

nonsuch bay

ANTIGUA

Frequently Asked Questions

About Nonsuch Bay Resort

What is Nonsuch Bay Resort?

Nonsuch Bay Resort is Antigua's newest 5 star resort, combining some of the highest quality apartment and villa accommodation on Antigua, with world class resort facilities and amenities.

What are the facilities?

Avocet Sailing is the resorts own sailing club offering a selection of state of the art racing keel boats, dinghies and catamarans plus professional tuition. The club is run by Richard Chadburn, formally the manager of the Antigua yacht club and a vastly experienced yacht and dinghy sailor.

The Waterside Restaurant is located at the water's edge, adjacent to the beach and sailing club and offers a selection of local and international cuisine. The restaurant is managed by Chef Nigel Martin and his team who are also responsible for Sheer restaurant, consistently voted in the top 5 restaurants in Antigua.

The Spa provides a range of treatments and products and two **tennis courts** will be available from early 2010.

Childcare, a crèche and children's activities are available on-site to owners and guests.

Who is behind Nonsuch Bay?

The resort is owned and operated by Nonsuch Bay Development Company Ltd having been conceived and developed in conjunction with La Perla International Living, the renowned international resort development company.

The management team is led by Ian and Cameron Fraser, one of Antigua's pre-eminent business families, responsible for some of the islands most successful tourism-based businesses including Coco Bay Hotel, Sheer Restaurant, Coconut Beach Club and the Redcliffe Quay tourism complex in the capital, St John's.

General Real Estate Information

How many properties are there?

Hilltop Villas: 26 Plots for private villas ranging from .4 to 1.1 acres (1,500m² to 4,500m²).

Waterfront Villas: 15 Waterfront villas with private garden, plunge pools and terraces.

Apartments: 64 hillside apartments and 8 beachfront cottages.

Who is the architect?

EDSA, one of the world's leading planning and architectural firms collaborated with British architect and Antigua resident Andrew Goodenough to create the distinctive Georgian-colonial style at Nonsuch Bay. Mr Goodenough has designed many landmark homes and projects in and around Antigua including Curtain Bluff, the Falmouth Marina Hotel & Apartments and various homes on the exclusive Jumby Bay Island.

Who is responsible for construction?

Cameron Fraser is on site full time as project manager overseeing the appointment of all contractors and the ongoing management of the construction programme.

Is there air-conditioning in all properties?

Each property is fully air-conditioned with individual controls in each room.

What communications are installed?

All properties have telephone, broadband internet access and cable TV

Are there furnishing packages available?

A selection of furniture packages is available, with most owners choosing to combine the basic elements of the packages with their own locally sourced items. Nicole Berntsson, the resort manager is on hand to assist in the selection, purchase and delivery of furnishings as required.

Hilltop Villas

How long does villa construction take?

There is no time requirement as to when an owner must commence building a dwelling on a plot. It is however, expected that once construction has commenced it will be completed within a reasonable amount of time.

Depending upon the scale and scope of the building plan it is usual for construction of a villa to take 12-18 months.

Who will design my villa?

Andrew Goodenough and other architects offer pre-designed villa concepts or design bespoke homes and provide ongoing building and project management.

Can I buy more than one plot to build on?

There are adjacent plots which can be purchased. The size of the villa constructed would be restricted to the overall land use of 20%.

Property Management & Rentals

Who is responsible for managing the resort?

Resort management, which includes the operation of the clubhouse, restaurant, rental pool, spa, crèche, Avocet Sailing and other resort services and amenities, is undertaken by Nonsuch Management Ltd under the trading name 'Nonsuch Bay Resort'.

Can I rent my property?

Yes. A rental pool is in operation which provides a comprehensive service, full details of which are available at www.nonsuchbayresort.com/rental_pool_agreement.pdf.

The resort management team currently operates two hotels on Antigua and has maintained some of the highest year round occupancy figures on the island for the past 6 years. This team is responsible for the PR and marketing of the Nonsuch Bay Resort and the operation of an effective bookings system via the resort website.

The Buying Process

Am I able to visit the resort?

Yes. Since the resort is now open we encourage potential purchasers to stay at the resort and offer discounted rates for those guests wishing to view properties during their stay.

What Currency are payments made in?

All payments are made in US Dollars

Can I get mortgage finance in Antigua?

Details of mortgages offered by Scotia Bank and First Caribbean Bank are available from our sales staff.

Taxation and Other Costs

What costs apply to the purchase of property in Antigua?

Alien Landholders Licence – 5% of property value

Government transfer fees (stamp duty) – 2.5% of property value

Legal Costs – typically 1% of property value

Note: These costs are not built into the property price. In the case of apartments, these figures should be added to the overall purchase price. For waterfront villas the landholders licence applies to the value of the land only (which is approximately 30% of the purchase price) and the transfer tax applies to the overall value of the property.

What taxes apply to the sale of property in Antigua?

Stamp Duty – 7.5% payable on sale or transfer of property. This only applies to individuals rather than those purchasing through a company.

Share Transfer Tax – 5% payable on the transfer of shares when a property is held as an asset of a company registered in Antigua. The value of shares is assessed by the Chief Valuation Officer but in most cases it is beneficial to buy property as a company.

Note: In a small number of cases a land value appreciation tax of 5% applies to the difference in the purchase price and sale price of land parcels.

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