



*Luxury villas for prestigious people includes your freedom passport*

W E L C O M E



*Paradise found...*







## ECONOMIC CITIZENSHIP

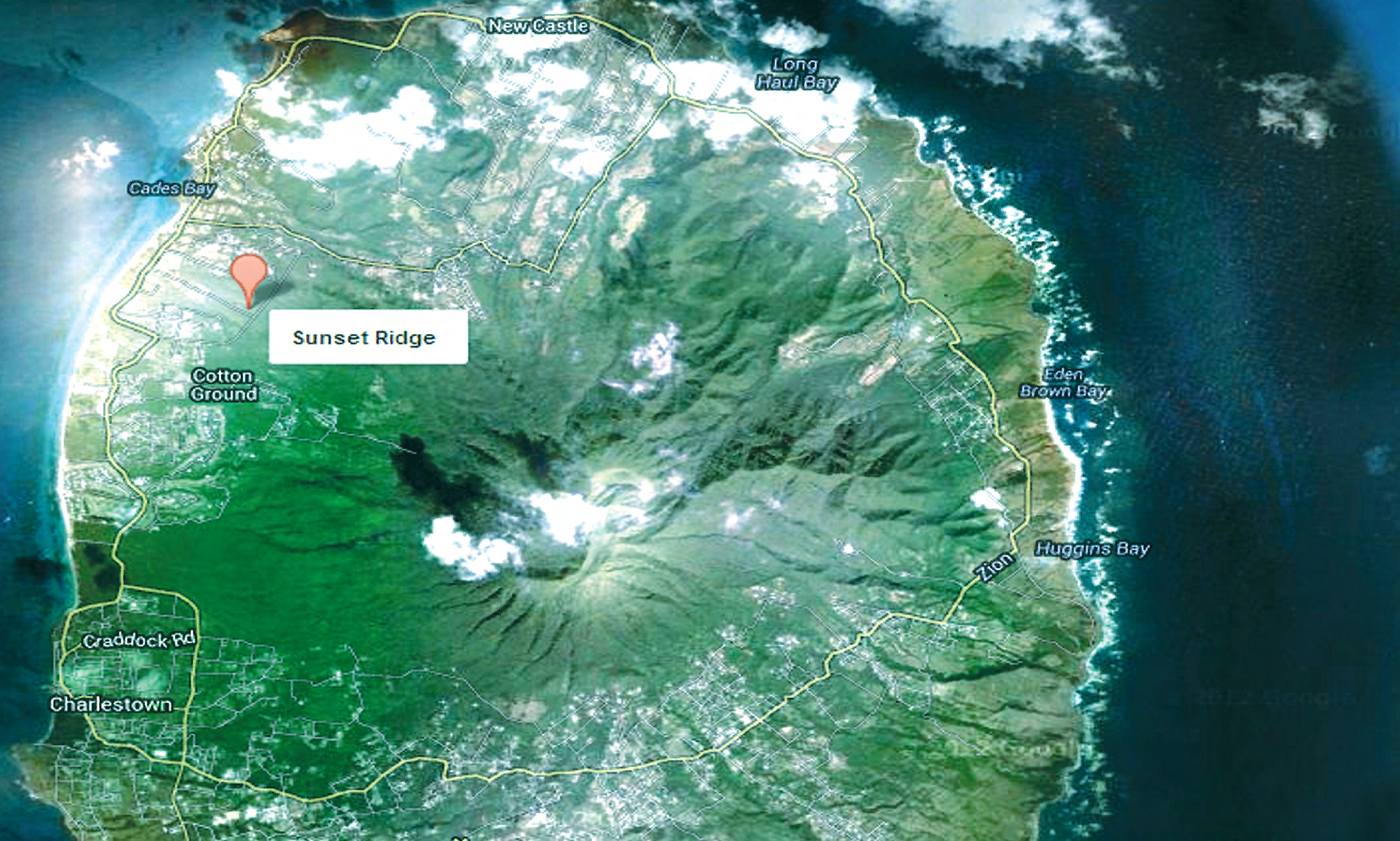
St. Kitts and Nevis allows individuals to obtain citizenship through a government-sponsored investment program. Those meeting the requirements of the program are rewarded with full citizenship. This economic citizenship program is the oldest of its kind and has been in place since 1984.

LiveNevis has been designated as an approved project by the Citizenship by Investment Unit of the Government of St. Kitts & Nevis. A US\$ 400,000 investment, in addition to the associated government fees entitles you to apply for citizenship of St. Kitts & Nevis.





CARIBBEAN SEA



ST. KITTS  
& NEVIS







# ABOUT ST. KITTS & NEVIS

The documented history of Nevis begins with Christopher Columbus who sailed to Nevis in 1493. The name Nevis is derived from the Spanish 'Nuestra Senora de Las Nieves' meaning 'Our Lady of the Snows' since the cloud-capped mountain reminded Columbus of snow.

Nevis and its associates have made a number of significant contributions to the surrounding Caribbean and the world. Alexander Hamilton, one of the founding fathers of America and its first secretary of the Treasury was born on Nevis on 11 January 1757. Lord Horatio Nelson, Britain's most famous admiral used Nevis as a base of operations in the mid 1780's and married a Nevisian, Frances Nisbet in 1787.

During the 1960's, the federation of St. Kitts, Nevis and Anguilla was formed by Britain. Anguilla chose to leave the federation shortly after it was formed. Nevis also has a right to do so, with a two thirds majority in the public referendum. In 1983, Nevis and St. Kitts were granted independence from Britain. Since then Nevis has grown into one of the safest, most stable islands in the Caribbean community.


Nevis remained part of the British Colonial holdings until 1967 when it achieved associated Statehood with St. Kitts and on 19 September 1983, Nevis became an independent nation and formed part of the democratic state of St. Christopher and Nevis. It has a unique constitutional arrangement in that it is part of the Federal Parliament while having a separate parliament and its own Nevis Island Administration headed by a Premier.



# BENEFITS OF ECONOMIC CITIZENSHIP





A woman with sunglasses and a teal swimsuit is lying on her back on a sandy beach. She is holding a young girl with pink sunglasses and a white dress. The girl has her arms raised in the air. The background shows a clear blue sky and the ocean.

Citizenship is awarded within approximately 90-120 days of filing an application.

Citizenship for life with an unlimited number of eligible dependents, passed down through generations (applicants are not required to visit or reside in St. Kitts).

Family security is ensured as the spouse, children and elderly parents may also obtain citizenship.

Full residency status and the right to work in St. Kitts & Nevis  
Free from personal income, capital gains, gift, wealth and inheritance taxes.

Dual citizenship is permitted and open to all nationalities without the requirement to notify the applicant's home country, as per the law of St. Kitts & Nevis.

Exit options provide the ability to realize capital gain and income generation on your investment.

A country that provides a favorable business development environment, where the currency is pegged to the US Dollar





# The Development





# About LiveNevis

LiveNevis is a specialist property development company based in Nevis. The company's main focus is to build high quality, luxury villas that reflect the Nevisian style and afford the most enviable views in the Caribbean.

LiveNevis Developments Ltd. has begun construction for 14 luxury villas, situated on approximately 5 acres overlooking the Caribbean Sea at Cades Bay, Nevis. Known as Sunset Ridge, each residence will have a private pool and beautifully landscaped grounds of about 1/3 acre with additional land set aside as a communal park area. Built in the traditional Nevisian style, the villas will enjoy enviable views out towards St. Kitts and magnificent sunsets to the West.

The villas will be built using modern construction techniques in the local style, thus exemplifying the traditional effect and scale of old Nevisian homes.

On purchasing property in an approved development such as Sunset Ridge, the owner of the property can make the necessary application for economic citizenship of St. Kitts & Nevis





# The Columbus Villa







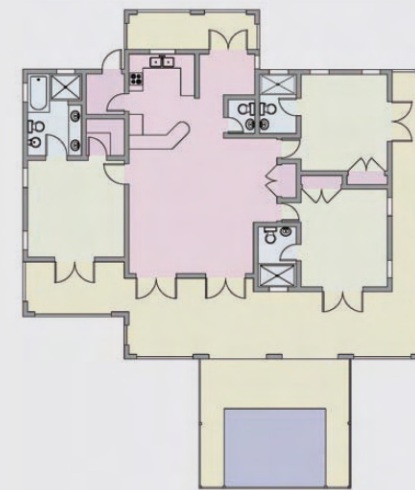
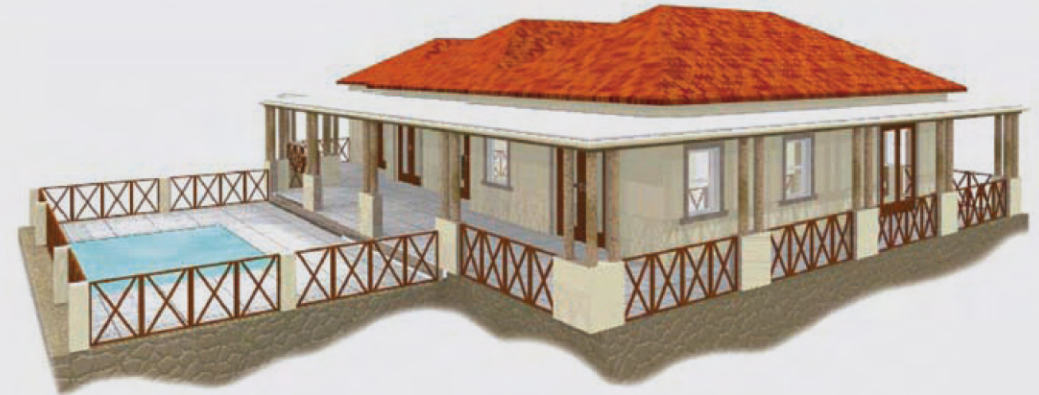
The Columbus villa comprises three air conditioned en suite bedrooms, a spacious living/dining/kitchen area with pickled cathedral ceilings and locally crafted hardwood doors, a fully equipped kitchen and laundry room complete with modern appliances.

There is a private pool and well planned grounds which extend to approximately 1/3 acre.

## Room Sizes

- The Foyer 48 sq. ft.
- Kitchen 145 sq. ft.
- Pantry 11 sq. ft.
- Laundry Room 33 sq. ft.
- Great Room (Living/Dining Area) 364 sq. ft. + 37 sq. ft.
- Cloakroom 20 sq. ft.
- Master Bedroom 196 sq. ft.
- Master Bedroom Ensuite 96 sq. ft.
- Closet 30 sq. ft.
- Bedroom 2 175 sq. ft.
- Bedroom 2 Ensuite 47 sq. ft.
- Bedroom 3 175 sq. ft.
- Bedroom 3 Ensuite 47 sq. ft.
- Verandah 892 sq. ft.
- Pool Deck 480 sq. ft.
- Pool 10ft. x 15ft.

Please note these measurements are approximate.



**LiveNevis Developments are working with a local interior designer to bring you the choice of three furniture packages each designed to make your villa your dream home.**

# Columbus Villa



# The Nelson Villa







The Nelson villa comprises a light and spacious open plan living/dining room with locally crafted hardwood doors leading to a large verandah.

The fully equipped kitchen and laundry room enjoys state of the art appliances, fixtures and fittings.

Downstairs there are two double bedrooms each with an ensuite shower room.

Upstairs is a fabulous master bedroom suite with a dressing room and ensuite bathroom and verandah.

The Nelson also enjoys its own pool with enviable views out towards St. Kitts.

## Room Sizes

- Foyer 92 sq. ft.
- Kitchen 140 sq. ft.
- Pantry 11 sq. ft.
- Laundry Room 98 sq. ft.
- Great Room (Living/Dining Room) 396 sq. ft.
- Cloakroom 20 sq. ft.
- Master Bedroom 196 sq. ft.
- Master Bedroom Ensuite 101 sq. ft.
- Master Bedroom Dressing Room 43 sq. ft.
- Master Bedroom Verandah 112 sq. ft.
- Bedroom 2 196 sq. ft.
- Bedroom 2 Ensuite 40 sq. ft.
- Bedroom 3 196 sq. ft.
- Bedroom 3 Ensuite 40 sq. ft.
- Verandah 840 sq. ft.
- Pool Deck 288 sq. ft.
- Pool 10ft x 15ft

Please note these measurements are approximate.



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# Nelson Villa





## **NORTH AMERICAN SERVICES CENTER**

Securing your future since 1986

- Established in 1986, North American Services Center (NASCC) is a fully fledged international immigration services company. For over 27 years, we have been successfully serving people, assisting them with immigration, re-settlement and investment solutions.
- NASCC has a proven track-record of providing diligent and reliable consultancy services to a vast network of satisfied clients to mark its success. We have assisted clients from over 50 countries with services related to Canada, Australia, the USA, St. Kitts & Nevis as well as other jurisdictions. NASCC is principally located in the United Arab Emirates with offices in Dubai, Abu Dhabi and Al Ain and has established a strong presence throughout the Middle East and beyond.
- NASCC delivers imperative value propositions that exhibit our understanding of the client's needs and aspirations. A combination of extensive experience, global presence and profound industry knowledge empowers us to provide result oriented solutions and opportunities.





# TEAMING UP WITH THE GOVERNMENT OF ST.KITTS & NEVIS



NASC Management **Ms. Kathryn MacDonald** left, and **Dr. Rod Murta-da** right, with His Excellency the Honorable **Dr. Denzil Douglas** center , Prime Minister of St.Kitts & Nevis, the longest ever sustaining Prime Minister in Common Wealth Countries, during the NASC management recent visit to the wonderful twin Islands discussing all possible avenues in order to attract more investors to the beautiful Caribbean Twin Islands .



**Dr. Rod Murtada** right, with **Hon. Vance W. Amory**, The Premier Of Nevis.



**Dr. Rod Murtada** right, with **Hon. Dr. Earl Asim Martin**, the Deputy Prime Minister Of St.Kitts and Nevis.



**Dr. Rod Murtada** right, with **Mr. Michael Martin**, Manager of NASC branch in St.Kitts and Nevis.



# NASC AND ST. KITTS & NEVIS







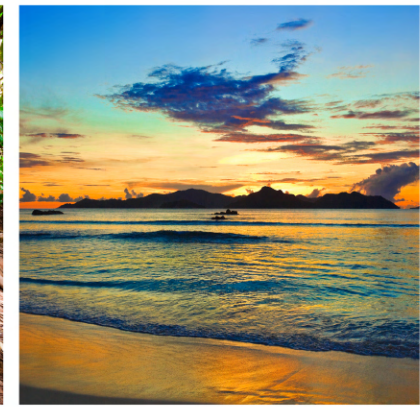
NASC is the only company that offers clients an investment that has the full capital which does not require investor income to complete the project. NASC also ensure clients that their investment is secure as the success of the project does not rely on service or performance which is not the case for investments connected to hospitality/service related developments; hotels. Therefore our clients can enjoy a substantial investment which NASC will guarantee a rental income of 3-5% per year.

Our clients can enjoy a world-class service with NASC and benefit from luxurious properties that are equipped with safety systems against floods and hurricanes, state of the art security system and world class décor, designs and furniture.

Our investment portfolio has been extremely successful with clients over the last few years in particular the St. Kitts & Nevis investment. To date we have facilitated and obtained second citizenship to St. Kitts and Nevis to over 500 satisfied clients worldwide.

## SERVICES OFFERED FOR ST. KITTS & NEVIS

- Assistance in arranging finance supporting the investment amount. (Terms & Conditions apply)
- Ensure the sale of your share investment to other applicants after a 5 year period.
- Guarantee the rental of your villa on a long term rental basis (The project is located near a large medical educational institution which attracts North American students looking to study medicine).





## Citizens of St. Kitts & Nevis can travel to 139 countries without the hassle of obtaining a visa prior to departure



Akrotiri  
Andorra  
Anguilla  
Antarctica  
Antigua & Barbuda  
Argentina  
Armenia  
Aruba  
Austria  
Bahamas  
Bangladesh  
Barbados  
Bassas da India  
Belgium  
Belize  
Bermuda  
Botswana  
Bouvet Island  
British I.O. Territory  
British Virgin Islands  
Bulgaria  
Canada  
Cayman Islands  
Chile  
Clipperton Island  
Colombia  
Comoros  
Cook Islands  
Costa Rica  
Croatia  
Cuba  
Cyprus  
Czech Republic  
Denmark  
Dhekelia  
Dominica  
Dominican Republic  
Ecuador  
El Salvador  
Estonia  
Europa Island  
Faroe Islands  
Fiji  
Finland  
France  
French Guiana  
French Polynesia

French Southern - Antarctic Lands  
Gambia  
Georgia  
Germany  
Gibraltar  
Glorioso Islands  
Greece  
Greenland  
Grenada  
Guadeloupe  
Guatemala  
Guernsey  
Guyana  
Holy See (Vatican City)  
Honduras  
Hong Kong  
Hungary  
Iceland  
Ireland  
Isle of Man  
Israel  
Italy  
Jamaica  
Jan Mayen  
Jersey  
Juan de Nova Island  
Kazakhstan  
Kenya  
Kiribati  
Kyrgyzstan  
Latvia  
Lesotho  
Liechtenstein  
Lithuania  
Luxembourg  
Macau  
Macedonia  
Malawi  
Malaysia  
Maldives  
Malta  
Martinique  
Mauritius  
Mayotte  
Micronesia  
Montesarrat  
Nauru

Netherlands  
Netherlands Antilles  
New Caledonia  
Nicaragua  
Niue  
Norway  
Palau  
Panama  
Peru  
Poland  
Portugal  
Reunion  
Romania  
Saint Helena  
Saint Lucia  
Saint Pierre & Miquelon  
St. Vincent & the Grenadines  
Samoa  
San Marino  
Sao Tome & Principe  
Seychelles  
Singapore  
Slovakia  
Slovenia  
Solomon Islands  
South Georgia  
South Sandwich Islands  
South Korea  
Spain  
Suriname  
Svalbard  
Sweden  
Switzerland  
Tanzania  
Tonga  
Trinidad & Tobago  
Turks & Caicos Islands  
Tuvalu  
Uganda  
United Kingdom  
Vanuatu  
Venezuela  
Wallis & Futuna  
West Bank  
Zambia  
Zimbabwe





London

Toronto

New York

Charlotte

Atlanta

Miami

St.Kitts & Nevis

ANGUILLA

ST. MARTIN

SABA

ST. EUSTATIUS

ST. KITTs & NEVIS

MONTSERRAT

ST. BARTHs

ANTIGUA & BARBUDA

GUADELOUPE