

*Papaya*  
HOTEL & SPA | ANTIGUA





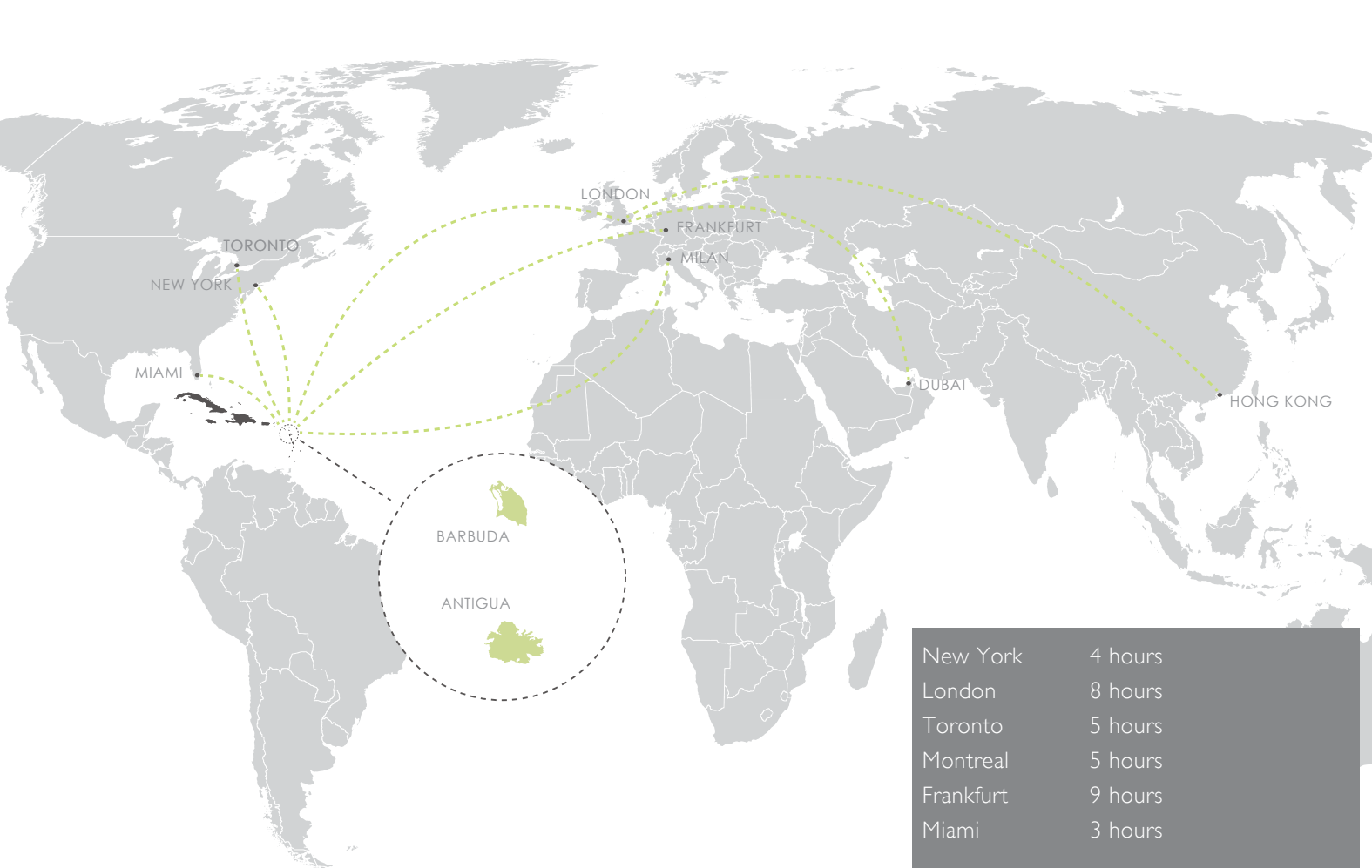


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# 1 | WHY CHOOSE ANTIGUA & BARBUDA CITIZENSHIP?

The Caribbean region has long been the dream vacation destination for westerners, and generations of visitors and investors have made the archipelago of tropical islands a first-world paradise and crossroads of international culture.

The Antigua & Barbuda Citizenship by Investment Program offers affluent individuals the opportunity to apply for citizenship through a luxury property investment.

## Visa-free Travel

With little residency required, a qualified investor and their family can be granted citizenship in the British Commonwealth nation of Antigua & Barbuda, in as little as 90 days, and benefit from numerous privileges including visa-free travel to approximately 131 countries.

CARIBBEAN CITIZENSHIP PROPERTY INVESTMENT OFFERS PRICELESS VALUE FOR FINANCIAL AND PERSONAL SECURITY, AND ALSO THE IMMEDIATE AND TANGIBLE REWARDS THAT HAVE BROUGHT THE WORLD'S ELITE TO THESE ISLANDS FOR GENERATIONS.

## Wealth Preservation

A second citizenship and property investment in a Caribbean country can be an essential component in an international wealth preservation strategy. With an established history of protecting the privacy of its citizens, Antigua is home to international banks and developed financial services sectors.

## Personal Security

On the most fundamental level, property and citizenship in the Caribbean represents security for your family. With growing food production and green energy sectors, and the natural ingredients for true self-sustainability in the future, the Caribbean holds significant advantages as a second home region.





## 2 | ANTIGUA & BARBUDA CITIZENSHIP INVESTMENT PROGRAM

The opportunity to become a citizen of Antigua and Barbuda is truly unmatched. Thousands of international travelers visit annually and leave the islands harbouring dreams of having a home here.

In addition to its position as a top western destination for recreational travel, Antigua & Barbuda is a utopia for those seeking a secure and stable second home nation. Relaxed, yet sophisticated, families can enjoy world-class education amongst a mosaic of cultures, and the lifestyle at any age is idyllic.

In 2013 the government of Antigua and Barbuda announced a Citizenship by Investment Program (CIP) for individuals investing in approved property developments, making these properties very special and singular investment vehicles.

Applicants must prepare thorough application packages and be prepared to pass through stringent third party security background and medical checks.

Citizenship in Antigua & Barbuda presents diverse benefits such as visa-free travel to approximately 131 countries including the UK, Canada, and the countries of the Schengen area, and the opportunity to reside in one of the most desirable destinations in the Americas.

The Government is offering the program to select individuals who invest in approved tourism projects with a minimum investment level of US \$400,000 and only 5 days residency required in the first five years.





## PROGRAM BENEFITS

Once you receive your Antigua & Barbuda citizenship, you and your family will enjoy many benefits:

- VISA-FREE TRAVEL to approximately 131 countries including Canada, the U.K., Switzerland, the European Union countries including all 28 Schengen states and most other British Commonwealth countries
- DUAL AND LIFETIME CITIZENSHIP for you and eligible family members
- TAX ADVANTAGES – Antigua & Barbuda has no capital gain or estate taxes; income generated outside of the country is not taxed\*
- RESALE OPTION – After five years of ownership, properties are eligible for resale to new citizenship applicants
- MINIMAL RESIDENCY – 5 days residency in the first five years
- LIFESTYLE – New citizens can spend as much time in Antigua & Barbuda as they wish. The nation offers a stress-free lifestyle in one of the most comfortable climates in the world

The Antigua & Barbuda Program is one of the most highly anticipated for its flexibility and value but also for the opportunity to become a citizen of one of the world's top international destinations.

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\*applies to tax residents







Papaya  
HOTEL & SPA | ANTIGUA

# Papaya


HOTEL & SPA | ANTIGUA



Introducing Papaya Hotel & Spa, a planned luxury boutique hotel within Rendezvous Bay, the landmark National Park residential community being created on Antigua's spectacular south coast.

Developed by Elmsbridge Property International in partnership with Angelo Zaragovia – the creator and operator of three exceptional luxury boutique eco-hotels – Papaya Hotel & Spa overlooks the famous Rendezvous Beach, which has been privately held for over 80 years.


Although only minutes away from English Harbour and its world-class restaurants, bars, and super-yacht marinas, Rendezvous Bay is a perfect, undisturbed paradise.

With breathtaking views throughout, Papaya Hotel & Spa will bring a new dimension to Antigua's most desirable area, offering exquisite villas, an expansive health spa and unrivaled entertainment and dining experiences.

Mr Zaragovia was the visionary of Tabacon Grand Spa , today Costa Rica's most visited resort

hotel and spa, and Papaya is modeled on his hugely successful Nayara Hotel & Spa  and Nayara Springs , both of which are based in Costa Rica.

Four years into operations Nayara has become an extraordinary success, listed by Travel & Leisure magazine in 2013 as the world's 4th best hotel and the highest-ranked hotel in the world in 2013 for Trip Advisor ratings. Hand in hand with the promotional success of Nayara is its economic achievement and top occupancy rates.

Angelo Zaragovia's vision of a luxury eco-hotel nestled in the tropical vegetation overlooking two secluded Caribbean beaches, will form an exquisite centerpiece for Elmsbridge's 350 acre low-density National Park lifestyle community being developed in Rendezvous Bay .

On an island where Giorgio Armani and Eric Clapton are long-time residents along with numerous other famous international celebrities, the offering of Papaya Hotel & Spa ownership is a limited opportunity that is rarely seen and can never be replicated.





COMPUTER GENERATED IMAGES OF PAPAYA HOTEL & SPA TWO-BEDROOM VILLA



## HOTEL HIGHLIGHTS

- Operated by the exemplary team behind Nayara Hotel & Spa in Costa Rica, voted #4 Hotel in the World on Trip Advisor 2013, #1 Hotel in Central & South America by Conde Nast Traveller 2013, #4 Hotel in the World by Travel & Leisure 2013
- Located in the most exclusive area of Antigua
- Hotel villas include generous bedrooms, salons, floor-to-ceiling windows, private outdoor shower gardens, infinity-edge pools, and spectacular ocean and beach views
- 55 one- and two-bedroom private villas will radiate out from a spine of land that bisects the two beaches of Rendezvous Bay
- Guest villas will be serviced by both a hilltop and a beach restaurant with adjoining bars
- International-class spa and fitness facilities are designed overlooking the western beach
- The western beach will front a fifty-acre nature reserve, home to tennis facilities, walking and hiking trails, and an organic farm that will supply fresh fruit and vegetables to the hotel guests and community residents

## BENEFITS OF OWNERSHIP

- Investment with developers and operators with a demonstrable history of providing operating return and capital appreciation
- Ownership in land and property on the most sought after site in the Caribbean
- Ownership in a top hotel in the eastern Caribbean's most accessible island by air
- No operating costs in the first five years of ownership
- Application for citizenship can begin immediately upon execution of reservation agreement
- Capital appreciation and income generation opportunity in one of the most popular destinations for wealthy Europeans and North Americans
- Hotel villa owners and their families will be able to use their property and enjoy preferential treatment at the hotel facilities

COMPUTER-GENERATED IMAGES OF PAPAYA HOTEL & SPA  
ONE-BEDROOM VILLA OVERLOOKING RENDEZVOUS BAY BEACH



## OWNERSHIP STRUCTURE

Each villa can be purchased as a freehold property and will be operated in the hotel for income production but allow the freeholder up to six weeks of owner time per year for personal usage.

Investors can also purchase a fractional ownership of the villa, which allows for owner occupancy ranging from two to three weeks per year and reduces the investment much closer to minimum citizenship investment levels.





WEST BEACH AT RENDEZVOUS BAY (LEFT); COMPUTER GENERATED IMAGE OF FULL MOON VIEW OF PAPAYA HOTEL & SPA (RIGHT)





**PURCHASE AND CITIZENSHIP APPLICATION SNAPSHOT\***

*Example for main applicant and spouse (US\$)*

|                                |                  |
|--------------------------------|------------------|
| Deeded fraction                | \$404,500        |
| Government transfer tax (2.5%) | \$10,112         |
| Government application fees    | \$100,000        |
| Government due diligence fees  | \$15,000         |
| <b>TOTAL</b>                   | <b>\$529,612</b> |

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 \*Total price varies depending on number of applicants.  
 Legal Fees are not shown here and are subject to market jurisdiction standards. Additional fees and charges may apply.







# ELMSBRIDGE

PROPERTY INTERNATIONAL

Papaya Hotel & Spa is the centrepiece of a 350-acre luxury residential community being developed by Elmsbridge Property International.

The Papaya project team members have considerable expertise at resort community development. The group's particular expertise is creating world-class destination experiences, maximising the total land value to be created, and shepherding the projects through sales and development milestones.

With decades of experience in the development, construction, marketing and sales of luxury property, the Elmsbridge principals are an award-winning team currently developing luxury residential and commercial leisure projects in the Caribbean islands of Antigua and St. Kitts.







## 4 | ABOUT ANTIGUA & BARBUDA

Often referred to as The West Indies, the island nations of the Caribbean form one of the most culturally diverse groups of countries on our planet. Add a year-round warm temperate climate, magnificent beaches and wildlife, spectacular natural geography, and the region becomes one of world's most exclusive destinations.

A favourite of European royalty, the English-speaking twin-island nation of Antigua & Barbuda has hosted the world's privileged for generations, with its laid-back elegance, turquoise waters, luxury yachts and celebrity residents.

Truly a world-class destination as evidenced by its growing multi-national population over the last decade, Antigua is also steeped in history dating back thousands of years. Famously the island was the major British Naval base for more than two centuries due to its expansive winding coastline and large natural harbours. Today, the nation is an independent member state of the British Commonwealth with Queen Elizabeth II as Head of State.

The sought-after tropical climate attracts varied international residents, and together with the friendly local population of 85,000, this makes the country a very comfortable place to integrate.

With daily direct air access from North America and Europe and being the hub of Caribbean yachting, Antigua is a crossroads of the world albeit natural, simple and protected.

The year-round favorable growing conditions and plentiful marine life make the country's culinary experiences fresh and delicious, and the abundance of outdoor activities make for a very healthy lifestyle. It is no surprise a mix of internationally famous politicians, entertainers, and fashion designers live here in some of the most beautiful homes in the Caribbean.

Antigua's government continues to demonstrate its commitment to the tourism industry with projects such as the US \$75M expansion of the international airport which is the region's hub for international flights allowing increased flight numbers, passenger jet bridges and overall higher efficiency. Antigua levies no capital gains or inheritance taxes and there is no tax on income generated outside the country.

A member of the United Nations (UN), British Commonwealth, Caricom and the Organisation of American States, among many other international organisations, the nation's currency is the Eastern Caribbean dollar (EC\$), pegged to the US\$ at EC\$2.7/US\$1.



