


CATALOGUE OF PROPERTIES





Christophe Harbour is the premier residential community on St. Kitts. Here, a luxury lifestyle and world-class amenities are rivaled only by the tangerine sunsets and panoramic vistas surrounding them.





With picture-perfect placement along a sparkling bay and an expansive stretch of sugar-sand beach, Sandy Bank Bay is Christophe Harbour's initial residential offering. From homes set high on St. Kitts dramatic hillside to oceanfront and harbourside homesites, each residential enclave features a distinctive aesthetic. For relaxation and recreation, Sandy Bank Bay's private beach club, The Pavilion, serves as a hub for social interaction, shoreside activity, health and wellness, and inviting indulgences.

Hillside is Sandy Bank Bay's premier location for privacy and panoramic views. With spectacular vistas across the harbour to Priddies Plateau, a gently sloping landscape provides an easier home construction experience.

10 SAN CRISTOBAL POINT \$895,000

22,346 sq ft
2,076 sq m
.51 acres

13 MARINER'S CALL \$795,000

21,591 sq ft
2,006 sq m
.50 acres

24 SAN CRISTOBAL POINT \$1,450,000

22,338 sq ft
2,075 sq m
.51 acres

30 SEABREEZE LANE \$700,000


23,860 sq ft
2,217 sq m
.55 acres

131 OCEAN SONG WAY \$750,000

16,656 sq ft
1,547 sq m
.38 acres

133 MORNING RISE LANE \$700,000

19,894 sq ft
1,848 sq m
.46 acres





This charming enclave is rare combination of gentle terrain and western exposure that makes striking sunsets, colorful skies and glorious harbour views all part of an ordinary day at Beach Walk.

228 PELICAN DRIVE \$700,000

18,700 sq ft
1,737 sq m
.43 acres

242 PELICAN DRIVE \$800,000


15,121 sq ft
1,405 sq m
.35 acres

243 PELICAN DRIVE \$750,000

20,928 sq ft
1,944 sq m
.48 acres

245 EGRET LANE \$800,000

20,929 sq ft
1,944 sq m
.48 acres





Cardinal Point's homesites emulate the enchanting beauty of the Mediterranean's sublime coast while offering opportunities for owners to create their own masterpieces overlooking the sea.

332 CARDINAL POINT DRIVE \$1,545,000

24,353 sq ft
2,262 sq m
.56 acres

334 CARDINAL POINT DRIVE \$1,595,000

22,881 sq ft
2,126 sq m
.53 acres

341 CARDINAL POINT DRIVE \$2,100,000

19,932 sq ft
1,852 sq m
.46 acres



CUSTOM HOMES



8 MARINER'S CALL

\$4,650,000

7,042 sq ft
654 sq m
.37 acres
4 bedrooms
5.5 bathrooms



129 MORNING RISE LANE

\$3,695,000

3,948 sq ft
367 sq m
.43 acres
4 bedrooms
4.5 bathrooms



22 SAN CRISTOBAL POINT

\$3,975,000

5,394 sq ft
501 sq meters
.39 acres
4 bedrooms
4.5 bathrooms



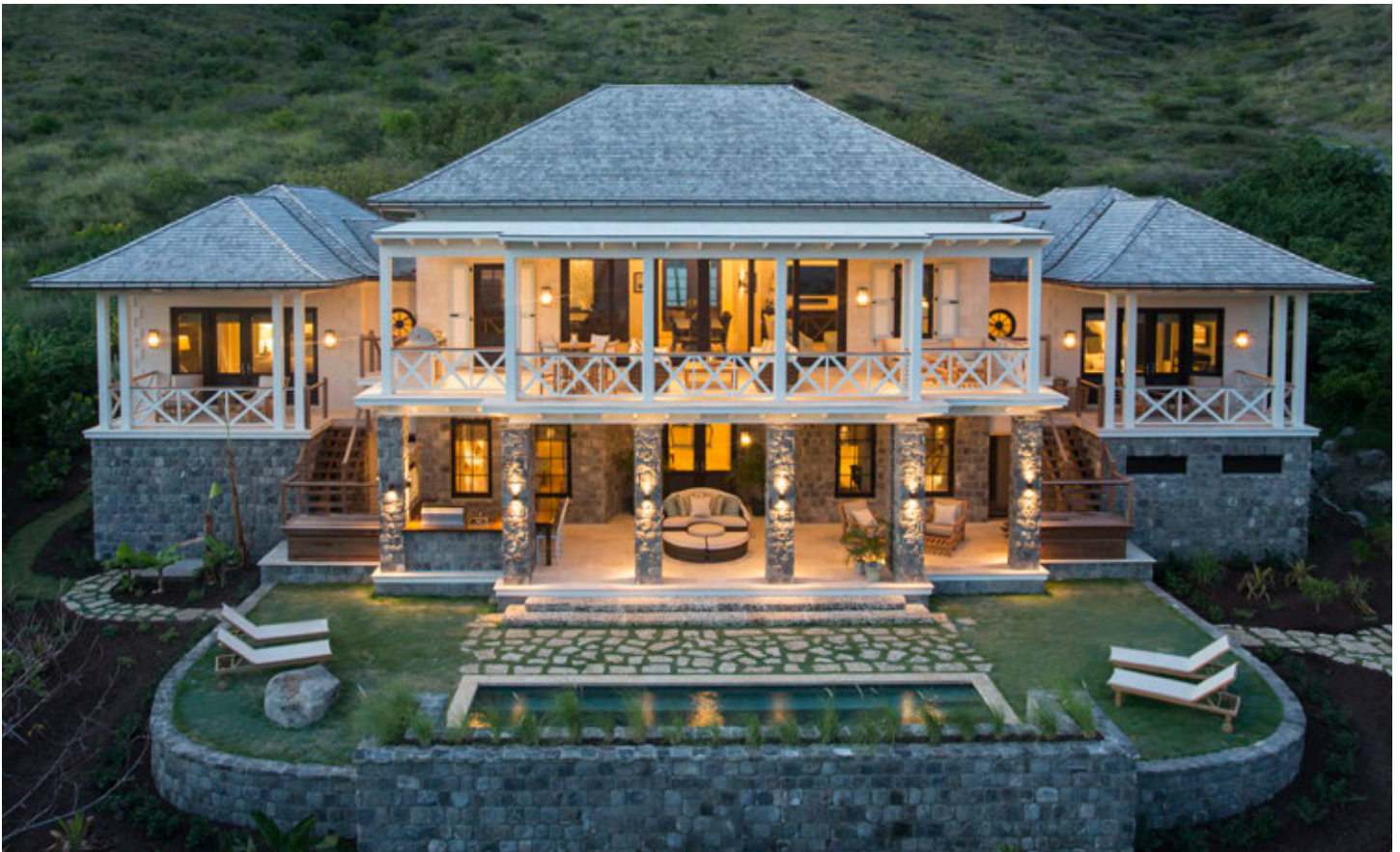
OCEAN GROVE VILLAS

47 Turnkey Villas
1,632 sq ft
152 sq m
\$865,000 – 1.2 million
2 bedrooms
2 bathrooms



WINDSWEPT RESIDENCE CLUB

10 Shares per Unit
3,942 - 4,535 sq ft
366 - 421 sq m
Fractional Ownership from \$450,000
4 bedrooms
4.5 bathrooms



8 MARINER'S CALL

\$4,650,000

Experience breathtaking 360-degree views of sweeping blue seas, the marina, golf course, and The Pavilion beach club. Nestled into the lush hillside along Sandy Bank Bay, this custom villa promises a life of unparalleled comfort, beauty, and ease with a perfect blend of indoor and outdoor living spaces. This gracious and grand retreat is made for sharing unforgettable moments and boasts an exquisitely appointed kitchen with custom cabinetry, Bertazzoni gas range, Sub-zero refrigerator, wine racks, and bar; living area with Italian plaster walls and vaulted wood ceilings.

- Fully Furnished
- 4 Bedrooms
- 5.5 Bathrooms
- 7,042 sq ft
- .37 acres



DISTINCTIVE ELEMENTS:

- Custom plaster walls, coral stone floors, high-end tile and fixtures throughout
- Custom kitchen cabinetry, Bertazzoni gas range and hood, Sub-Zero fridge
- Custom-built pool with salt chlorinator system
- Full outdoor kitchen on pool veranda and outdoor grilling area on second floor porch
- Indoor/outdoor shower in master suite
- High-end water filtration system and large cistern
- Exteriors feature rare, reclaimed Nevis stone, limestone, and copper gutters
- Stainless steel railing system with ipe posts
- Solid Mahogany, hurricane-rated windows and doors
- Sonos wireless sound, security and home theater system

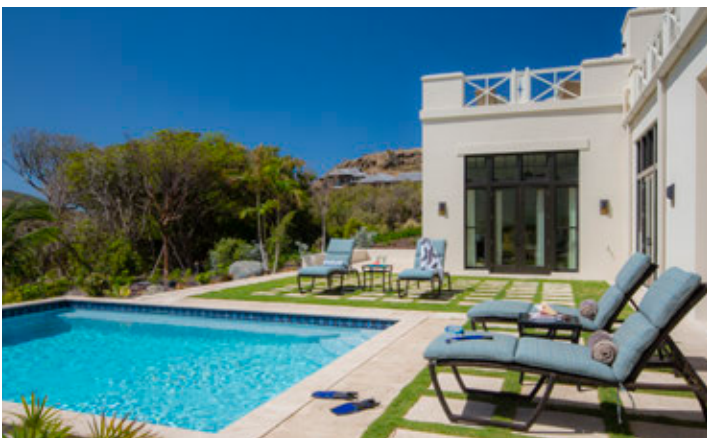


129 MORNING RISE LANE

\$3,695,000

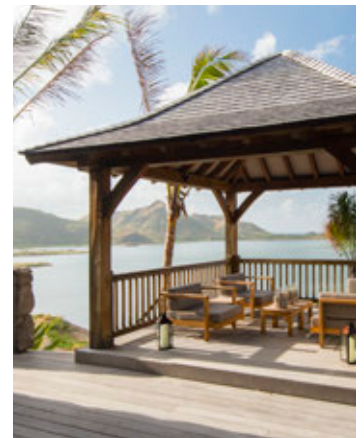
The stunning views afforded by this exceptional home begin upon arrival at 129 Morning Rise Lane. The harbour, the sea, the beach, and Nevis Peak are on glorious display from the covered trellis, entry garden, and extraordinary sunset pavilion. Across 3,948 square feet of refinement, an outdoor living area, floor-to-ceiling windows, and double French doors partner to beckon the outdoors in.

- Fully Furnished
- 4 Bedrooms
- 4.5 Bathrooms
- 3,948 sq ft
- .43 acres



DISTINCTIVE ELEMENTS:

- Entry court with covered trellis, garden, and sunset pavilion
- Natural travertine limestone flooring throughout
- Standing seam architectural roof
- Expansive upper level master suite with private courtyard
- Three guest suites, each with private entry and direct access to the poolside terrace
- Pool and expansive poolside terrace
- Outdoor living space with wet bar and kitchen
- Spacious kitchen and dining room with maple cabinetry and granite countertops
- Distinctive upper great room with soaring ceilings and floor-to-ceiling transoms and French doors
- Qualifies for Citizenship by Investment program and Christophe Harbour Club membership



22 SAN CRISTOBAL POINT

\$3,975,000

This custom villa, located at 22 San Cristobal, offers expansive views of the harbour and St. Anthony's Peak. Inside, 5,394 square feet of living space is defined by timber finishes, stone-clad and wood flooring, and handcrafted cabinetry. Designed with four ensuite bedrooms, generous game room and lounge area, and open kitchen/dining space, this villa lends itself to the finest in entertainment and relaxation. Views from the living room extend out to the veranda, beyond the pool, onto the tranquil waters of the harbour.

- Fully Furnished
- 4 Bedrooms
- 4.5 Bathrooms
- 5,394 sq ft
- .39 acres



DISTINCTIVE ELEMENTS:

- Curved brace features
- All timber cladding
- Wallaba Shingle roof
- Ipe decking
- Field stone paving and external stairs
- Exposed rafters and high ceilings
- Blue-stone flooring
- Wood flooring
- Hand crafted cabinetry
- Kitchen features high-end appliances throughout
- Founding membership in the Christophe Harbour Club
- Qualifies for Citizenship by Investment program



OCEAN GROVE VILLAS

Be among the first to experience the ease of ownership and stylish comfort that Ocean Grove affords. Tucked within Sandy Bank Bay in a quiet enclave accented by a lush canopy of tropical flora, each exquisitely appointed villa has 2 ensuite bedrooms, generous indoor and outdoor living areas and a choice of contemporary furnishing options. All within steps of dining, tennis, pool, hiking trails, and other resort amenities, Ocean Grove is a magical balance of proximity and privacy.

DISTINCTIVE ELEMENTS:

- Fully furnished, 2 ensuite bedrooms
- Natural stone floors throughout
- Tropical wood and stone decking
- SieMatic cabinetry in kitchen and baths
- Bosch appliance package
- Kohler and Grohe plumbing fixtures
- Exposed beams with two finish and trim options
- Multiple options for interior colors, furnishings, and fixtures
- Master bathroom walk-in shower
- Oil-rubbed bronze hardware on mahogany interior doors
- Covered porch with natural wood dining table
- Trellis-covered deck with chaise lounges
- Located within Sandy Bank Bay neighborhood
- Membership in the Christophe Harbour Club
- Steps from dining, tennis, Pavilion beach club, and other resort amenities
- Eligible for Citizenship by Investment Program



209 PELICAN LANE	\$865,000	1,632 sq feet	152 sq meters
211 PELICAN LANE	\$950,000	1,632 sq feet	152 sq meters
213 PELICAN LANE	\$925,000	1,632 sq feet	152 sq meters
215 PELICAN LANE	\$885,000	1,632 sq feet	152 sq meters
259 PELICAN LANE	\$1,275,000	1,632 sq feet	152 sq meters
261 PELICAN LANE	\$975,000	1,632 sq feet	152 sq meters
263 PELICAN LANE	\$995,000	1,632 sq feet	152 sq meters
265 PELICAN LANE	\$1,175,000	1,632 sq feet	152 sq meters



WINDSWEPT RESIDENCE CLUB

Nestled within an exclusive enclave of Sandy Bank Bay, nine newly developed turnkey villas are available for fractional share purchase. Each four bedroom private residence has been designed for maximum enjoyment of harbour and ocean views. A short walk from The Pavilion beach club, every Windswept Villa offers spacious indoor and outdoor living areas to enhance the island lifestyle. A fractional share qualifies for the Citizenship by Investment Program.

VILLA FRANGIPANI (117A)	\$450,000	3,942 sq feet	366 sq meters
VILLA HIBISCUS (117B)	\$450,000	4,439 sq feet	412 sq meters



INVESTMENT FEATURES:

- Exclusive membership in the Christophe Harbour Club
- Fully managed and furnished 4-bedroom luxury villas
- Rental Programme with return on investment
- All-inclusive pricing in the mid-\$400,000's
- Cost of ownership waived for 5 years
- Qualifies for Citizenship by Investment

DESIGN FEATURES:

- Professionally decorated and fully furnished 4-bedroom, 4.5 bath villas
- Two master suites with direct access to outdoor living space
- Vaulted ceilings, exposed beam accents and natural roof shakes
- Luxurious European kitchens with gourmet appliances
- Spacious outdoor living area replete with kitchen and bar



THE MARINA

Berth ownership at Christophe Harbour means freehold title. Nowhere else in the Caribbean is an opportunity for true ownership available—making this a legacy purchase for you and your family. Unlike the traditional leasehold models, Christophe Harbour has broken the mold, offering a specific berth in perpetuity. As the sole owner, you may lease your property whenever you choose, for long-term value unique to Christophe Harbour. And when your travels take you away from your homeport, the experienced Christophe Harbour staff will manage your berth until you return. All berths available for purchase include eligibility for Citizenship by Investment and membership in the Christophe Harbour Club.

AVAILABLE BERTHS

BERTH	WIDTH		DRAFT		PRICE
	FT	M	FT	M	
150'/45M BERTHS (For Vessels from 100' to 150')					
A01	45	14	18.5	5.6	\$2,000,000
A03	45	14	18.5	5.6	\$2,000,000
A05	40	12	18.5	5.6	\$1,875,000
A07	40	12	18.5	5.6	\$1,875,000
A09	40	12	18.5	5.6	\$1,875,000
A11	40	12	18.5	5.6	\$1,875,000
A13	40	12	18.5	5.6	\$1,875,000
A15	40	12	18.5	5.6	\$2,000,000
NEW 150' + 20' BERTHS (For Vessels 100' to 170'; Max LOA is 170'/50m)*					
A02	45	14	15.5	4.7	\$2,250,000
A04	45	14	15.5	4.7	\$2,250,000
A06	40	12	15.5	4.7	\$2,000,000
A08	40	12	15.5	4.7	\$2,000,000
A10	40	12	15.5	4.7	\$2,000,000
A12	40	12	15.5	4.7	\$2,000,000
A14	40	12	15.5	4.7	\$2,000,000
A16	40	12	15.5	4.7	\$2,250,000
200'/60M BERTHS (For Vessels 170' to 200')					
A18	50	15	18.5	5.6	\$2,500,000
A19	50	15	18.5	5.6	\$2,500,000
A20	50	15	18.5	5.6	\$2,750,000
A21	50	15	18.5	5.6	\$2,750,000
A22	50	15	18.5	5.6	\$2,750,000
A23	50	15	18.5	5.6	\$2,750,000
220'/65M BERTHS (For Vessels 170' to 200')					
A17	60	18	18.5	5.6	\$3,000,000

MARINA

ONE-TIME FEES

CLUB MEMBERSHIP DEPOSIT:

Christophe Membership \$20,000

PURCHASER STAMP DUTY:

2.5%

OWNER'S ASSOCIATION:

0.5%

FOUNDATION CONTRIBUTION:

0.5%

ANNUAL FEES

CLUB DUES:

Christophe Membership \$2,500

MOA ASSESSMENT:

\$3,900

FEDERATION OF ST. KITTS & NEVIS

Property Tax 0.2% of value

REAL ESTATE

ONE-TIME FEES

CLUB MEMBERSHIP DEPOSIT:

Christophe Membership \$20,000

PURCHASER STAMP DUTY:

Purchase up to \$2 million 6%

Purchase from \$2 to \$5 million 2%

Purchase greater than \$5 million 1%

OWNER'S ASSOCIATION:

0.5%

FOUNDATION CONTRIBUTION:

0.5%

ANNUAL FEES

CLUB DUES:

Christophe Membership \$2,500

MOA ASSESSMENT:

Undeveloped Homesite \$2,550

Improved Homesite / Home \$5,100

FEDERATION OF ST. KITTS & NEVIS

Property Tax 0.2% of value

PREFERRED PROPERTY # 1

HOMESITE / HOME NUMBER: _____

HOMESITE / HOME NUMBER: _____

ONE-TIME FEES

ANNUAL FEES

CLUB DEPOSIT: _____

CLUB DUES: _____

STAMP DUTY: _____

PROPERTY TAX: _____

OWNER'S ASSOCIATION: _____

MOA ASSESSMENT: _____

FOUNDATION FEE: _____

TOTAL ONE-TIME FEES: _____

TOTAL ANNUAL FEES: _____

PREFERRED PROPERTY # 2

HOMESITE / HOME NUMBER: _____

HOMESITE / HOME NUMBER: _____

ONE-TIME FEES

ANNUAL FEES

CLUB DEPOSIT: _____

CLUB DUES: _____

STAMP DUTY: _____

PROPERTY TAX: _____

OWNER'S ASSOCIATION: _____

MOA ASSESSMENT: _____

FOUNDATION FEE: _____

TOTAL ONE-TIME FEES: _____

TOTAL ANNUAL FEES: _____

PREFERRED PROPERTY # 3

HOMESITE / HOME NUMBER: _____

HOMESITE / HOME NUMBER: _____

ONE-TIME FEES

ANNUAL FEES

CLUB DEPOSIT: _____

CLUB DUES: _____

STAMP DUTY: _____

PROPERTY TAX: _____

OWNER'S ASSOCIATION: _____

MOA ASSESSMENT: _____

FOUNDATION FEE: _____

TOTAL ONE-TIME FEES: _____

TOTAL ANNUAL FEES: _____



CHRISTOPHE HARBOUR
ST. KITTS

Call, email, or log on and start your journey today.
800.881.7180 or 843.501.2240 | info@ChristopheHarbour.com | ChristopheHarbour.com

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

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