



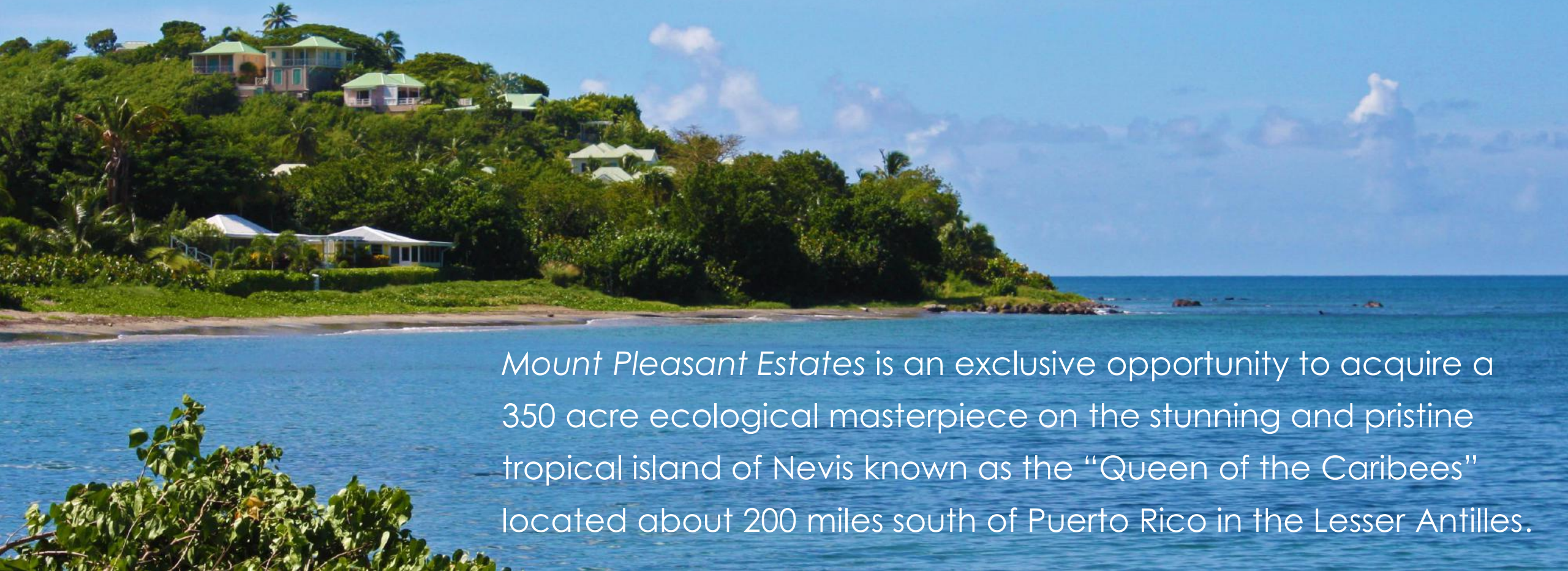
# MOUNT PLEASANT ESTATES

*Nevis Island's Hidden Treasure*

STRICTLY CONFIDENTIAL



# Nevis' Hidden Treasure



*Mount Pleasant Estates* is an exclusive opportunity to acquire a 350 acre ecological masterpiece on the stunning and pristine tropical island of Nevis known as the “Queen of the Caribees” located about 200 miles south of Puerto Rico in the Lesser Antilles.



# Nevis' Hidden Treasure

With vivid lush green mountains, blue skies, soothing trade winds and long empty shores, Nevis encourages you to stop and appreciate all the natural beauty around you. It's an island of sport with world-class golf, tennis, sailing and more. It's also an island of well-being with secluded beaches, renowned spas, diverse dining options and easy-going genuine people.

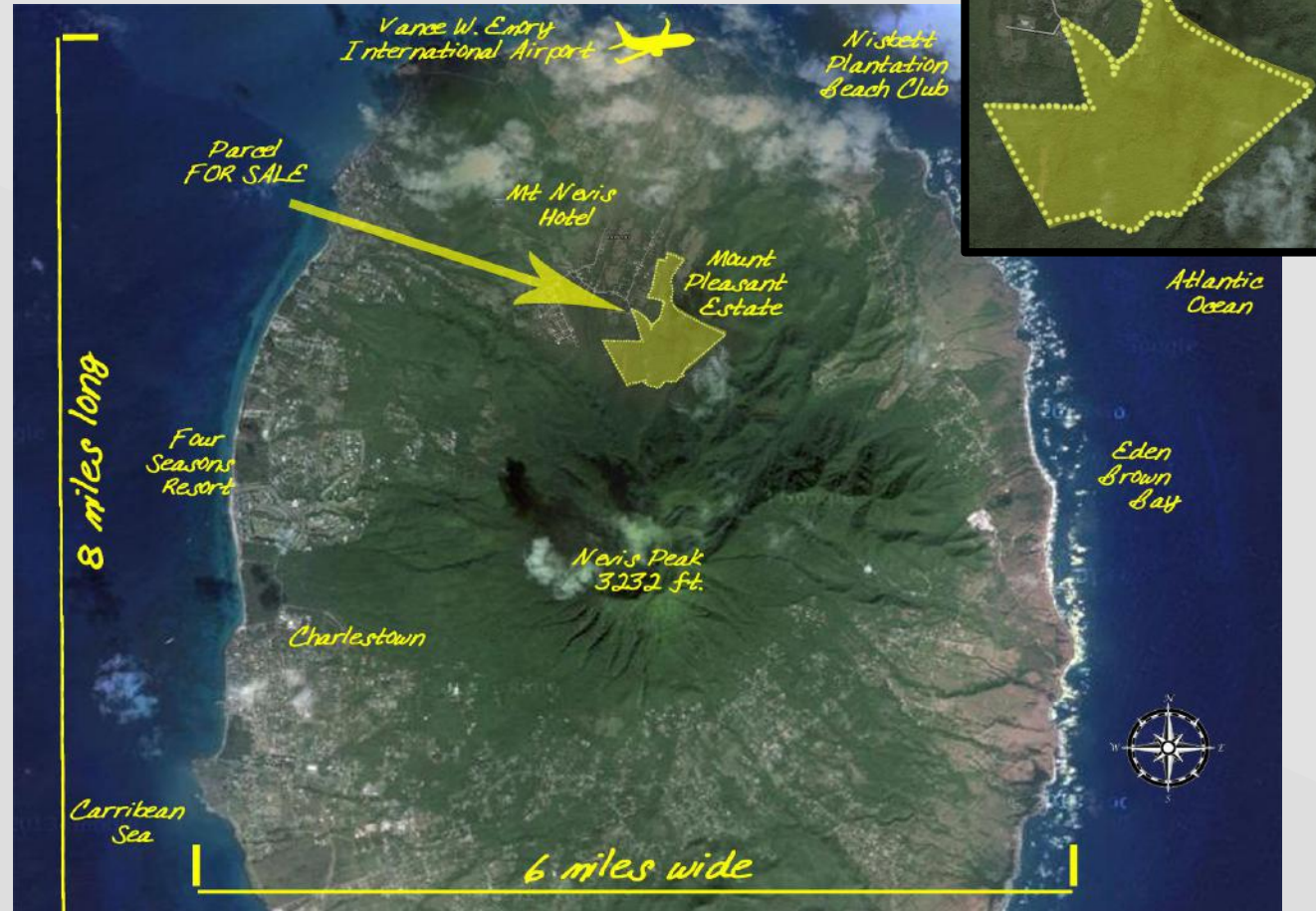
*Nevis is an island paradise that has been up-and-coming for years and is now making its debut as a jewel for developers with its scenic beauty and modern infrastructure.*



# The Parcel: Description

The over 350 acre parcel, with the balance of plantation acreage preserved, is set in the cool, lush North West hills of the island in the vicinity of Mt. Pleasant.

Situated on gently sloping mountainside overlooking the Caribbean Sea with a variety of spectacular, panoramic views.



St. Kitts to the north, Nevis' sister island

St John, Antigua, Montserrat and Guadeloupe to the southeast

Magnificent 3,232-foot Nevis Peak is a backdrop to the property



# The Parcel: Potential

Land for development in as many ways as one could possibly imagine:

Picturesque golf resort

Ecologically-friendly self-sustained spa retreat

Boutique hotel with private villas

Luxurious estate home or community of private homes overlooking this amazing island landscape



Within close proximity to island amenities including:

Famous beaches, world-class golf, hiking trails, botanical gardens, hot spring baths and more...



# Location

Nevis and its sister island of St. Kitts constitute one country: The Federation of St. Kitts and Nevis

36-square-mile island lying about 200 miles south of Puerto Rico, and just west of Antigua

Easily accessible via major carriers (American, Delta, British Airways, Air Canada) that fly nonstop from major gateways including London, NY, Newark, Charlotte, Miami and Toronto into St. Kitts' Robert L. Bradshaw International Airport featuring a 7,600 foot asphalt runway



Once you clear customs, the transfer to Nevis is a short 12 minute water taxi ride from Christofe Harbour across 2 mile Banana Bay

Nevis' Vance W. Amory International Airport, featuring a 4,600 foot asphalt runway, is readily available and easily accommodates business jets and small commercial aviation

(50 seat jets)



# The Lifestyle

36 square mile tropical paradise home to approximately 10,000 people who make visitors feel safe, welcome....part of the community

Retains an old world charm with its capital, Charlestown, a living historical monument to 18th and 19th century British colonial architecture

*Unlike other islands that accommodate large commercial jets, massive cruise ships and casinos, Nevis attracts a particular type of visitor who appreciates a relaxed, finer quality of life; it is exclusive, yet inviting.*





# The Lifestyle: Attractions

## *Endless attractions and ways to immerse yourself in Nevis*

Stunning beaches range from the secluded, to very lively with water sports and beach bars

World-class golf

Lush tropical landscape for exhilarating hiking and biking

Variety of restaurants around the island ranging from fine dining to beach-front casual

Accommodations including the renowned Four Seasons Hotel and Golf Resort, some of the Caribbean's most beautiful plantation house hotels including Montpelier, Nisbet Plantation, Golden Rock, The Hermitage, as well as, many lovely private villas and estates





# Island Infrastructure

*There are significant reasons both people and companies are making the decision to invest in Nevis*

Modern infrastructure including roads, air and sea ports, water and electricity

Advanced telecommunications such as cable TV, wireless internet and cell phone service

Thoughtfulness infrastructure such as charging stations at all bus stops

English speaking, well-educated workforce

Hospital and Medical School right on island

Enduring history of political and economic stability





# Island Infrastructure



No personal income tax

Served by an array of international financial institutions

A well-regulated banking and financial services sector

Tax holidays for qualified investment projects

Dual economic citizenship available to individual investors

Economic citizenship program which includes Visa-free travel to 140 countries, tax-free status, and duty-free trade within the Caribbean



# Sustainable Practices

Locally sourced, farm-to-table groceries and meats

Governmental focus on the environment and self-sustained natural power resources:

Wind Farms - 8 turbine operational on-shore wind farm

Solar - Solar panel energy for home /commercial development

Geo-thermal – Nevis estimated to have 300 MW-600MW of Geothermal power available for development

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# Contact Us

Though the Nevisian government has never made a point of promoting mass-market tourism, it has become focused on providing the infrastructure for modern, planned and sustainable development, as well as, amenities that discriminating travelers have come to expect.

Nevis is enticing more and more investors who see the opportunity to embrace the potential in Nevis.

The people at Mount Pleasant Estates have a wealth of information that we would gladly share with you...in fact, Nevis is one of our favorite subjects given how we have cherished this land.

For more information please contact  
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