### **INVESTMENT FACTSHEET**



**REAL ESTATE** 

US\$2.700.000



08 April 2021

27 ACRES - DEVELOPMENT LAND AND BUILDING

# **Description**

Ready to build! Fully entitled parcel of land with Government concessions and Citizenship by Investment approval. Assets include substantially completed 6 unit condominium buildings of approximately 6,000 square feet comprised of 6 one bedroom units ranging from 819 -894 sq. ft. located on 2.33 acres established for condominiums near the ocean and road culverts constructed for proper drainage. Land offers cliffside eastern boundary, 360 degree views of the Atlantic Ocean and Nevis Peak. The land is ready for a developer to continue with the existing plan or create their own vision to maximize the interest of second homes in the safe haven of Nevis. Additional adjacent 71 acres available if larger project desired.

Land size:

27 Acres

Assets Amount:

US\$2.700.000

**Established:** 



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#### Location

Parcel is located in Butlers Estate/St. James Parish on the east coast of Nevis with access from the main road as well as partially completed paved road and entrance.

## **H** Market

Ideally situated South East of the Medical University of the Americas that developer could explore health related strategic partnership between University and development. New developer vision could include single family residences for foreigners seeking second homes in safe and healthy environment of Nevis.

Additional information available at http://www.butlersestate.com, mailto:reggleton@rceadvisory.com, +1 407 446 2637

#### Incentives Available:

Existing project plan approved for government consessions regarding corporate tax, import duty/VAT and other taxes. Developer's new vision may also garner concessions subject to government approval of revised plan.

## Assets Description:

This is 27 acres of development land in Butlers Estate. Original project designs available as part of transaction if desired. Seller willing to assist in project management for separate fee if buyer desires. Water and electrical connections available at the main road. Competitively priced at US\$1.72 per sq.ft. for land and building priced below construction cost for total offer price. Buyer can invest approximately US\$300,000 to complete condominium building/bring utilities to it and then recoup investment with condo unit sales at US\$300,000-US\$400,000 per unit with Citizenship by Investments (US\$1.8 MM - \$U2.4MM for 6 condo sales).

