Nelson's Retreat
APART-HOTEL | ANTIGUA W.I.
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Don’t tell anyone, but there is more to Antigua than beaches and palm trees.... Since its humble beginnings, it has evolved to be the ultimate Caribbean melting pot for adventurers, historians, sailing enthusiasts and professionals, wildlife fans and meditation seekers.
HOTEL APARTMENTS

One of the most exciting elements of Nelson’s Retreat Apart-Hotel is its exclusive location in English Harbour, an international yachting mecca and luxury Caribbean hotspot. The property comprises 26 spacious studio apartments inspired by their incredible waterfront location, each constructed to bring more natural light, sound and texture inside, inviting the calm of the water and million-dollar views over the historic Nelson's Dockyard into our living spaces.

- 26 ultra-modern apartments
- unique harbour views
- 400 to 550 sq. ft. (38 to 51 sq. m.)
- pools, terraces, lounge, gymnasium

In addition to the impeccably designed indoor/outdoor living spaces, owners and guests will enjoy two south-facing sun terraces and pools, a relaxing lounge and gym, all surrounded by lush tropical landscaping.

The 24-hour concierge can organize an array of services ranging from a water-taxi pick-up at the Nelson’s Retreat private dock for the short ride over to Galleon Beach, to a decadent excursion to neighboring islands such as St. Barth’s via plane or helicopter charter, or simply organize in-room dining or advise where the best funk bank on the island is playing. The in-room iPad will receive real-time updates on what to do, where to go and with whom on any given day or evening.

You’ll never be more connected to the chic south coast of Antigua than when you stay at Nelson’s Retreat.
Today’s travellers, across multiple generations, are increasingly searching for a connection to the locale and unique customizable experiences. The demand for independent hotels and self-catering accommodation continues to grow as a result.

Nelson’s Retreat is a ‘Smart Hotel’, a new generation property designed to offer immersive travel experiences in a design-led, high-tech, boutique property.

This means free WiFi, 1-minute check-in, community spaces, and easily accessed insider knowledge and experiences, all in Antigua’s top location – at the heart of the celebrated English Harbour community.

Owners and guests will enjoy the attention to detail in a clean, fresh, organic hotel which will include advanced solar power, online check-in, in-room yoga mats and wellness features, artisanal artwork and accent pieces, and service that offers a real sense of integration into Antigua’s fun-filled south coast.
Nelson's Dockyard in English Harbour has been awarded UNESCO World Heritage status as a unique continuing cultural landscape.

**HOTEL FEATURES**

**LOCATION** at the epicenter of English Harbour albeit well positioned to offer peace and quiet when desired.

**DESIGN** that strengthens the sense of place using local materials, artwork and artisans, and blurring the lines between indoor and outdoor.

**EXPERIENCE** incorporating local purveyors and insider knowledge on tap.

**TECHNOLOGY** – Free WiFi, smart check-in, on-demand services, in-room app or iPad for all needs.

**COMMUNITY** – Space for meditation, movie screenings, yoga, swimming and relaxation.

**NATURE** is a fundamental part of Caribbean life; it is bright, fast growing, discernible all day and night and integral to the hotel experience and design.
SERVICES & AMENITIES

• Free high-speed WiFi
• 55-inch high definition TV & Satellite TV
• Island cotton robes
• Beach shuttle service
• 24-hour concierge
• Priority status for room reservations at special resident rates
• Pre-arrival kitchen stocking with local organic options
• Delivery services including groceries and local restaurants
• Eco-conscious house-keeping, linen service and drycleaning
• Access to fitness room
• Two swimming pools and harbour-view terraces
• Lobby lounge + espresso bar
• Short walk to Antigua’s historic Dockyard and all the amenities in English Harbour

DESIGN FEATURES

• Spacious, designer environments, with indoor living areas that open to the terrace
• King size bed
• Spectacular harbour views
• High 9 ft. ceilings, heavy beam construction and Enviroshake roof shingles
• Luxurious European kitchenettes with custom cabinetry, state of the art appliances, and stone countertops
• Bathrooms finished in natural floor-to-ceiling travertine with LEED compliant fixtures
• Covered outdoor terrace and access to shared outdoor pool and terrace
• Professionally landscaped grounds and terraces
• Energy star standards
• Maintenance free, stucco exterior finish
• Hurricane-impact rated construction and floor-to-ceiling glass
**APARTMENT FLOORPLAN**

ONE BEDROOM APARTMENT
495 Square Feet

26 ultra-modern apartments  
Unique harbour views  
400 to 550 sq. ft. (38 to 51 sq. m.)  
Pools & Terraces  
Lounge & Gymnasium

**SITE CGI**
The Admiral's Inn bar and restaurant just a short water taxi ride from the Nelson's Retreat dock

**PROJECTED KEY OPERATING NUMBERS**

As evidenced by market intelligence to follow, there has been substantial growth underway in Caribbean and Antiguan tourism for the last number of years and which is accelerating. With approximately 3000 hotel rooms in total in Antigua & Barbuda, and with less than 500 designated in the luxury class, there is a growing demand for quality accommodation. Elmsbridge Property International has researched the market and a detailed marketing & operations plan is available to prospective investors upon request.

Following are projected key operating and return numbers from ownership of a Nelson's Retreat hotel apartment presented in Elmsbridge's anticipated range of performance.

**Nelson's Retreat Key Projected Operating Numbers**

(US DOLLARS)

<table>
<thead>
<tr>
<th></th>
<th>YEAR 1</th>
<th>YEAR 2</th>
<th>YEAR 3</th>
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</tr>
<tr>
<td>low</td>
<td>$230</td>
<td>$250</td>
<td>$270</td>
<td>$275</td>
<td>$280</td>
</tr>
<tr>
<td>high</td>
<td>$280</td>
<td>$300</td>
<td>$320</td>
<td>$325</td>
<td>$330</td>
</tr>
<tr>
<td>Return per apartment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>low</td>
<td>$11,551</td>
<td>$17,836</td>
<td>$20,996</td>
<td>$22,534</td>
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<td>$29,773</td>
<td>$33,448</td>
<td>$35,337</td>
<td>$37,266</td>
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<tr>
<td>% annual yield</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>low</td>
<td>2.48%</td>
<td>3.84%</td>
<td>4.52%</td>
<td>4.85%</td>
<td>5.19%</td>
</tr>
<tr>
<td>high</td>
<td>4.69%</td>
<td>6.40%</td>
<td>7.19%</td>
<td>7.60%</td>
<td>8.01%</td>
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**BENEFITS OF OWNERSHIP**

**EXCLUSIVE LOCATION**

There is arguably no better location in Antigua than English Harbour overlooking historic Nelson's Dockyard. With a multitude of dining and entertainment options within a two mile radius and the natural beauty of the Caribbean all around including its white-sand beaches, the experience in this location is one of the most sought-after anywhere in the world.

**CAPITAL APPRECIATION AND INCOME GENERATION**

Antigua is a popular destination for affluent Europeans and North Americans alike and Nelson's Retreat is located on a prime landholding. This provides great opportunity for capital appreciation and income generation via the hotel operation.

**THE CITIZENSHIP BY INVESTMENT PROGRAM**

Nelson's Retreat is an approved project under the Antigua & Barbuda Citizenship by Investment Program, one of the most desirable destinations in the Caribbean for North American and European travelers. Benefits include visa-free travel to more than 130 countries including the U.K., Canada and European Schengen countries and lifetime citizenship for you and eligible family members.

**FULL OWNERSHIP**

Nelson's Retreat hotel apartments are offered as whole ownership condominium units. Owners may use the property for free for up to two weeks per year with discounted owner rates available for additional use.
ULTRA-CONTEMPORARY DESIGN
Our European design team create contemporary tropical properties, which appeal to the sophisticated international visitors who grace Antigua’s south coast each year.

QUALITY ASSURANCE
Our design and construction teams are specially trained to ensure the delivery of a quality product. Our sales team are always on hand to show you around one of our existing properties.

CONCIERGE AND PROPERTY MANAGEMENT SERVICES
Nelson’s Retreat Hotel will have a dedicated concierge manager on call to assist with any and all bookings and services requested by all guests. Fees vary depending on the service provided. Elmsbridge Property International offers a dedicated property manager for owner reporting and property management.
HOTEL MANAGEMENT

Nelson’s Retreat is to be managed by a handpicked operational team in charge of closely monitoring the hotel performance to meet the agreed revenue targets and whose focus is one of operational efficiency and simplicity. The team will provide owners with annual reports to include accounts, performance comparisons, forecasts and cash flows so the business is carefully nurtured and grown.

When it comes to guest experience, the strategy is to provide local insight in a cool, back-to-basics way underpinned by good value. Our guests share a youthful energy and a zest for life across multiple generations. They have a desire to connect with others and want to be part of something bigger than themselves; hence the Nelson’s Retreat team’s local know-how is key to the experience and our success.

ABOUT US

ELMSBRIDGE PROPERTY INTERNATIONAL

Elmsbridge Property International is a specialist developer and seller of international leisure property. With decades of experience in the development, marketing and sales of luxury property internationally, the Elmsbridge principals are an award-winning team currently focused on developing luxury residential and commercial leisure projects on the Caribbean island of Antigua.

BLUEPRINT DESIGN & CONSTRUCTION

Blueprint is Antigua’s leading contemporary design and build consultancy. The firm combines European architects and designers and a superlative on-island construction team with years of experience, all of whom have a passion for perfection and attention to detail.
Located in the heart of English Harbour, every apartment at Nelson’s Retreat boasts spectacular harbour views, not only over turquoise waters and mega-yachts but also the historic Nelson’s Dockyard.

The site is within walking distance of an enticing assemblage of amenities including world-class restaurants and bars, beaches, coffee shops and local craft stores. Activities such as paddle boarding, sailing, ecological tours or hiking to find hidden beaches are all part of daily life here.

The area is the destination port in the Eastern Caribbean for the international yachting fraternity, offering unrivalled natural beauty and chic diversions to entertain discerning travellers from around the world.
“Antigua is one of those paradisiacal islands that actually lives up to the hype.”
NEW YORK TIMES

ENGLISH HARBOUR

Nestled in the heart of Antigua’s largest National Park on the island’s south coast is historic English Harbor. Known around the world as the preeminent port of call for sailing and mega-yachts in the Eastern Caribbean, the area’s most famous landmark is the charming and historic Nelson’s Dockyard.

With its laid-back allure and discreet celebrity residents, the waterfront and hillside properties are amongst the finest in the Caribbean. As such, a distinctive cache and array of amenities accompanies property ownership here.

The entire coastline is carved with picturesque inlets, bays and protected anchorages. The prestigious Antigua Yacht Club, founded in 1967, has played a pivotal role in developing the yachting industry in Antigua and in the Eastern Caribbean. Because of this, English Harbour is home to many international residents and beautiful restaurants surrounded by historic buildings unparalleled in the region. It has become a chic destination for those in the know who wish to relax in an understated yet sophisticated milieu.
WORLD CLASS
RESTAURANTS

INTERNATIONAL
SAILING REGATTA

KITESURFING

DIVING

ART
EXHIBITIONS

DUNE BUGGIES

365 BEACHES

INTERNATIONAL
CRICKET EVENTS

DEEP-SEA
FISHING

HORSE-RIDING

HISTORIC
SITES

365 BEACHES

HISTORIC
SITES

VISIT
MONTSEERRAT

PADDLE
BOARDING

HISTORIC
SITES

KAYAKING

STEPS
AWAY
Antigua is easily accessible from its primary tourism source markets, namely Europe and North America and travel is quite straightforward from all parts of the world. Located in the Eastern Caribbean, the VC Bird International Airport welcomes daily and/or regular direct flights from London, New York, Miami, Atlanta, Charlotte, Toronto, Montreal, Frankfurt and other international cities as well as most regional destinations. The new U.S. $75M solar-powered terminal completed in summer 2015 is the largest and most advanced in the region increasing the country’s capacity to receive larger aircraft, more frequent flights, and hence more visitors, and sustain Antigua’s position as the prime travel hub for the Eastern Caribbean.

The Antigua private jet terminal makes air charters to surrounding islands such as St. Barths and Anguilla easy excursions. Antigua has six ports of entry for yachts all manned with customs and immigration, the primary hubs for luxury yachts being English Harbour and Falmouth Harbour.

- Miami: 3 hours
- New York: 4 hours
- Montreal: 5 hours
- Toronto: 5 hours
- London: 8 hours
- Frankfurt: 9 hours
- Milan: 9 hours
CITIZENSHIP IN
ANTIGUA & BARBUDA

Citizenship in the Caribbean nation of Antigua & Barbuda is an exciting opportunity. Established in 2013, the Citizenship by Investment Program of Antigua & Barbuda was introduced in order to encourage resort development and attract new investors and residents to the independent British Commonwealth nation.

A property purchase into an approved project such as Nelson’s Retreat permits application to the program for you and eligible family members. While the program requires all applicants to undergo a thorough background check, approval usually takes about 12 weeks.

Citizenship is not a requirement for purchasing an apartment at Nelson’s Retreat; however, the associated benefits may be far-reaching in terms of tax planning advantages, personal security and general convenience.
Once you have obtained citizenship, you and your family will be eligible for many benefits including:

**VISA-FREE TRAVEL**
Covering approximately 130 countries including Canada, the U.K., Switzerland, the European Union countries including all 26 Schengen states and most other British Commonwealth countries.

**DUAL AND LIFETIME CITIZENSHIP**
Available for yourself and all eligible family members.

**TAX ADVANTAGES**
There is no taxation on worldwide income in Antigua & Barbuda for citizens approved under this program.

**MINIMAL RESIDENCY**
Only 5 days residency is required within the first five years.

**WEALTH PRESERVATION**
A second citizenship and property investment in Antigua & Barbuda can be an essential component in an international wealth preservation strategy. With an established history of protecting the privacy of its citizens, the twin-island nation is home to international banks and developed financial services sectors.

**LIFESTYLE**
New citizens can spend as much time in Antigua & Barbuda as they wish. The nation offers a stress-free lifestyle in one of the most comfortable climates in the world.

*taxes are only applicable to tax residents*
MARKET INTELLIGENCE

millenials (AKA GENERATION Y, BORN AFTER 1980)
whilst still young and categorised by their age, a more traditional demographic, millenials are fast growing in consumer spending power and are the key consumers of boutique hotel experiences for the future.

critically, the target market is not only young but also young at heart, transcending the age demographic.

they're into
CONNECTION WITH THE LOCALE
PARTICIPATION IN THE LOCAL LIFESTYLE
MEETING OTHER PEOPLE WHILE TRAVELLING
UNIQUE ENVIRONMENTS
FITNESS, HEALTH, AND GROUP TRAVEL
SHARED SPACES FOR SOCIALIZING AND NETWORKING

technology is the norm: social media, online reviews, in-hotel mobile accessibility, fast, reliable and free internet are key amenities.

GLOBAL HIGH NET WORTH INDIVIDUAL (HNWI) WEALTH

despite the financial crisis, global HNWI wealth quadrupled in the last 20 years to US $58.7 trillion

global HNWI wealth projected to surpass US $100 trillion by 2025 (nearly triple the 2006 amount)

rising numbers of HNWI (millions)

Sources: Top Deck Travel Research, Millward Brown, WYSE Travel Confederation Sources: Cap Gemini World Wealth Report 2015, Citibank Knight Frank Wealth Report 2015, BCG
THE MILLENNIAL MARKET

who take the most vacations?

- 18-30: 4.2 per year
- 30-45: 3.2 per year
- 46-65: 2.9 per year

they're into:
- Fitness
- Health
- Group travel
- Technology
- Social media

by 2020, 50% of travellers will be millennials and will account for US$1.4 trillion in spending.

fastest growing consumer segment in the hospitality industry

 seeking a hands-on experience

 looking to learn something

 prefer to spend on experience

THE MILLENNIAL MARKET

2.5 BILLION
MILLENNIALS WORLDWIDE TAKING
THE MOST VACATIONS
OF ANY AGE GROUP

70%
78%
78%

Sources: Nielsen, STR Research, uGuest, Global Wellness Summit, Top Deck Travel Research
in 2015 Antigua and Barbuda has seen its highest level of total arrivals for the past five years

Antigua’s new international airport now the largest and most advanced in the Caribbean with airlift increasing annually

tourism spending in the Caribbean rose to $30 billion in 2015, which is a 4.2% increase

Caribbean tourist arrivals for 2015 rose across all major source markets including the US, Canada, Europe and South America

Caribbean tourism growth up 7% in 2015, surpassing world tourism growth of 4%

almost one million visitors came to the shores of Antigua and Barbuda in 2015

this represents a 16% increase in the number of visitors from the previous year

2011          2012          2013          2014          2015
0             200,000       400,000       600,000       800,000       1,000,000
1,200,000     1,400,000     1,600,000
VACATION RENTAL (SELF-CATERING) LISTING GROWTH

AIRBNB
HOMEAWAY
TRIPADVISOR

87% are more likely to book a vacation rental based on availability of online reviews and photos

Sources: Antigua Hotels & Tourism Association, Caribbean Travel Organization, World Travel & Tourism Council
Antigua & Barbuda, named by Italian explorer Christopher Columbus in 1493, is an English-speaking twin-island nation in the Caribbean, and was settled by the British in 1632. Thereafter, Antigua became known as the ‘Gateway to the Caribbean’ for its location, natural harbours and favourable growing conditions, and the country’s governance, language and culture have all been strongly influenced by the British.

For almost two hundred years the British Navy headquartered itself on the south of the island in English Harbour where they created ‘Nelson’s Dockyard’, today a world heritage site. Steeped in history, Antigua has long been a glamorous port of call for sophisticated travelers with its laid-back elegance, immaculate beaches, turquoise waters, luxury yachts and celebrity residents.

The year-round tropical climate attracts varied international residents, and together with the friendly local population of 80,000, this makes Antigua & Barbuda a very comfortable place to integrate. With daily direct air access from North America and Europe and being the hub of Caribbean yachting, Antigua is a crossroads of the world albeit natural, simple and protected.
QUICK FACTS

AREA 180 sq. miles (Antigua 108, Barbuda 72) (442 square kilometers)

POPULATION 80,000 approximately (2011 census)

CLIMATE Warm year-round tropical climate, 24 to 36 degrees depending on the time of year

CURRENCY Eastern Caribbean Dollars (ECD). Pegged EC$2.68 = US$1 USD are accepted almost everywhere


CAPITAL St. John’s

VOLTAGE 110 as well as 220 volts can be found on the island

MEDICAL General practitioners, public hospital and clinics and private facilities are all available

EDUCATION High literacy rate, educational institutions include two university medical schools and the best-regarded International Baccalaureate school in the region, amongst other very good primary and secondary government schools

DIPLOMATIC REP. Embassies and consulates around the world

GOVERNMENT Hon. Gaston Browne, Antigua & Barbuda Labour Party

POL. SYSTEM Parliamentary Democracy

POL. ORIENTATION Social / Democratic

HEAD OF STATE Her majesty Queen Elizabeth II

DATE OF INDEPENDENCE 1st November 1981

ECONOMY Tourism, banking and light industry

TRADE Principal exports: tourism, cotton and fruits and vegetables; principal imports: petroleum products, food, machinery, and manufactured goods. Tourism accounts for more than 80 % of foreign exchange earnings and contributes directly and indirectly more than half of GDP
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