



ULTIMATE BEACHFRONT LIVING IN NEVIS



CADES BAY DEVELOPMENT LTD.

CBD owns and develops the 6,8 acres property at Cades Bay, called Zenith Nevis. CBD has obtained an approved plan for the entire property, including approval for the citizen by investment program. The owners are Christian Wienpahl and Hedda Wienpahl. More info about their careers can be found at zenithnevis.com.

OWNERSHIP

Owning a home at Zenith Nevis, means that we will take care of everything on your behalf. While you're home or away, Zenith Nevis will look after every aspect of running your home – from housekeeping, landscaping, maintenance and renting out your home if you so prefer.

CITIZENSHIP BY INVESTMENT

One of the many advantages of buying a home with Zenith Nevis is that you immediately qualify for the citizenship by investment program in St. Kitts & Nevis. Whether it is an existing villa, land or share of a villa at Zenith Nevis, your purchase will qualify.

The program has been operating with great success since 1984, and a St. Kitts & Nevis passport will give you as well as your spouse and any dependents the benefit of visa-free travel to more than 130 countries.

Residency is not a requirement for the program, although if you are looking for a primary or second home residence, you will find that Nevis is a safe, stable country with friendly people.



OWNERSHIP OPTIONS

OPTION 1 USD 700,000

Zenith Nevis can offer you a pristine beachfront lot for a two or three bedroom villa with drawings and permits for a turn key ready home included in the purchase price. Choose your own contractor to build your dream home in the Caribbean or leave it up to Zenith Nevis Management team (who already have built an identical villa) to oversee the whole building process for net construction cost + 20% management fee.

OPTION 2 USD 325,000

Under this option you have 2 alternatives. 1/12th share of a 2-bedroom/1-bath villa with a guaranteed rental income of 91,000 USD for 7 year and no HOA fees for the first seven years (no personal use or voting rights in the 7 years period). **Alternative number 2:** Use the villa for personal use for four weeks each year or put it in our rental program for part of the time, HOA fees will apply. After 7 years you can sell your share or keep on using it under alternative number 2 terms. The share allows the entire family to qualify for citizenship of St. Kitts and Nevis.



THE BEACH HOUSES

7 beautifully unique luxury beach houses in a contemporary architecture, offering high-end two or three bedrooms freehold residences. Highly specified and comprehensively fitted throughout including full kitchens with quality appliances, electrical window treatments, electrical mosquito screening, air conditioning and ceiling fans, WI-FI, cable TV, Apple TV, Games, Bose sound system, and entry security system. Each Beach House will be furnished individually with stylish, delicate, modern furniture and with fine color combinations.

The Residences are constructed using highly proven and superior materials that offer the best protection against weather and environmental risks as well as creating low maintenance homes with high energy efficiency and insulation properties.

RENTAL MANAGEMENT

If you would like to rent out your property, Zenith Nevis Management Team will simply add your home into their well-established rental pool. They will make sure that the guests that arrives at your home gets all the service and amenities that you can expect from a luxury boutique resort. The management team will also be responsible for the day-to-day operation of the property, dealing with everything from marketing to maintenance/repairs, leaving you free to deal with other things.

Owning a home at Zenith Nevis gives you all the benefits of having a home in Paradise, with none of the worries.





