



TOLUMNIA HOUSE

ANTIGUA - WEST INDIES



The way Life should be

Tolumnia House Key Features:

- Available as 12 equal fractional units, multiple units may be purchased.
- 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
- 0.9 acre site on National Park land
- 7,000 square feet of living and entertaining area
- sympathetically designed to embed itself within the natural landscape
- Each room will be luxuriously appointed with stunning sea and garden views
- 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 infinity edge swimming pool
- Summer Alfresco dining
- 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
- Low entry level cost at \$420,000

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
- 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
- No requirement to travel to Antigua during the application process and no interview
- Professional management of and marketing to the international luxury vacation market
- Projected 4% 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
- Fast processing within 3 months and inclusion of dependent children under 25yrs of age and dependant parents over 65yrs



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