

**St. Kitts & Nevis 圣基茨和尼维斯**  
**Citizenship by Investment 投资入籍计划**  
**in Real Estate 房产类别**



**PARADISE PALMS 棕榈天堂**



Authorized by the Government of St. Kitts and Nevis  
as an **Approved Project** for Citizenship-by-Investment

经圣基茨和尼维斯政府授权为  
投资入籍计划**批准项目**



## St. Kitts & Nevis 圣基茨和尼维斯

### Citizenship by Investment (CBI) 投资入籍计划

#### in Real Estate 房产类别

#### Contents 目录

The Island of Nevis 尼维斯岛 .....	2
An established destination 著名度假地 .....	3
St. Kitts & Nevis Citizenship by Investment 圣基茨和 尼维斯投资入籍 .....	4
Applying via the Real estate Option .....	5
通过购买房产申请入籍	
Why Nevis 为什么选择尼维斯 .....	6
Why Paradise Palms for Citizenship by Investment .....	6
为什么选择棕榈天堂申请投资入籍	
Exit for CBI Investors 投资入籍计划投资者退出方案 .....	7
Visa-free country list 免签国列表 .....	8
Schedule of Government fees 政府费用清单 .....	9
The Purchase Process 购买流程 .....	10
List of documents required 所需文件清单 .....	11
New CIU guidelines for submission of documents .....	12
投资移民局关于递交文件的新指南	
CBI application Forms 投资入籍计划申请表 .....	13



## THE ISLAND OF NEVIS 尼维斯岛

The Federation of St. Kitts & Nevis is a two-island independent Commonwealth state, located 17 degrees north of the equator in the Eastern Caribbean, near to the islands St. Eustatius, St. Barths, St. Martin and Anguilla to the north. To the east lie the islands of Antigua and Barbuda, and to the southeast lies Montserrat.

圣基茨和尼维斯联邦是由两个岛屿组成的独立的英联邦国家，位于赤道以北 17 度东加勒比海地区，北邻圣尤斯特歇斯岛、圣巴特岛、圣马丁岛和安圭拉，东濒安提瓜和巴布达岛，南靠蒙特塞拉特。

**Population:** 53,584 - Nevis 12,000 - St. Kitts 41,500  
**人口:** 53,584 - 尼维斯岛 12,000 - 圣基茨岛 41,500

**Language:** English **Capital:** St. Kitts: Basseterre Nevis: Charlestown **Size:** 443 Sq.Km. St. Kitts: 180 Sq. Km - Nevis: 93 Sq. Km

**语言:** 英语 **首都:** 圣基茨: 巴斯特尔 尼维斯: 查尔斯镇  
**面积:** 443 平方公里; 圣基茨 180 平方公里; - 尼维斯 93 平方公里

**Climate:** Tropical marine - mean temperature of 24 to 27  
 Humidity 71% - Annual rainfall from 16 to 60 inches

**气候:** 热带海洋气候- 气温 24 至 27 摄氏度, 湿度 71% - 年降雨量 16 至 60 英寸



**Economy:** Nevis – Tourism & Financial services St. Kitts - Tourism, formerly Sugar until 2005 Main markets: North America & Europe. GDP USD\$734 million (2012) Per Capita income: USD 16,500

**经济:** 尼维斯- 旅游&金融服务 圣基茨 - 旅游, 原来以制糖业为主, 2005 年以后的主要市场面向: 北美 & 欧洲。GDP 7 亿 3400 万美元 (2012 年) 人均收入: 16,500 美元

**Currency:** Eastern Caribbean Dollar (\$2.71 ECD to \$1 USD) – Headquarters of the Eastern Caribbean Central Bank

**货币:** 东加勒比元 2.71 东加勒比元兑 1 美元- 东加勒比海中央银行总部

**Taxation:** Zero rated Personal Income Tax, No Capital Gains Tax, No Inheritance Estate Tax

**税制:** 个人所得税零赋税, 无财产所得税, 无遗产继承税

**Government & Legal System:** Democratic with British Parliamentary System. English common law. Court of Appeal: The UK Privy Council and the Eastern Caribbean Supreme Court. Central Government sits in St. Kitts. The Nevis Island Assembly is empowered to make laws that cannot be abrogated by the National Assembly. Member of The UN, British Commonwealth, Caribbean Community and Common Market (CARICOM) , Organisation of American States

**政府&法律体系:** 民主制与英国议会制度。英国普通法。上诉法院: 英国枢密院和东加勒比最高法院。中央政府位于圣基茨。尼维斯岛议会享有立法权, 法律不可被国民议会废除。是联合国、英联邦、加勒比共同体和共同市场、美洲国家组织的成员国。

## **GETTING THERE 如何到达**

From Miami , San Juan, Antigua - Daily flights From London and New York - two flights per week

From Charlotte, Atlanta and Toronto – One flight per week

Flight schedules are available on the St. Kitts Tourism page: <http://www.stkittstourism.kn>

从迈阿密、圣胡安岛、安提瓜出发- 每日航班 从伦敦和纽约出发-每周两趟航班

从夏洛特、亚特兰大和多伦多出发- 每周一趟航班

可登陆圣基茨旅游网站: <http://www.stkittstourism.kn> 查询航班列表

## **NEVIS - AN ESTABLISHED DESTINATION 尼维斯 - 著名度假地**

- Nevis is a luxury destination favoured by celebrities from North America and the UK because of its privacy, whilst at the same time offering the true Caribbean experience; one of the last remaining such places in the Caribbean. 尼维斯以其私隐度和真正的加勒比海体验成为备受北美和英国名流青睐的奢华度假地, 是加勒比海仅存的此类度假胜地之一。
- The island's acclaim is fitting since it was the first colony in the Caribbean to officially practise tourism with the opening of the Bath Hotel in 1778, prompted by a drastic decline in the sugar economy. The destination became renowned for its hot springs and quickly grew in popularity. Ever since Nevis has continued to be in the favour of the British upper classes.



- 尼维斯岛所获的好评名至实归，1778 年，制糖业的大幅衰退促使巴斯酒店开业，标志着尼维斯成为加勒比海地区首个正式开展旅游业的殖民国家。尼维斯岛以温泉出名，并很快大受欢迎，自此之后，尼维斯岛越来越受英国上层人士的喜爱。
- Home to the world famous Four Seasons hotel, the island benefits from a steady stream of visitors during the high and peak seasons. There is a host of activities available and an impressive range of good restaurants. 由于全球闻名的四季酒店安家于此，尼维斯岛在高峰期和旺季均有稳定的客流量。这里有众多活动和风格各异的绝佳餐厅。
- Nevis is becoming increasingly popular for visitors wanting extended vacations. The standard of living is higher than most islands in the region. With the literacy rate at 98% and per capita income of USD 16,500, this is a contented island community that has managed to retain an authentic Caribbean way of life whilst offering all the modern comforts associated with a 5 star luxury destination. 尼维斯成为越来越多游客延长假期的选择，其生活标准比同区域大部分岛屿更高，识字率 98%，人均收入 16,500 美元。作为一个满足型岛屿社区，尼维斯岛成为既保留了地道的加勒比海生活方式，又提供现代舒适服务的 5 星级奢华旅游地。

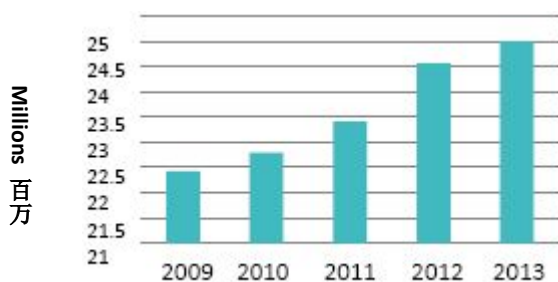
## **TOURISM PERFORMANCE SNAPSHOT 旅游业绩概况**

The World Travel & Tourism Council report states that Travel & Tourism in St. Kitts & Nevis accounted for XCD\$200m in 2013 representing 22.5% of GDP, up by 6.2% from 2012, and a 6% increase in Travel & Tourism's direct contribution to employment to 21.4%. Long term growth rate to 2024 is forecast at 6.3% p.a. 世界旅游及旅行理事会宣布，2013 年圣基茨和尼维斯旅游业盈利总计 2 亿东加勒比元，占 GDP22.5%，比 2012 年上涨 6.2%，旅游业对就业的直接贡献上涨 6%，达到 21.4%。2024 年的长期增长率预期为每年 6.3%。

According to the Caribbean Tourism organisation there were 100,997 tourist arrivals (non-cruise passengers) in 2013, up 3.2% from 2012. The CTO reported in February 2014 that the state of the Caribbean's tourism industry is solid, with positive signs that a recovery is in progress 根据加勒比旅游组织的数据，2013 年共有 100,997 名游客（非游轮乘客）抵达，比 2012 年增长 3.2%。加勒比旅游组织报告称，2014 年 2 月加勒比海旅游行业的状况稳定，并有良好迹象表明恢复正在进行中。

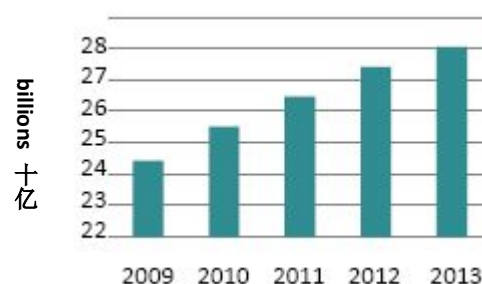
**Tourist Arrivals to the Caribbean**

抵达加勒比海的游客数量



Source: CTO Member Countries and CTO estimates 来源：加勒比旅游组织成员国及加勒比旅游组织估算

**Estimated Visitor Expenditure 游客消费估算**



Source: CTO Member Countries and CTO estimates 来源：加勒比旅游组织成员国及加勒比旅游组织估算



## **ST. KITTS & NEVIS CITIZENSHIP BY INVESTMENT VIA THE REAL ESTATE OPTION** **圣基茨和尼维斯投资入籍计划-房产类别**

Established in 1984 making it the oldest Economic Citizenship program in the world.  
该计划成立于 1984 年，是世界上历史最早的投资移民计划。

**To qualify** for citizenship under the Real Estate Option, the main applicant must be over 18 years of age, and meet the following application requirements. 为满足房产类别的移民**资格**，主申请人必须年满 18 岁并符合下列要求：

- An investment of at least US\$400,000 in property in an approved real estate project.  
在批准的房产项目至少投资 40 万美金购买房产
- Pay the required Government processing fees and due diligence fees. (fee schedule on page 11)  
支付规定的政府处理费和背景调查费（请参考第 11 页的费用清单）
- Provide all the required documents and pass the due diligence check. (document list on page 9)  
提供所有所需文件并通过背景调查审核（请参考第 9 页的文件清单）

The Primary Applicant can include qualifying members of their family in their application: Spouse, children under 18, children 18 to 25 still in education and dependent parents over the age of 65. 主申请人可同时为符合资格的家庭成员提出申请，包括：配偶、18 岁以下子女、18 至 25 岁在读子女和 65 岁以上的受养父母。

The successful applicant must retain the property for no less than 5 years, after which time the property may be sold on, and becomes eligible for a subsequent CBI application.成功获批的申请人必持有房产至少 5 年，5 年后可将房产出售，房产可参与后续的投资入籍申请。

Processing time can take less than 6 months.审理时间可少于 6 个月。

**Visa Waiver entry into countries** - It is considered of greater benefit when entering immigration control in a country if you can prove a more substantive presence in St Kitts & Nevis. For example whilst the passport on its own is acceptable as it is irrefutable proof of citizenship, having a utility bill as proof of ownership of a property, and therefore a close connection with the country, serves to remove any potential doubt about the validity of your citizenship and passport. So this greater proof of residency of St Kitts & Nevis will answer the immigration questions, providing more convenience to the passport holder at immigration borders.

**签证豁免进入国家**- 如果你能够证明与圣基茨和尼维斯的密切联系，那么你进入移民管控国家将非常便利。例如，除了护照本身作为公民身份的确凿证据，同时出具证明你持有房产所有权的物业账单，那么就可以证明你与该国有密切联系，从而打消关于你的公民身份和护照的任何潜在疑虑。因此在圣基茨居住的有利证据将解答有关移民的疑问，大大方便了护照持有者在移民边境的通行。







## **APPLYING FOR CITIZENSHIP VIA THE REAL ESTATE OPTION**

### **通过购房申请公民身份**

- A licensed local processing agent must be engaged to vet and submit the applications for Citizenship. Agent fees vary; usually \$10,000 for a family of four. (Process flow chart on Page 8) 必须由当地注册代理中介审核并递交申请。代理费用价格不等，通常四人的家庭费用为 1 万美金（审理流程图请参考第 8 页）
- A binding agreement is entered with the developer before the application can be submitted. Prior to this a Reservation Agreement with deposit of \$10,000 is made to secure the selected property. 在申请递交前与发展商签署具有约束力的合同。在此之前，需签署预订协议，并缴纳 1 万美元定金，预留选定的房产。
- Due Diligence fees are paid upon the submission of the application. The local processing agent's fee is also paid up front. 在递交申请文件时需付清背景调查费。当地代理中介费也要提前支付。
- Upon notice of Approval the applicant pays the balance of the Government fees, and the purchase price less the reservation deposit is placed with the CIU approved escrow manger ; this must take place before the application can proceed to Certificate of Registration. 在收到批准函后，申请人要支付政府费尾款，并将扣除购房定金后的购房款汇给投资移民局批准的托管代理；必须在公民身份证书出具之前完成支付。
- The Real estate Sale proceeds to closing and the Memorandum of Transfer is filed with the Registrar. 房产交易完成后，在房产登记处备案产权转名证明。
- Upon issuance of the Certificate of Registration of Citizenship, the processing agent arranges to apply for the passport. The passport may be couriered to the client. 在出具公民身份证书后，代理中介安排申请护照。护照可以快递邮寄给申请人。



### **WHY NEVIS 为什么选择尼维斯**

- Visa-free travel to 130 plus countries including the UK, EU-Schengen countries, Hong Kong & Singapore. 可免签通行包括英国、欧盟-申根国、香港和新加坡等在内的 130 多个国家。
- No residency requirements. Residency is optional at any time. 无居住要求，可在任何时间选择居住。
- No personal income tax, no capital gains nor inheritance taxes 无个人所得税、无财产收益税或遗产税。
- 4 to 6 months processing time. Dual citizenship is allowed without restrictions; the strictest confidentiality is observed 审理时间 4 至 6 个月。无条件允许双重国籍；遵循最严格的保密原则。
- A good place to invest. The IMF has taken a more favourable stance on St. Kitts & Nevis. 最佳投资地。国际货币基金会对圣基茨和尼维斯采取有利立场。
- Nevis offers trust services and corporate services for setting up and managing offshore structures. 尼维斯为设立及管理离岸结构提供信托服务和公司服务。
- Long established destination attracting up-market clientele. Listed by BA in their top 10 destinations in 2011. 久负盛名、吸引高端客户的旅游目的地。2011 年被英国航空公司评选为 10 佳度假胜地。
- Consistently demonstrated a responsible approach to the environment, committed to green development. 不断证明对环境采取负责任的方法，致力于绿色开发。
- All of this leads to a bright future for the industry, translating to good exit scenario after the 5- year period. 以上所有因素将带来该行业的光明前景，以及 5 年后良好的退出方案。

### **WHY PARADISE PALMS FOR CITIZENSHIP BY INVESTMENT**

#### **为什么选择棕榈天堂申请公民投资入籍**

- All closing costs are included in the Purchase Price. 所有交易费均包含在购买价格内。
- Hassle-free ownership for long distance CBI Buyers - The Leaseback Option means no fees or costs to pay

during the 5-yr ownership period. Owners will benefit from personal use time, which they can trade for use at another resort in the exchange program. 远距离公民投资入籍购房者可享有无忧所有权- 售后回租选项意味着 5 年的房产所有权期间，无需支付任何费用或成本。业主将在私人使用时间内获益，他们可通过交换计划交易使用其他的度假村。

- A beautiful pristine setting in the foothills of Nevis Peak with unparalleled views of St. Kitts. Elevated and protected, the resort is practically next door to the Four Seasons Golf Course, and just a few minutes away from the beach club. Excellent potential for rental income. 坐落于纯朴美丽的尼维斯峰山脚，享有无与伦比的圣基茨景观。该度假村被抬高并受保护，紧邻四季酒店高尔夫球场，距离海滩俱乐部仅数分钟路程。租金收入潜力巨大。
- The project is being managed by an experienced team who understand the requirements of the CBI market, and have Nevis development experience. 该项目将由富有经验的团队管理，他们深谙投资入籍计划市场的要求，并具备尼维斯开发经验。
- **Positioned for strong long term performance** – The resort meets all current hospitality market trends and will cater for both short stay guests and long stay “snow bird” vacationers who are known to frequent Nevis, also potential second home owners
- **定位于强劲的长期业绩** - 该度假村满足所有现代酒店市场趋势，并将迎合短期停留宾客和尼维斯常客：长期“雪鸟”度假者以及潜在第二家园业主的需求。
- **Exit scenario** - The resort real estate has been carefully packaged in real terms for the vacation/second home buyers markets in North America and Europe. Completely flexible ownership options with a flexible rental program, and very attractive management fees for second tier buyers. – All providing a favourable scenario for a straightforward exit for our CBI Investors after 5 years.
- **退出方案** - 度假村房产在真正意义上为北美和欧洲的度假/第二家园购买者市场精心打造。完全灵活的业主选项和灵活的租赁计划，以及对二次购买者极具吸引力的管理费 – 以上因素均为我们的投资入籍计划的投资者 5 年后的直接退出提供了有利方案。



## **EXIT FOR CBI INVESTORS 投资入籍计划投资者退出方案**

**A compelling argument based on : 基于以下因素的有力证明:**

1. Nevis has a long tradition of entertaining wealthy vacationers, and will continue to be the destination of choice in the Caribbean for celebrities because of the ability to retain its precious privacy element in a natural unspoiled environment of unrivalled beauty. Nevis' drive to becoming the first green exclusive destination in the Caribbean supported by its geothermal energy future will also have a positive impact. Nevis will soon also embrace HNW yacht owners. Plans are underway for a refueling facility for super yachts at Long Point in Nevis. 尼维斯历来以娱乐富有度假者而著名, 并将以其在非凡美丽、天然纯净的环境中保留珍贵隐私的能力, 继续成为名流的加勒比海度假胜地。尼维斯致力成为加勒比海地区首个绿色独有的度假胜地, 其地热能源将对未来产生积极影响。尼维斯将很快迎来富裕游艇所有者的来访。目前尼维斯正在规划在 Long Point 建造超级游艇的加油设施。
2. The St Kitts & Nevis CBI is expected to continue to attract HNWI. Nevis will be the attractive option to those requiring offshore financial services and banking privacy 圣基茨尼维斯投资入籍计划预期将继续吸引富裕人士。尼维斯对于需要离岸金融服务和银行隐私的人群而言, 将会成为具有吸引力的选择。
3. **Choosing the right Real Estate Project 选择合适的房产项目 -**
  - With its super location, the Resort also meets current up-market hospitality trends whilst also attracting long-stay vacationers, encouraging a steady residual turnover. Excellent potential for rental income. 该度假村以其绝佳的位置, 既满足了当前高端酒店的趋势, 同时吸引长期度假者, 促进了稳定的剩余营业额。租金收入潜力巨大。
  - The resort real estate has been carefully packaged in real terms for the vacation/second home buyers markets in North America and Europe: Completely flexible ownership options with a flexible rental program, and attractive management fees for second tier buyers 度假村房产在真正意义上为北美和欧洲的度假/第二家园购买者市场精心打造: 完全灵活的业主选项和灵活的租赁计划, 以及对二次购买者极具吸引力的管理费。
4. It is reasonable to assume that properties in Nevis will benefit from decent capital growth into the long term as the North American market continues to recover. 可以合理预估: 由于北美市场不断复苏, 尼维斯房产将从良好的长期资本增值中获益。





## CITIZENSHIP BY INVESTMENT IN REAL ESTATE 投资入籍计划房产类别

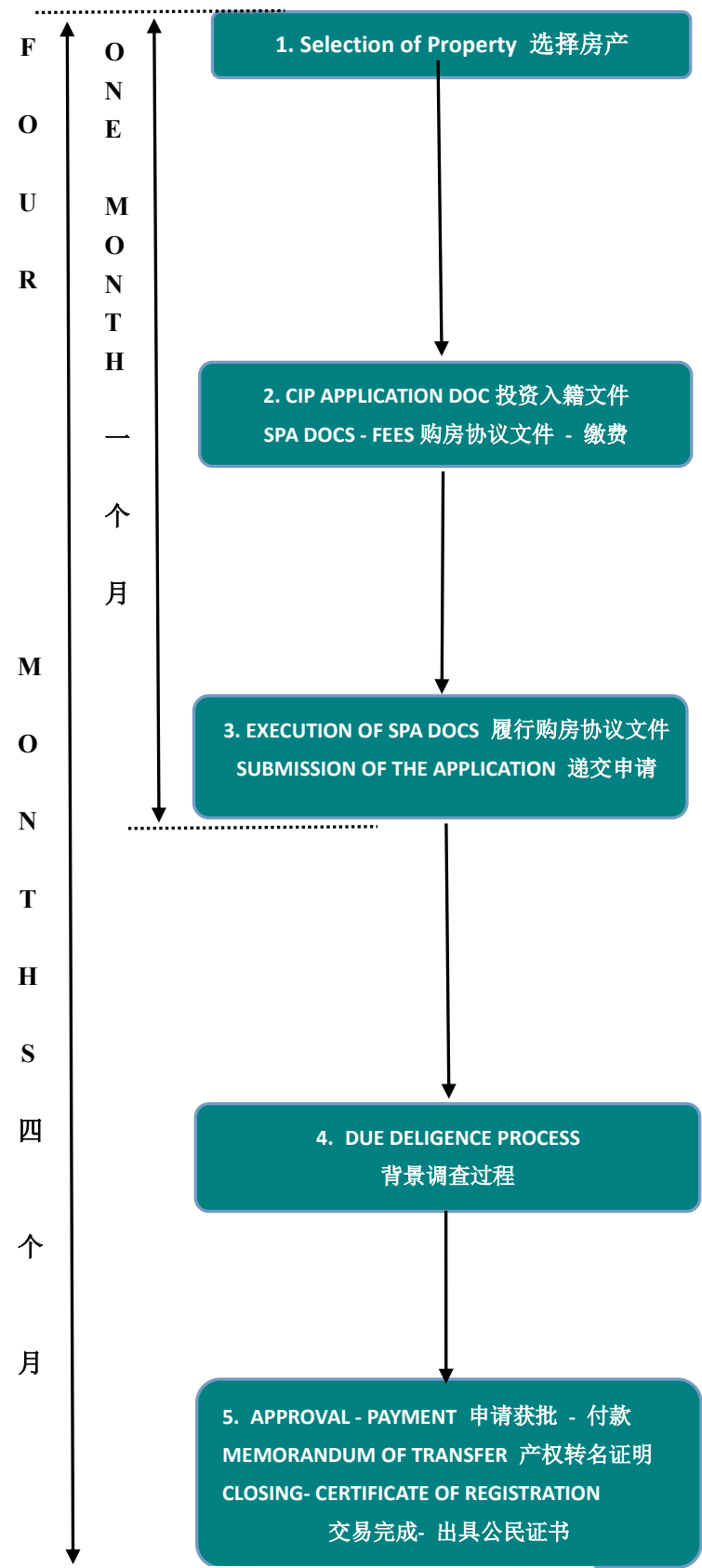
### SCHEDULE OF GOVERNMENT FEES AND COSTS 政府费用和成本清单

	<b>Amount 金额</b>
Minimum investment in Real estate of \$400,000 房产投资至少 \$400,000	
<b>Government Fees 政府费用</b>	
Principal Applicant 主申请人	\$50,000
Spouse 配偶	\$25,000
Child dependant of the principle under 18 主申请人 18 岁以下受养子女	\$25,000
Eligible child dependants over 18 18 岁以上符合资格的受养子女	\$50,000
Each dependent parent or grandparent above the age of 65 years 65 岁以上每位受养父母或祖父母	\$50,000
<b>Due Diligence Fees for both options 两种类别的政府调查费</b>	
Due diligence fee for the main applicant 主申请人的背景调查费	\$7,500
Due diligence fee for each dependant over the age of 16 years 16 岁以上每位受养人的背景调查费	\$4,000
<b>Document fees 文件费</b>	
CBI Application, Registration Certificate and Passport 投资入籍申请、公民证书和护照	\$652



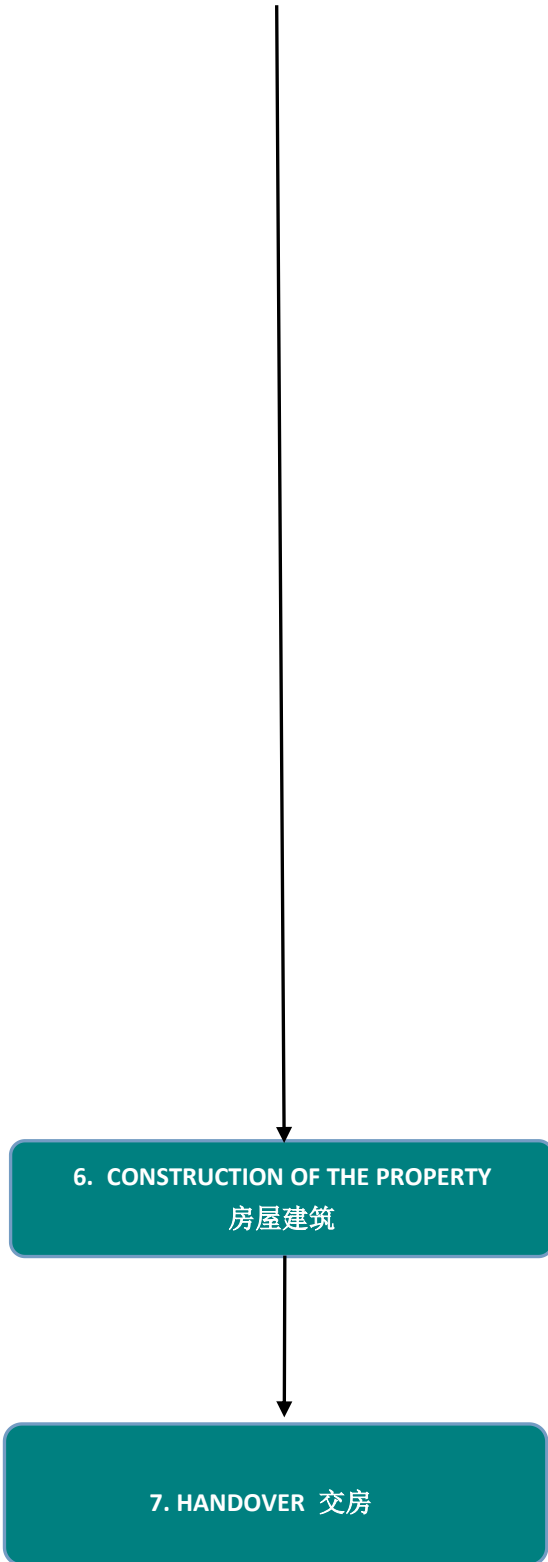


**THE CBI PURCHASE PROCESS 投资入籍购买流程**



- The Purchaser selects the property 购房者挑选房产
- The Developer prepares and sends the Sale & Purchase Agreements (SPA) to the Purchaser or their Agent. 发展商拟定购房协议并邮寄给购房者或其代理人。
- The Purchaser or their Agent notifies the appointed local Processing Agent of the intended purchase and requests the CBI application forms. 购房者或其代理人将预购事项通知所聘用的当地代理中介，并要求提供公民投资入籍申请表。
- The Purchaser signs the SPA and returns them to the Developer. 购房者签署购销协议并返还给发展商。
- The Purchaser completes the CBI application, procures the necessary documents and returns the completed application to the Processing Agent, along with payment of the due diligence fees and the Processing Agent's fee. 购房者填写投资入籍申请表，准备所需文件并将完整的申请文件递交给代理中介，同时支付背景调查费和代理中介费。
- The Developer executes the SPA and sends them to the Processing Agent. 发展商履行购房协议并邮寄给代理中介。
- The Processing Agent checks and submits the CBI application to the CIU. 代理中介审核投资入籍申请文件后，将其递交至投资移民局。
- The Developer issues the invoice for the Purchase Price. 发展商按照购房价格出具发票。
- The Client sends the full amount of the purchase price to the CIU approved escrow agent. 申请人将全额购房款汇给投资移民局指定的托管代理。
- The due diligence process is completed within 90 days. If the application is successful, a notice of Approval in Principle is issued and the Client will be required to pay the government fees to the Processing Agent. 背景调查在 90 天内完成。如果申请获批，政府会出具原则性批准函，申请人需要将政府费用支付给代理中介。
- Upon receiving notice of Approval in Principle, the Client notifies the Developer and the Developer notifies the Escrow Agent. 在收到原则性批准函后，申请人通知发展商，由发展商通知托管代理人。

5-year ownership period begins 5 年持有期开始



- The Client pays the balance of the government fees to the CIU the escrow agent disburses the first drawdown to the developer as stipulated in the approved escrow agent, and the balance of the government fees to the CIU. 申请人向投资公民组支付政府费尾款，托管代理人根据约定，从指定的托管代理账户将首批款项汇给发展商，并将政府费用尾款汇给投资移民局。
- The Escrow Agent disburses the first drawdown to the Developer as stipulated in the Purchase Agreement, the Memorandum of Transfer (MOT) is filed, stamp duties are paid if applicable, and the transaction proceeds to closing. 托管代理人根据购房协议的约定将首批款项支付给发展商，随后将产权转名证明备案，并缴纳印花税（如可行），购房交易即告完成。
- The Developer provides a copy of the MOT to the Processing Agent; the CIU is notified accordingly and the CIU proceeds to the issuance of Certificate/s of Citizenship and Passport. 发展商将产权转名证明副本提供给代理中介；投资移民局在接到通知后，就会出具公民身份证明书和护照。
- The Certificate of Title of the Property is issued in due course upon completion of the registration process. 房产权证明在完成注册手续后及时出具。
- The balance of the purchase price is paid to the Developer by the Escrow Agent in stage payments as laid out in the SPA and construction progresses accordingly. 购房尾款由托管代理人根据购房协议的约定以及建筑过程，分阶段支付给发展商。
- Handover takes place on completion of the build process after the final payment is made to the Developer. 将最后一笔款项支付给发展商后，待房产建筑完成即可交房。