dinner.

Reserved Parking.

Each homeowner has a designated parking space with additional parking for guests and restaurant patrons.

Beach Access.

From the houses, footpaths provide access to the beach, which is great for swimming, snorkeling, and searching for conch and a variety of tropical shells.

Boathouse.

On a space available and user-fee basis, the Cliffdwellers' boat-house can accommodate kayaks, other small craft, or boating equipment for homeowners.

Shops.

Three charming Nevisian-style buildings near the entrance house boutiques and service-oriented businesses.

Rental Program

For its waiver of the Alien Landholders License fee, and other concessions, (including duty exemption on furnishings, the government requires that each home be available for rental part of the year through the Rental Program. There is a full-time, on-site rental manager to market the property and to manage each rental insuring that houses are properly prepared for guests, and to provide concierge and other services.

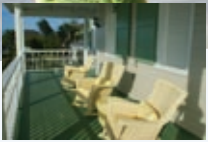
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AN ISLAND OPPORTUNITY LIKE NO OTHER

The serene island of Nevis is one of the last remaining unspoiled places on earth, and no other real estate agency knows it like we do. To take full advantage of the current market, contact us immediately.



FURNISHINGS PACKAGES

Duty-free furnishings packages customized to a buyer's taste are available to purchasers through their participation in the Cliffdwellers' Rental Program.

Residential Finishes

Floors: Italian ceramic tile by Tagina and Spacco di Cava.

Kitchens: Cabinets: Italian cabinetry by Scavolini. Countertops: Granite countertops: Giallo Veneziano or equivalent. Sink: Whitehaus stainless steel double sink with Rohl/Hansgrohe faucet or equivalent. Appliances: GE Profile gas range, refrigerator, dishwasher and microwave in stainless steel.

Bathrooms: Ensuite baths with custom cabinetry and Travertine countertops, white porcelain sinks with Grohe faucets or equivalent. Powder room with white porcelain sink with Grohe faucet or equivalent. Shower walls of Tagina ceramic tiles with semi-frameless Diaman fusion glass shower enclosures with Grohe faucet or equivalent. Toilets by Toto in "Comfort Height".

Laundry: GE washer and dryer with shelving for linen storage.

Note: Cliffdwellers may make substitutions of equal quality. Upgrades are available on request and need to be approved and priced prior to construction.

Construction Details

Masonry

- All concrete to achieve a minimum standard of 3,000 to 3,500 psi.
- Foundation to be reinforced 12" concrete and block and 5" slab on grade.
- Floors to be 6" reinforced concrete slab with tile or wood finish, as per plan.
- Walls of 8" block, reinforced, with color-impregnated plaster finish (exterior) and painted plaster finish (interior).

Carpentry

- Rough carpentry of treated southern pine.
- Second-floor ceilings are painted tongue and groove yellow pine v joint with painted finish.
- All door and window trim to be beaded and painted.
- Baseboard trims to be painted 6" poplar or equivalent.
- Wood siding to be painted lapboard or wallaba shingles over block walls.

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Roof

- Rafters laid in integral ring beam.
- Pre-finished, 24-gauge corrugated steel roofing over 15-pound roof felt.
- Insulation of ¾-inch urethane, foil on both sides.
- PVC gutters and downspouts.
- Flashings of .050 aluminum.
- Galvanized hurricane clips, double dipped where appropriate.

Ceilings

- Painted smooth plaster finish on first-floor ceilings of two-storey buildings.
- Cathedral ceilings with tongue and groove boarding on second floor ceilings, and depending on design, on ceilings of first floor great rooms, bedrooms, and kitchens.

Doors and Windows

- Exterior andiroba windows and doors by SMPM in St. Martin. Solid three-panel interior room doors. Fixed louvered closet doors.
- Treated-wood hurricane shutters for doors and windows.
- Door and window hardware in oil-rubbed bronze.

Utilities

- 200-amp, individually-metered electrical service with 7 KVA emergency generator
- Pre-wired for cable TV, and for telephone service
- Government water service with individual meter
- Centralized sewer system

Pools and pool terraces

- Construction of 6" reinforced block, finished in hydrazzo plaster with glass-tiled water line.
- Terrace to be 5" concrete slab finished in Pool Cote with tile inserts.

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For more information, contact:

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