

TOLUMORCHIDS  
ANTIGUA-WEST INDIES



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## The Antigua & Barbuda Citizenship Programme

The Citizenship by Investment Programme requires a minimum investment of US \$400,000, in an approved property development, such as Tolumnia Orchids, for an investor to apply for citizenship. There are additional legal fees and government processing fees per family application and investors also have to undergo third party security and medical checks before approval. Processing time to citizenship is promised to be only 3 months by the Antiguan government and your application can begin immediately upon execution of the reservation agreement.

Successful new citizens can spend as much time as they want enjoying a stress-free in lifestyle in Antigua as well as visa-free travel to the UK, Canada, and Schengen countries as well as over 125 other countries.

Tolumnia Orchid villa owners and their families will be able to enjoy their island home which will also be operated as luxury rental destination property in order to provide an operating return on investment. Investment in this programme represents security - a second citizenship and a Caribbean property, a key element for any international wealth preservation strategy.

Furthermore, after 5 years you have the option to sell your real estate investment, whilst retaining your passport and the next buyer will qualify for citizenship.



## The Island of Antigua



Casual but chic, the island of Antigua is famous for its 365 beaches, luxury yachts and love of cricket. Lying at the heart of the Leeward Islands in the Caribbean, 17 degrees north of the equator the beautiful island of Antigua is the dream destination. At just over 100 square miles in area and English speaking it's easy to explore the island which is steeped in history dating back thousands of years. A favourite for European royalty and boasting a year round warm tropical climate, the island has much to offer.

Not only is it home to internationally renowned sailing events, there's something for everyone – golf, snorkeling, scuba diving, kite surfing, deep sea fishing, rainforest walks, tennis, horse riding or simply a stroll around the duty free shopping port and capital of St. Johns. Tolumnia House will provide a luxurious base from which to explore or simply to escape to one of the islands many uncrowded beaches and swim in the clear turquoise waters. There's also a great choice of dining throughout Antigua from waterfront fine dining and laid back Italian elegance, to road side barbecues featuring locally caught Red Snapper and Lobster.

Getting there is easy. Antigua has many non-stop flight connections including London 8hrs, New York 5hrs, Miami 3hrs, Toronto and Montreal 5 hrs. Additionally, multiple international and regional flights are scheduled daily through VC Bird International Airport making it easy for citizens to enjoy their visa-free travel privileges.

## Benefits of Ownership

- Investment into the high end property market at minimum citizenship investment level
- Ownership of premium land, an address shared with European Peerage
- Fully furnished by international designer
- Ownership of an exceptional piece of real estate
- No operating costs for the first five years of ownership
- Application for citizenship begins immediately upon execution of reservation agreement
- Professional management of and marketing to the international luxury vacation market
- Projected 2% return on investment
- Capital appreciation
- Units can be re-sold to a new citizenship investor after 5 years
- Warm, year round tropical climate and relaxed lifestyle
- Antiguan citizens are not taxed on their worldwide income
- Visa free travel to 130 countries including Canada, the U.K., the European Union countries, all 28 Schengen states
- Life citizenship for all passport holders in Antigua
- Antigua has no capital gain taxes or estate taxes



## Tolumnia Orchids

A private, boutique, development comprising of only two luxurious villas located on an elevated bluff offering uninterrupted panorama to north, east and south over the Caribbean Sea. The site, on the south side of Antigua is only 2 minutes to the nearest restaurant and waterfront, and close to English Harbour for yachting, shops, restaurants, tennis, yacht club and beaches.

These contemporary 4-5 bedroom villas on the chic south coast of Antigua will be surrounded by landscaped tropical gardens and are sited in the exclusive “Savannah” neighbourhood, overlooking Willoughby Bay, an address shared with European peerage. The development takes its name from a rare and native orchid that grows wild on the site.

Harnessing the warmth and character of the Caribbean region, these exceptional homes have been designed to blend island vernacular with modern day living. The spectacular views are dominant throughout the expansive outdoor and indoor living areas. Oversize glass panels complement tall, elegant shutters, and the deep verandas and low rooflines are intended to maximize the scenic views while keeping the rooms cool.

This exceptional property is being developed by Ondeck Living, an accomplished team comprising of European architects, international designer and professional construction crew. Ondeck Living will also manage and market the property for luxury vacations predominantly to the European and North American market. As the sister company to Ondeck Sailing, the operational and marketing team has first-rate knowledge and experience of high-end Caribbean tourism.





## Tolumnia House

Tolumnia House villa is available as 12 equal fractional units though multiple units may be purchased.

This exclusive property will have 7,000 square feet of living and entertaining area, sympathetically designed to embed itself within the natural landscape. The design includes 5 spacious ensuite bedrooms and master suites with outdoor showers and private terraces; powder room; media room; executive kitchen; additional den/TV area; winter and summer dining and large covered lounge areas. Each room will be luxuriously appointed with stunning sea and garden views. All brought together in greys and whites to create a natural, contemporary paradise in which to unwind.

The outdoor areas include a fire pit surrounded by intimate seating to enjoy the late evenings; a bar and casual seating area to rear; an alfresco garden dining area; a relaxed lounge area adjacent to pool and hot tub; an infinity edge swimming pool to relax by or exercise in; spacious covered terraces to enjoy the panorama and relax. The view is protected by the natural topography ensuring owners, guests and visitors have complete privacy, outstanding views and a highly valued north easterly breeze.

Once operational the villa will employ a group of individuals dedicated to providing a 5\* personalised service, ensuring guests leave with a unique experience.

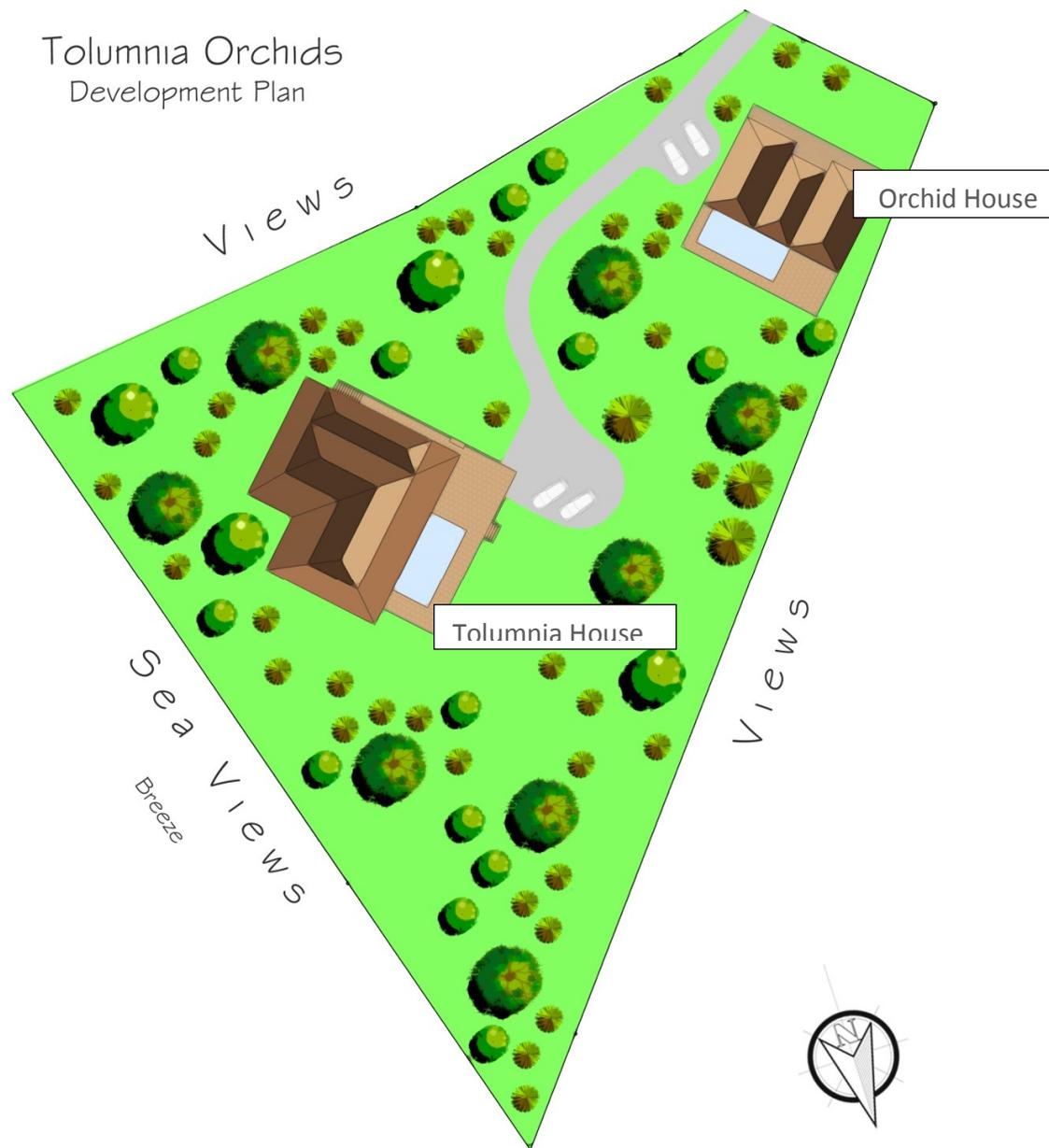
Whether acquired as a Caribbean holiday home or investment, this property is ideal for any discerning client demanding an exceptional piece of Antiguan real estate



## Key Features:

- 280 degree, uninterrupted views over Caribbean sea and exclusive, private address
- 2 minutes to the nearest restaurant and waterfront, and close to English Harbour - for shops, yachting, restaurants, tennis, yacht club, beaches and attractions of the National Park
- European architects and 5 star standards
- Landscaped gardens with Caribbean fruit and flowering trees and brightly coloured tropical plants
- High vaulted ceilings to main living and dining areas and principle suite
- Superlative finishes
- Fully furnished, hand-picked, by interior designer
- Fully equipped kitchen with contemporary custom kitchen cabinetry
- 2 Principle bedroom suites with outdoor double shower areas and private terraces
- 3 further spacious bedrooms with ensuite bathrooms and outstanding views
- Fire pit and intimate seating area
- Lounge area adjacent to large infinity edge swimming pool
- Summer Alfresco dining
- Barbecue, bar and entertaining area
- Media room, flat screen TVs, Wireless Internet
- Ceiling fans and individually controlled air conditioning
- Spacious covered verandas
- Gently cooling trade winds
- Hurricane-impact rated construction / back-up power generator
- Butlers, drivers, chefs, nannies, 24-hour concierge available
- Operational and marketing team with experience of high-end Caribbean tourism

Tolumnia Orchids  
Development Plan



Orchid House

Tolumnia House

Views

Sea Views  
Breeze

Views





## CONTACT US

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