



CAINES PLANTATION BEACHFRONT INC



Background information: on Caines Plantation Site

The site is around 18 acres of Dieppe Bay in St Kitts. It will provide idyllic waterside living and boat moorings. The waterfront plots and beach are protected by a coral reef around 100 yards offshore and so moorings accessed by a channel at either end are very safe. The property is easily accessed from the coast road, which runs along the rear of the property. To the other side of this road are fields of sugarcane turning into rain forest as they rise up the slopes of Mount Liamigua and this is the backdrop to the site. The quality of light on the emerald green mountains as the sun rises in the mornings is breath taking. This is the spot where the Huguenots landed in 1610 and was the first point of settlement in St Kitts. It was then, as now, the best site on the island for beauty and waterside settlement.

The project is very low density with a strong heritage character. To one side of the plots is the Golden Lemon Inn, which dates back to the Huguenots in 1610 and is the oldest inhabited structure on the island. This old merchants trading post is now a Plantation Inn and is being acquired as part of the project. It will be twinned with Rawlins Plantation Inn (already acquired, one mile away) and will be run by the same management team. The Inn will serve as one of the recreational facilities to property owners.

To the rear of the plots next to the road on about three acres are the historic ruins of the Caines Plantation windmill and boiling house which will be professionally restored as part of the project, including putting the sails back on the windmill and making it the only restored sugarcane windmill in St Kitts which is famous for its sugar heritage.

The Caines Estate Great House is also part of the site and will be restored (in the first phase of construction) and will have a first floor bistro and a ground floor gallery. Finally a 30,000 sq ft waterfront land parcel will be sensitively developed for waterfront eating with a swimming pool and sun lounge area complete with dive shop and designer swim wear.

There will be two boardwalk piers one at each end of the site. The North one will serve as a base for a water taxi to the Royal St Kitts golf Course and Frigate Bay shopping and the South one as a base for a 75ft catamaran sailing tour boat.

The total complement of properties for sale: at Caines Plantation

1. The premium product - Six 30,000 sq ft water-front plots with 125 ft of mooring frontage. The price of these plots is \$900,000. Each one is to be sold with a turn key 'design & build' contract for a Plantation Courtyard Villa. Purchasers have a choice of several versions containing from four to seven bedroom suites and they will all have individual features. The building price for a typical five-bed version will be around \$1, 800, 000 depending on furniture package. Visible on the site layout plan you will see the deeded tree lined driveways to these plots, which will give a high degree of privacy. It is worth mentioning that there are currently no other properties such as these on St Kitts where owners can moor their boat at the bottom of their property.
2. The luxury product - Eight 2,300 sq ft Heritage Garden Villas set a little above (the ground is sloping) and behind the Plantation Courtyard villas, with a deeded pathway to access the beach. They are a duplex design with a quarter acre of garden and each have three bedroom suites. See scanned drawings. The sale price of these villas will be \$950,000.
3. The mid range product – Thirty-six Heritage Condominiums in three blocks of twelve arranged around the Great House. See scanned drawing. Each condominium is around 1850 sq ft with two en-suite bedrooms both with verandas and also a large main veranda off the lounge. Sale price of these will be \$ 640, 000.
4. The entry-level product – Thirty-two Two Bedroom beachfront Condominiums in eight blocks of four, situated adjacent to the existing beach villas that are part of the Golden Lemon Hotel. Each unit will be similar in style to the plantation houses already built at Rawlins Plantation and so see photographs or visit for reference. They will each be around 1015 sq ft plus 650 sq ft of veranda space and at an entry-level price of \$ 425, 000 - unprecedented value for quality property on St Kitts. Each is sold with a lease back investment opportunity.
5. Finally the executive product - Four penthouse apartments on the second floor of the Caines Great House served by a private lift. Each one will be around 2000 sq ft, have two en-suite bedrooms and a large open plan living area and veranda with spectacular views. They will be the first accommodation to be built, will sell for \$ 660, 000 and two have already been reserved.



Integrated business concept

The concept diagram shows our integrated business concept, which links the now twin hotel operation.

The central hubs are the two Plantation Inns, each with its own particular character and specialities. Rawlins Plantation Inn is pre-eminent for gardens and fine dining, whilst Caines Plantation Inn (Golden Lemon) is all about beachfront and watersports.

Each hotel hub has its associated amenity businesses and facilities which give colour to the house guest's stay and drive other local guest traffic to the project, collectively enhancing the overall product.

