



## WHAT'S INSIDE

**Bill Bensley joins team**  
page four

**About St. Kitts & Nevis**  
page six

**Citizenship-by-Investment Programme**  
page eight

# Redefining The Caribbean Luxury Resort

**Nestled amongst rolling fields of sugar cane in St. Kitts' picturesque and tranquil Northern tip, Kittitian Hill is poised to debut as a holistic Caribbean resort community unlike any other.**

Encompassing 400 acres on a stunning hillside, views from the property stretch across the sparkling blue Caribbean Sea as far as St. Barts, St. Eustatius, Saba and St. Maarten.

This visionary development will incorporate charming cottages that are precisely angled

to catch the gentle breezes from the coast as well as elegant balconied villas with sweeping vistas. A world-class destination spa promises to refresh your mind and body while the dramatic fairways and manicured greens of an Ian Woosnam designed golf course will provide a challenging outlet for the golf aficionado.

On the nearby shore, a beach club will offer distinctive services, facilities and amenities for the ultimate oceanfront comfort.

At the heart of Kittitian Hill, a resort village consisting of boutique shops, restaurants and a vibrant cultural center that captures the essence of St. Kitts will blend seamlessly into the island's lush natural landscape.

The responsibly minded will particularly appreciate Kittitian Hill's philosophy: **"to create a lifestyle resort that operates according to the principles of sustainability and giving back to community."**

A series of programs are being established to benefit the environment, people and island of St. Kitts in the areas of art and culture, social accountability, economic development and environmental conservation.

Offering both luxury and sophisticated sensibilities, Kittitian Hill is truly the contemporary embodiment of inspired island living.



## Earthworks Operations on Driving Range



# Ground Breaking Marks The Commencement Of Construction At Kittitian Hill

On Saturday, November 6, 2010, the start of construction on the Kittitian Hill resort development was celebrated with a ceremonial groundbreaking event. The Prime Minister of St. Kitts & Nevis himself, Dr. Denzil L. Douglas, accompanied Kittitian Hill's Managing Director Val Kempadoo in taking up shovels to make the first dig. In keeping with the property's sustainable philosophy, Phase One of the project will provide over 350 construction jobs and the fully operating resort will generate permanent employment for over 2,000 people. Already, rapid progress is being made toward the completion of Kittitian Hill's first villa.



The Prime Minister of St. Kitts and Nevis, Hon. Dr. Denzil L. Douglas (left), Deputy Prime Minister Hon. Sam Condor (right), and Mr. Valmiki Kempadoo, CEO of Kittitian Hill (centre), turn the sod at the official Ground Breaking Ceremony at Kittitian Hill on Saturday 6th November 2010.

## Construction Of The First Villa Is Near Completion

Kittitian Hill is powering ahead with the first villa well on its way to completion by early 2011 and the second villa following closely behind. With two local construction companies on site, Phase One of the development is now progressing towards the scheduled opening of the resort in Fall of 2012.





# Meet The Development Team

To bring Kittitian Hill to life in grand style requires nothing less than the top talent in the fields of design and management.

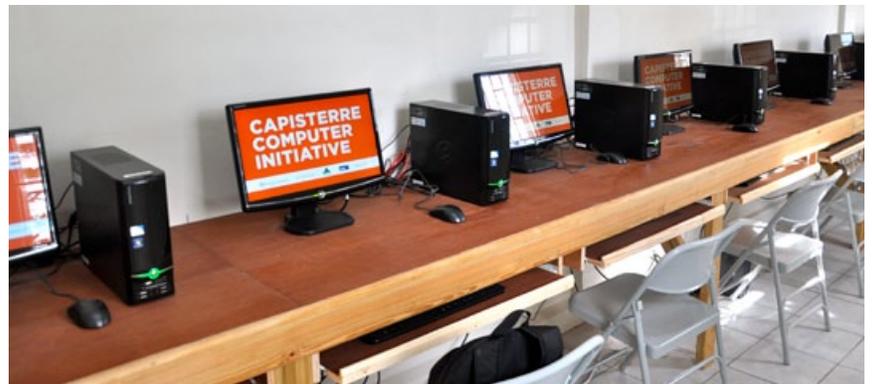
Most recently, Managing Director of the development company Mr. Valmiki Kempadoo (pictured center) appointed world-renowned design specialist Bill Bensley (at left), creator of the exquisite tented camp that is the Four Seasons Resort Chiang Mai, to craft the look

and feel of the property. Management will be the responsibility of Sedona Resorts (President George Lidicker is shown at right), creators of the award-winning Enchantment Resort and Mii Amo Spa in Arizona.



A few images of the development team's on-site design charret up at Kittitian Hill.

## Kittitian Hill Spearheads In Community Computer Initiative

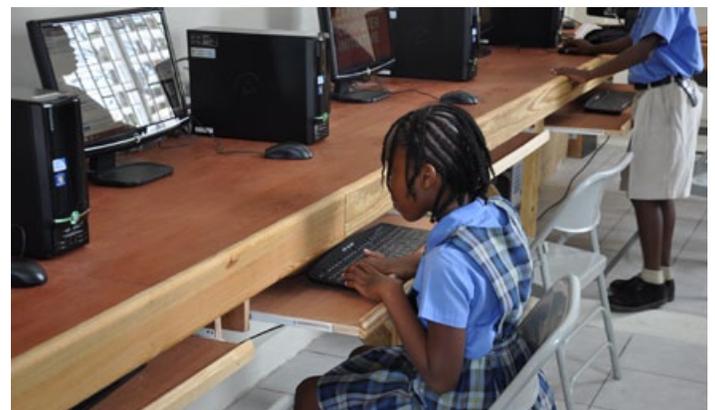


On 17 February, the Hon. Dr. Denzil Douglas, Prime Minister of St. Kitts & Nevis, inaugurated the Capisterre Computer Initiative, a scheme initiated by the Kittitian Hill Foundation to connect, renew and build computer facilities in the area local to Kittitian Hill, in close partnership with Henley & Partners and other sponsors.

The initiative has seen the 16 computers at St. Paul's Community Center connected to the Internet. 9 new connected computers replaced fifteen-year-old models at the Newton Ground Primary School and are accessible to the local community on evenings and weekends. At Parsons Community Centre, an extension was built by local volunteers, to house 8 new connected terminals.

Computer training courses began on the week of 28 February.

A successful first of many community initiatives through the Kittitian Hill Foundation.





## About St. Kitts & Nevis

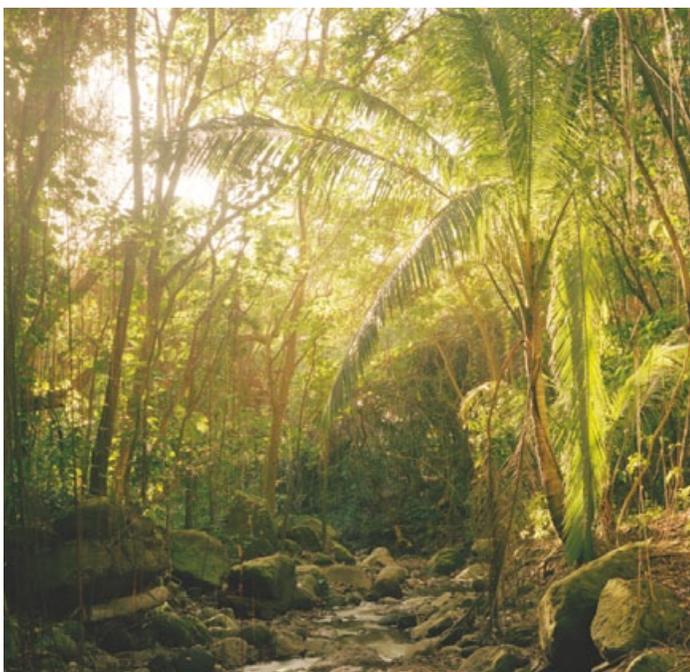
Imagine yourself surrounded by centuries-old sugar plantations, grand stone churches, volcanic mountain peaks, a flourishing rainforest and vast stretches of sandy beaches, all part of an island bordered by the clear waters of the Caribbean Sea on one side and Atlantic Ocean on the other. With its rich history, scenic natural beauty, vibrant island culture, genuinely welcoming people and innumerable things to see and do, St. Kitts provides an ideal setting for a distinctive and sublime escape.

Having only recently begun embracing tourism, St. Kitts is pursuing its development carefully so that the island will never feel crowded and it will retain its authentic island culture and pristine landscape. Despite its small size of just 68 square miles, St. Kitts offers a stunning variety of things to do and see. You can hike through the tropical rainforest, ride the scenic railway that connects the island's sugar plantations, visit the Caribelle Batik factory, sit on the porch of a charming plantation inn, tour Brimstone

Hill Fortress National Park, the only man-made UNESCO World Heritage Site in the Eastern Caribbean, and enjoy the more traditional vacation pastimes such as watersports, golf, shopping, tennis, gourmet dining, gaming at one of St. Kitts' two casinos or simply relaxing on one of the island's sandy beaches.

Equally appealing is how simple it is to get to St. Kitts. From North America, the island has non-stop flights by American Airlines from Miami and New York's JFK International Airport. Delta Air Lines flies non-stop from Atlanta to St. Kitts and US Airways offers a non-stop flight from Charlotte. Travelers can also connect to daily flights from San Juan on American Eagle or to flights over Antigua on regional carrier LIAT. Canadian travelers can connect over select US gateways. For those coming from the UK, British Airways provides direct flights from London's Gatwick Airport. All flights arrive at the Robert L. Bradshaw International Airport, situated just 2 miles outside the historic capital city of Basseterre.

**Did You Know? St. Kitts was recently named a top travel destination for 2011 by both AOL Travel and British Airways.**





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

[www.civ.gov.kn](http://www.civ.gov.kn)

## Citizenship- by- Investment Program

As if owning your own piece of paradise was not enough, Kittitian Hill is offering its residents participation in St. Kitts' Citizenship-by-Investment program. The program allows anyone who invests US\$ 350,000 or more via a purchase in a designated real estate project to obtain citizenship in the Federation of St. Kitts & Nevis. For the buyer, economic benefits of dual citizenship are clear – the twin islands have no personal income tax, gift tax, wealth and inheritance tax, no estate duty and no long-term capital gains taxes. In addition, the island has a

## Advantages Exclusively To Kittitian Hill Owners

In addition to the Citizenship by Investment Program, those who buy at Kittitian Hill have even more benefits to ownership;

- Your Citizenship by Investment application will be processed quickly and securely using escrow services of PriceWaterhouseCoopers.
- A special Investment Option guarantees a 2% annual interest on funds in escrow and a 4% annual interest for 3 years after your unit is handed over to you.



stable political environment, modern infrastructure and stable currency with English as its official language.

To learn more about the program,  
visit [www.skipa.org](http://www.skipa.org) or call 869-465-1153.

This option also means that no additional payments are required during a 5 year guaranteed period.

- Properties and fractions purchased for \$400,000 or more come with stamp duty, a furniture package and have all legal and conveyancing fees included.
- Complimentary Interval International Gold membership, the timeshare exchange company's highest level of membership, plus the equivalent of 2 week of exchange points so that you can begin to enjoy the privileges of ownership even while your unit is under construction.

Sustainable Luxury Living

# KITTITIAN HILL

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