

The Real-Estate Option

To qualify for citizenship of St. Kitts and Nevis under the real-estate option of its Citizenship-by-Investment Program, the Government requires an investment in designated real estate with a value of at least US\$ 350,000.

Besides this investment requirement, the following processing and due diligence fees are payable to the Government of St. Kitts and Nevis:

- US\$ 35,000 for the main applicant
- US\$ 15,000 for the spouse
- US\$ 15,000 for any dependent children below the age of 18
- US\$ 35,000 for any dependent and unmarried children older than 18 but younger than 25.
- Children over 18 years but below 25 must be in a full time learning institution and fully supported by parents.
- US\$ 3,500 due diligence fee per person older than 16 included in the application

Additionally to these fees, real-estate buyers should be aware that there are also purchase costs (mainly compulsory insurance fund contribution and conveyance fees) of approximately 4 – 5% of the purchase price.

Only villas and condominium units from an approved developer will qualify for citizenship. The following developments are currently approved by the Government:

St. Kitts

- Calypso Bay Resort
- Golf View
- Half Moon Bay Villas
- Heritage Plantation
- Horizons Villas
- Kittitian Hill
- Leeward Cove
- Marriott Vacation Club
- Ocean's Edge
- Pirate's Nest
- Rawlins Plantation

- Royal St Kitts Hotel & Casino
- Sea Lofts
- Silver Reef
- St Christopher Club
- Sundance Ridge
- Sunrise Hill Resort

Nevis

- Botanical Gardens
- Carino Hamilton Estate
- Cliffdwellers
- Fern Hill Villa Development
- Fort Ashby Beach Club
- Four Seasons Resort Estates
 - Jones Estates – n/a
 - Live Nevis -
 - Mount Nevis Hotel
 - Nelson’s Spring - dion
 - Paradise Garden Estate – Ted Cox
 - Royal Getaway Estate – n/a

Note: Projects are approved on an ongoing basis by Cabinet following application by the Developer and a comprehensive review by the Government.