



WELCOME
TO MAGNOLIA
RESIDENCES

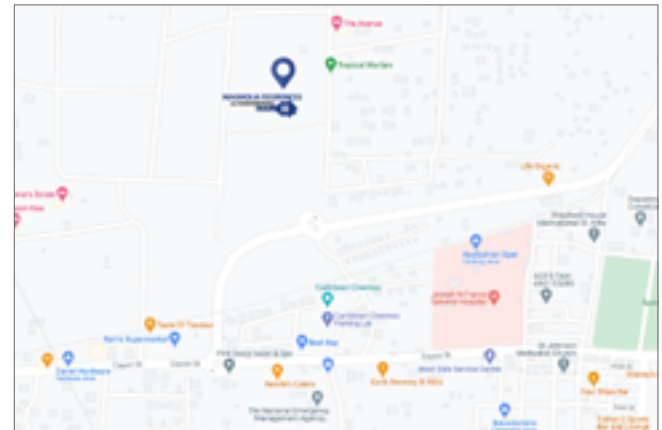
**MAGNOLIA RESIDENCES
& CONDOMINIUMS**



MAGNOLIA RESIDENCES DEVELOPMENT

The Magnolia Residences Development is ideally located on the slopes of Buckley's Estate, an unspoiled village awash with life and colour, history and culture, offering the coveted balance of tranquility and connectivity. The Magnolia Residences critically links the historic medieval Dewars Estate with the architectural adventure of the scenery. Located within walking distance of the superb facilities of the area, coupled with the natural greenery and serene quality of the phenomenal environment, the 36 cleverly designed and constructed homes and condominiums are well-placed for a distinguished living experience. Nestled on 6 acres of fertile land with uninterrupted panoramic views of the Caribbean Sea and Mountains, the Magnolia Residences form an exclusive development of true living without compromise.

With just a stone's throw away from downtown Basseterre and the excellent transport routes, getting around is easily accessible.





MAGNOLIA RESIDENCES
& CONDOMINIUMS



THE DEVELOPMENT

- A vibrant new community
- 19 competitively priced residential homes
- Close proximity to 2 grocery stores, a fast food restaurant, 24 hour gas station, JNF Hospital, the Caribbean Cinema and drink depots
- Breathtaking sunrise and sunset views
- Superbly landscaped gardens





A wonderful place to live, relax and enjoy life

The Magnolia Residences are beautifully carved and sit delicately atop reinforced masonry foundations. The gorgeous manicured landscape embraces the modern-contemporary appearance of these 2-storey, carefully considered selection of 2 and 3 bedroom homes with additional rental space.

Each room is the perfect way to start and end your day!

The unrivaled workmanship of these stunning 5 model homes (Sunset, Sunshine, Half Moon Full Moon and Morning Star) redefine everyday style that effortlessly blends indoor and outdoor living. The detailed architecture is designed and constructed with a level of care, level of passion and a level of attention.

A Blend of Modern and Contemporary

With an exceptional attention to detail and outstanding specifications, each room is individually designed to offer stylish, yet spacious rooms for the entire family. The open-plan homes are 2 & 3 bedrooms and include 2 en-suite bathrooms, powder room, a self-contained one-bedroom unit on the ground floor and a car port.



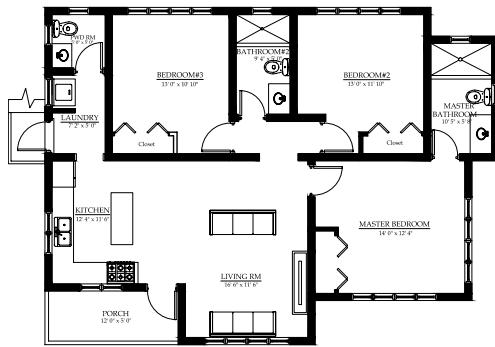
BUCKLEYS ESTATE



SUNSHINE

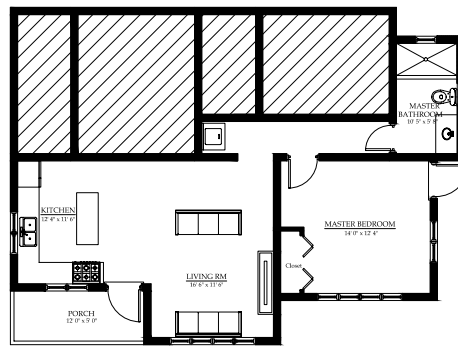
Designed with comfort in mind

The Magnolia Residences focuses on elegance and modern-contemporary design, blending beautifully crafted-living with style. The master bedroom and en-suite, walk-in closet and opulent bathrooms boast an intimate and cozy environment for maximum comfort.



1210 Sq.Ft

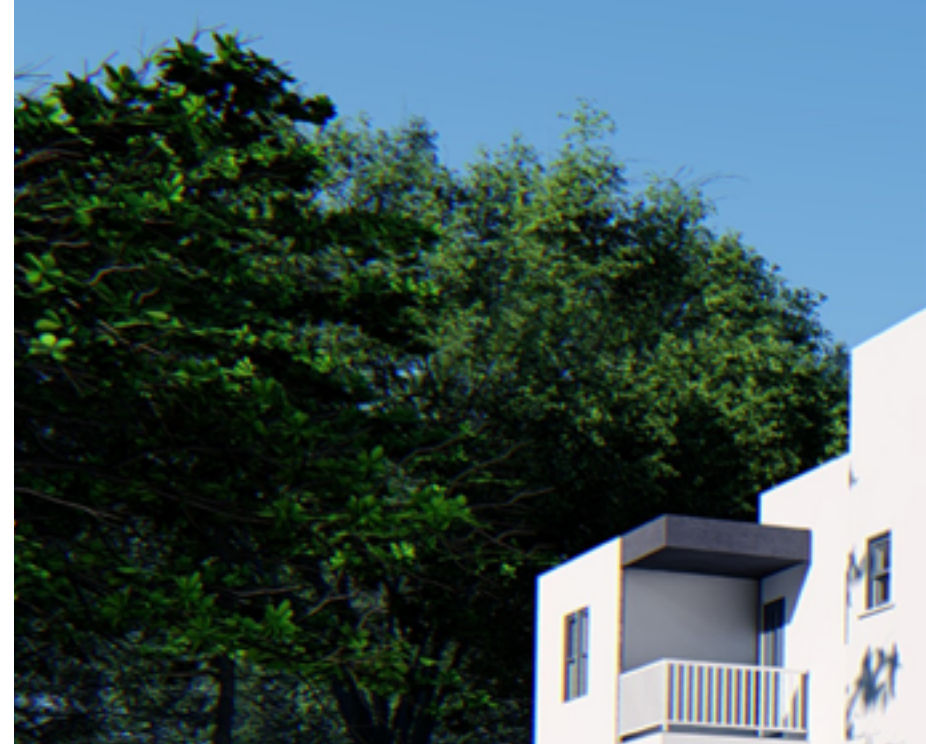
MAIN FLOOR PLAN
SCALE 1/8" = 1'-0"



793 Sq.Ft

BASEMENT FLOOR PLAN
SCALE 1/8" = 1'-0"

2003 Sq.Ft

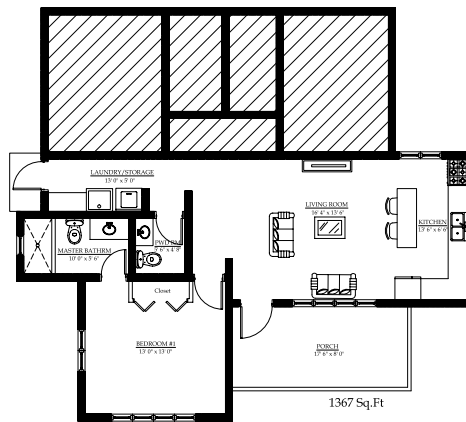




SUNSET

Unique inside and out with first-class finish

Elegance that touches every aspect of your home, both inside and out; there's nothing like staying at home in tranquility and relaxation! The light and airy open-plan living and dining area is filled with character and unmatched level of quality.



2028 Sq.Ft







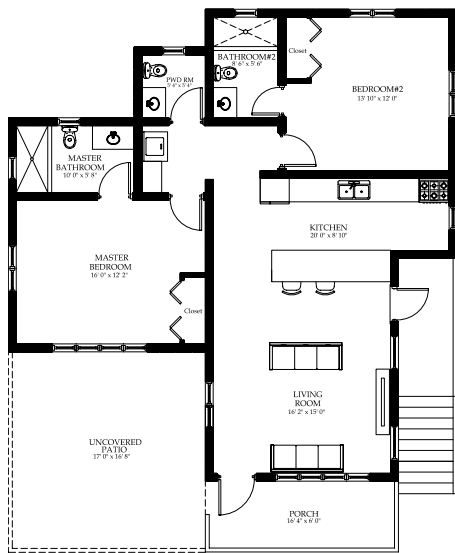
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HALF MOON

Everything you need and more

Every element is given immaculate care and attention to bring functionality and interior styling. These creative and dynamic designed kitchens effortlessly flow into the living and dining area creating a seamless space perfect for hosting or self-enjoyment.



1261 Sq.Ft
MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



2019 Sq.Ft
BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0" 758

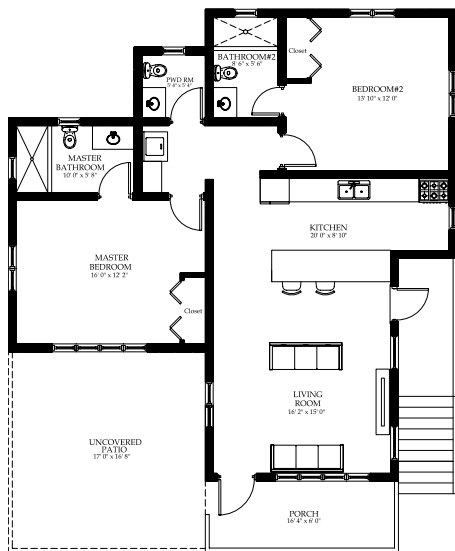




FULL MOON

Need a rental income or some alone time!

The workmanship and thorough approach that were put into the designs make the self-contained one bedroom unit on the ground floor, flawless. From the spacious living area to the classy kitchen and the indulgent bedroom, this is truly a masterpiece; the supreme standard of living for one to enjoy.



1261 Sq.Ft
MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



2019 Sq.Ft
BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"





MORNING STAR

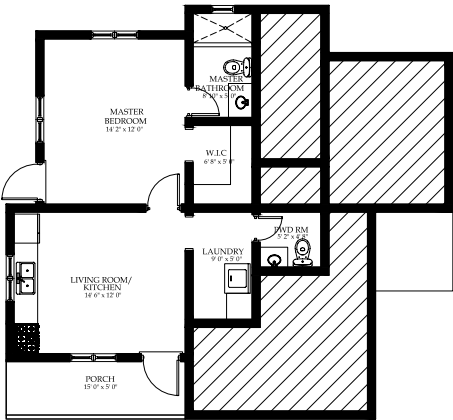
Waking up has just gotten better

Rise and shine to the picturesque view of the sunrise over the Caribbean Sea in your aesthetically pleasing home. The luxurious, modern living with its contemporary decorative feel provides an elevated overwhelming sense of distinction.



1140 Sq.Ft

MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



674

BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"





STANDARD FINISHES

Structure	Interior & Exterior Walls	Hurricane Resistant framed structure 8" Masonry Wall Construction
Wall Finish	Exterior Interior Ceiling	Plaster + Flat Emulsion Paint Rendered Finish and Painted Painted, Smooth Compound Finish
Flooring	Living/ Dining/Bedroom Common Area / Staircase Balcony & Terraces Kitchen	Porcelain or Ceramic Tiles Concrete Aluminum Railings Anti-skid Floor Tiles Porcelain or Ceramic Tiles
Kitchen	Island Platform Cupboards Faucets Lighting	Wooden with Corian Countertop Double-Bowl Stainless Steel Under-Mount Sink and Subway or Mosaic Backsplash Soft Close Function in Flat Surface finish Brush Nickel Recess Lighting in ceiling, Under Cabinet Lighting & Pendant Lighting over Island Solid Wood Frame and Shelving with Bi-Fold Doors Porcelain or Ceramic Tiles Stand Outlets and Decora Switches White Elongated Walk-in Shower, Brush Towel Rails & Shower head, Corian Vanity Counter, Shower Wall Tiles, Brush Modern Faucets, Under-Mount Sinks
Bathroom	Pantry Flooring Fittings Toilets Amenities	
Doors	Front Door Internal External	Solid Wood Frame Flush Doors Aluminum Frame
Windows		PVC Sliders

Electrical

Telephone and Cable Points in all bedroom and living room
PVC concealed conduits
Underground wiring
110 and 220 voltage
Interior and exterior lighting fixture
Water heater lines

Water Back-up

Cisterns in all Units

Air-Conditioning

Provisions for split air conditioning in all bedrooms and living room

Security

Secured entry to parking
Infrastructure for security systems
24 hour onsite security / CCT surveillance
Smoke detectors

Roofing

Reinforced Concrete Roof

Laundry Room

Linen Closet
Washer and Driver Connection
Wash Tub Connection

Living Room / Bedrooms

Ceiling fans
Recess and Access Lighting
Open-Plan

OPTIONAL UPGRADES

Parameter Fencing

Front
Back
Sides

Block and PVC
Hedges
Chain Links

Window Shutters
Installation of Air Condition Units
Floor Finishes
Kitchen & Vanity Countertops
Shower Tubs
Faucets

Dining Room

Chandeliers
Recess Lighting

Storeroom

Internal Storage

FREQUENTLY ASKED QUESTIONS

Does Magnolia Residences offer financing?

Magnolia Residences has partnered with The Bank of Nevis Limited to provide our purchasers with competitive interest rates and mortgage terms, however, you may engage any financial institution of your choice.

What is the term agreement?

All homes will be sold subject to an agreement which will be executed by parties, the vendor and the purchaser.

What is the required deposit, if any?

A deposit will be required to secure your lot but the amount is negotiable between the parties and dependent on the individual circumstances of each purchaser.

How long will it take to close?

Closing refers to the point at which the purchaser will be able to receive title to his/her/their new property. This requires that a crown grant is approved by the Governor General and the Certificate of Title is signed by the High Court Registrar. These formalities will take time but normally about six (6) months. However, this does not prevent homeowners from being able to move in and enjoy their property after the required payments are made.

Is there a Homeowners Association? If yes, what are the fees and what does it entail?

There is a Magnolia Residences Homeowners Association, which does levy annual dues for the services provided. All homeowners will receive a package containing the information concerning this before closing is completed.

Is there a warranty on the house? If yes, for how long and what does it entails?

The homes will be sold subject to the normal contractor's warranty period of one (1) year during which any defects will be remedied by the Vendor.

Is there public transportation in the area?

Access to the development itself is limited to residents and authorized guests. Access to public transport will require persons to travel to the main road and nearest bus stop.

How long does construction take?

Construction period is eight (8) months as prescribed in the Purchase and Sale Agreement.

How long will it take for the roads in the development to be completed?

Roads will be completed before the houses are transferred to the first homeowner.

Will there be streetlights in the development upon completion and distribution of the homes?

The development will contain all required infrastructure including: paved roads, streetlights, water, internet & cable

Who pays the stamp duty; the buyer or the seller? How much is the stamp duty?

The vendor is legally required to pay stamp duty which is currently assessed at 10% of the value of the transaction.

Is the land included in the cost of the house?

The total cost purchasers will pay includes house and land.

What is an Alien Land Holding License? Do we need to apply for it and how much does it cost?

An alien land holding license is required for all persons purchasing property who are not citizens of St. Kitts and Nevis. It is currently assessed at 10% of the value of the transaction. However, certain non-nationals are exempt from the cost although they will still have to apply for same through their Attorneys-at-Law. This can only be obtained once a purchaser is in the process of obtaining a property not before.

Is there a covenant and when can we review it?

Yes, there are covenants, which will be included in the transfer documents.

Are pets allowed?

Pets that can be kept within the boundaries of the homeowners' property are allowed.

What are all the restrictions?

All restrictions are contained in the covenants and bylaws of the Magnolia Residences Homeowners Association which will be provided to all purchasers.



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Lime Kiln Institutional & Commercial Park
Basseterre, St. Kitts**

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