



ANTIGUA & BARBUDA CITIZENSHIP BY INVESTMENT PROGRAM





# Antigua's Premier Residential Community



*V*erandah Estates is a 25-acre gated community surrounded by vibrant hotels, restaurants, beaches and bars. Sought after by local and international residents, this community is home to Antigua's elite.

- ☞ Full ownership of land and villa (freehold title)
- ☞ Prime location at Long Bay beach
- ☞ Splash pool and landscaping included
- ☞ Fully furnished and ready for occupancy
- ☞ Optional rental program
- ☞ No holding expenses, guaranteed
- ☞ Planned, built and managed by Elite Island Resorts with a proven track record of over 30 years





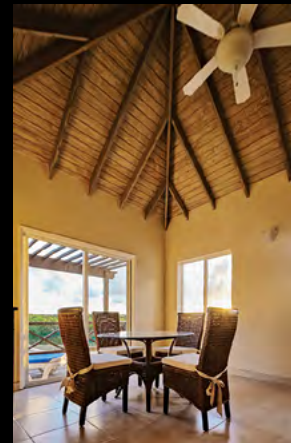
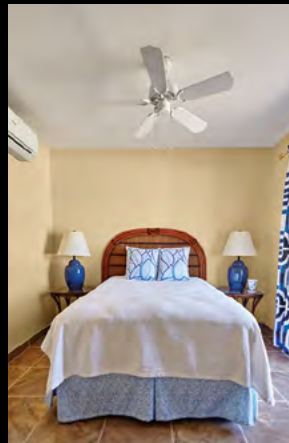
A stone's throw away from the natural rugged beauty of Devil's Bridge National Park and its stunning turquoise blue beaches, this is Antigua's newest and most dynamic development.

With quaint restaurants, shops and a brand new eco-friendly hotel being constructed within the community, everything your heart desires is at your fingertips.

Adjacent to the Verandah Resort & Spa and Pineapple Beach Club, two of the most popular resorts on the island, you know you are in good company.











*E*xit strategy is clear and simple thanks to freehold title. You have full ownership of land and villa, you are not stuck in joint ownership, therefore the property will be easier to re-sell and based on your sole decision.



# *Industry Leaders*

With over 30 years of experience, the developers of Verandah Estates are second-to-none when it comes to Antigua real estate.

Verandah Estates is a bustling community designed, built, and managed for year-round local residents and long-term vacationers.

We are proud to offer a turnkey investment option for CIP applicants. This safe, secure and hassle-free investment will allow you to enjoy the process, knowing full well that your asset's value is being protected by a proven global leader.

Here are some of Elite Island Resorts' other properties:

- ☞ The Verandah Resort & Spa, Antigua
- ☞ Galley Bay, Antigua
- ☞ St. James's Club & Villas, Antigua
- ☞ Pineapple Beach Club, Antigua
- ☞ Long Bay Beach Club, Tortola, British Virgin Island
- ☞ The Club, Barbados Resort & Spa, Barbados
- ☞ Palm Island Resort & Spa, The Grenadines
- ☞ St. James's Club Morgan Bay, St. Lucia
- ☞ Hotel Los Establos, Republic of Panama





An aerial photograph of a tropical island resort. The island is characterized by a large, well-maintained golf course with green fairways and sand traps. The coastline is irregular, featuring several white sandy beaches and small coves. The water is exceptionally clear, showing various shades of turquoise and blue, with visible coral reefs and sandy bottoms. Numerous small buildings, likely resort villas or guest houses, are scattered across the island, many with blue roofs. Several boats are anchored in the shallow waters near the shore. The overall scene is one of a luxurious and scenic vacation destination.

*V*erandah Estates is affiliated with the highly successful Elite Island Resorts group, with over 30 years of Caribbean property development and management experience.

Elite boasts of a spectacular collection of properties in the Caribbean and Central America and has won countless awards and recognitions, including the prestigious Magellan Awards.



# *A Sound Investment*

*T*ake advantage of the experienced Verandah Estates team to carefully manage your asset like their own.

A comprehensive rental program is in place to ensure value preservation of the property while producing income. Elite oversees rental management, regular maintenance, security and reparations on behalf of the owner.


Verandah Estates offers a no-holding-expenses guarantee, covering insurance, property taxes, utility bills, maintenance, and association dues. Management fee is paid out of rental revenue only and never invoiced to the owner.

After the minimum holding period, Verandah Estates will also provide new appliances and bathroom vanity free of charge to maximise re-sale value, should you wish to sell it.

Investors can rest assured that they will bear zero additional expenses while owning their Verandah Estates villa, **GUARANTEED**.





A vibrant tropical resort scene. In the foreground, a large, circular thatched umbrella made of dried palm fronds provides shade over a wooden table and a wicker chair. The ground is a light-colored concrete or stone patio. In the middle ground, a clear blue swimming pool is visible, with a small waterfall cascading into it from the right. The background is filled with lush greenery, including several tall palm trees and various tropical plants. The sky is bright blue with a few wispy clouds.

*V*erandah Estates transactions are executed following the industry's safest practices: your investment is transferred to a government-monitored escrow agent. This means your money will only be released upon achieving specific construction checkpoints.

The Government of Antigua & Barbuda carefully follows this construction and escrow process; just one more safeguard ensuring accountability and integrity.







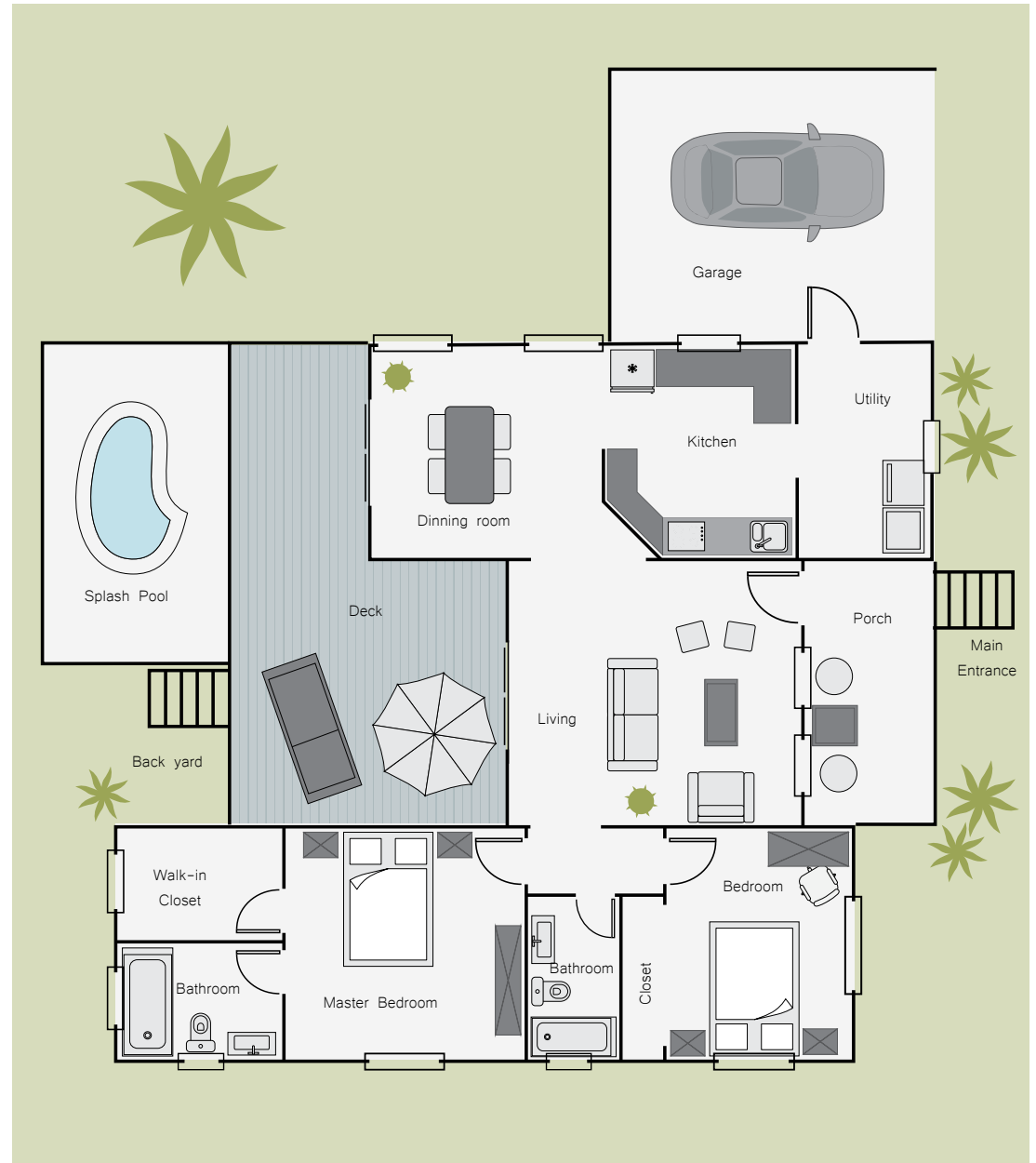
Antigua, known for its luxury tourism has many restaurants, services, amenities and infrastructure that caters to a luxury and wealthy lifestyle.





# *Freedom of Choice*

Options have been simplified to maximize your investment: Choose your lot, one of three villa models, and optional rental program.





# *Antigua: Gem of The Caribbean*

*K*nown as the Gem of the Caribbean, the island of Antigua is home to a stunning scenery of picture postcard beaches, lush vegetation, exotic fruits, and warm hospitality waiting to welcome you. Its main industries are tourism, financial services, construction and agriculture.

Antigua lays claim to having 365 beaches, one for every day of the year! Stunning beaches flank the island where they are met with the crystal clear warm waters of the Caribbean Sea.

- ⌘ English speaking country
- ⌘ Democracy
- ⌘ Safe and stable
- ⌘ Population: 92,436
- ⌘ Quality infrastructure
- ⌘ Among the strongest economies of the Caribbean

Home to many international celebrities and luxury events, Antigua offers a plethora of high-end hotels, restaurants and amenities.

Thanks to the region's most technologically-advanced hospital and accredited medical universities (American University of Antigua and University of Health Sciences Antigua), it is also a popular destination for American and Canadian medical students.







Verandah Estates is conveniently located:

- ⌘ 30 minutes to the VC Bird International Airport
- ⌘ 30 minutes to the capital city, St. John's
- ⌘ 20 minutes to English Harbour

## *Location*

Some of the nearby places are:

### Restaurants & Bars

- ⌘ Mama Pasta
- ⌘ Nicole's
- ⌘ Buccaneer's
- ⌘ Chef Pietro's
- ⌘ Pineapple Grill Restaurant
- ⌘ The Outhouse
- ⌘ And more

### Services

- ⌘ Spa at The Verandah
- ⌘ Tranquility Body & Soul Spa
- ⌘ Pineapple Beach Club Fitness Center
- ⌘ Verandah Resort Fitness Center

### Supermarkets & Shops

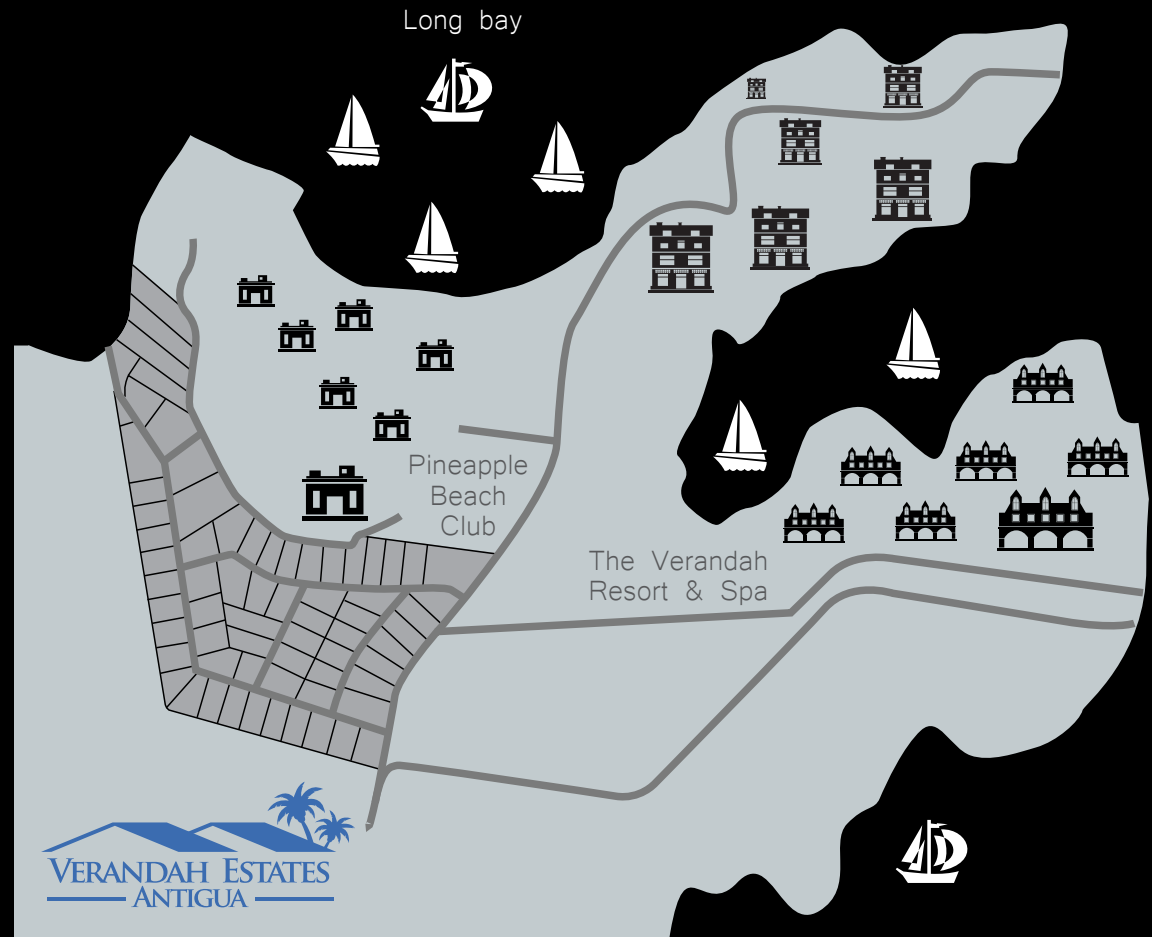
- ⌘ Epicurean Fine Foods & Pharmacy
- ⌘ Colombian Emeralds International

### Beaches

- ⌘ Long Bay
- ⌘ Verandah Rasta Beach
- ⌘ Verandah Main Beach

### Financial Services

- ⌘ Antigua Commercial Bank
- ⌘ Scotiabank
- ⌘ RBC Royal Bank of Canada
- ⌘ CIBC First Caribbean
- ⌘ Global Bank of Commerce
- ⌘ Caribbean Alliance Insurance Co. Ltd.
- ⌘ General Insurance Company





# *A Simple Path to Citizenship*

*W*erandah Estates investors will qualify under the Antigua & Barbuda Citizenship by Investment Program, granting the investor and family access to citizenship and passport via a streamlined process:

- 1* Choose lot and villa model
- 2* Application submission and deposit
- 3* Government approval
- 4* Final investment
- 5* Citizenship and passport issuance





## *F*reedom of Movement

Access to more than 130 countries without visa. Best Caribbean CIP passport.

## Security & Peace of Mind

Economically and politically stable country that is part of the British Commonwealth with democracy based on British parliamentary system. Member of the United Nations and Commonwealth of Nations.

## Asset Relocation

Secure banking system through many of the international banks, offers safe place to deposit funds in a tax-friendly environment. No restrictions on repatriation of profits and capital.

## Tax Advantages

No taxes on worldwide income. No tax including personal income, estate, inheritance or capital gains tax.

## Simple & Convenient

Total processing time of 3-6 months. Simple eligibility criteria and a one-time, 5 day residency requirement are required to obtain and maintain citizenship.









