

Cap Estate East Development

A Luxury Golfing Community



Dennis F. Nardoni

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About the Developer

Dennis Nardoni, President and CEO of Cap Estate St. Lucia Ltd. Today, partnering with legendary golfer, Jack Nicklaus and **Raffles and major investor on St. Lucia is the man with the Vision.** His **Hotels and Resorts**, has announced the development of business interests and investment holdings are diverse and involve real another magnificent 18 hole championship **Nicklaus Signature Golf** estate developments, high end condominium developments, as well as **Course.** The 360 acre site known as **The Pointe at Cas En Bas** will feature 113 luxury villa homes, a 140-key, 5-star resort hotel, 224 luxury condominiums and a 20,000 square foot spa. Put in the words of Jack, this is "The Caribbean Pebble" (from the famous Pebble Beach Golf Course).

In the late nineties, Dennis; a keen golfer, saw Cap Estate in its entirety and immediately decided that this area and St. Lucia were to play a major role in his future. He knew that with the right investment and development he could bring success to this area and create a lasting legacy. The 76 room **Village Inn & Spa** is another of their projects, fully refurbished and remodelled in 2004, soon to be extended to almost double its room capacity.

His first accomplishment was the redesign of the St. Lucia Golf Course, turning nine (9) holes and 120 acres into an eighteen (18) hole championship golf course envied throughout the caribbean golfing world. The directors of **Cap Estate St. Lucia Ltd.** are Dennis Nardoni (President/CEO), Joseph Kotso, Daniel Hughes, Lawrence Samuel (COO). The development team is supported in St. Lucia by engineers, design consultants, architects and surveyors. This team is managed by Lawrence Samuel, a director of both the St. Lucia Hotel and Tourism association (SLHTA) and Caribbean Hoteliers Association (CHA). Samuel is a native St. Lucian and possesses a wide range of experience in the hospitality industry throughout the Caribbean.

Dennis followed that triumph with the development of three sub-divisions of Cap Estate. Ninety (90) beautiful acres have been divided into three gated communities, accommodating eighty two (82) luxury residential homes - **Mount Hardy, Sea Breeze Hills** and **Sea Breeze Heights.**

Associated Companies



www.stluciagolf.com
 18-hole championship course.



www.troongolf.com
 Operations management at the St. Lucia Golf Club.



www.nicklaus.com/design/
 Redesign of the course at St. Lucia Golf Club.



www.nicklausacademies.com
 Instructional facility based within the St. Lucia Golf Club



www.affles.com
 Resort management company - The Pointe at Cas en Bas Development.



www.villageinnandspa.com
 Associate hotel located in Rodney Bay.



www.eliteislandresorts.com
 Resort management of Island Club Villas and residential properties of Cap Estate East Development.

Cap Estate East Development



- (A) St. Lucia Golf Club
- (AA) Island Club Villas
- (B) Sea Breeze Hills
- 30 luxury custom home sites
- (C) Sea Breeze Heights
- 26 luxury custom home sites
- (D) The Residence at The Pointe
- 113 luxury custom home sites
- (E) Mount Hardy
- (F) The Pointe at Cas en Bas
- (G) The Pointe-Residential Resort
- 200 luxury condominiums
- (H) Luxury 200 key Hotel Site
- (J) Cap Village
- (K) Anse Galet

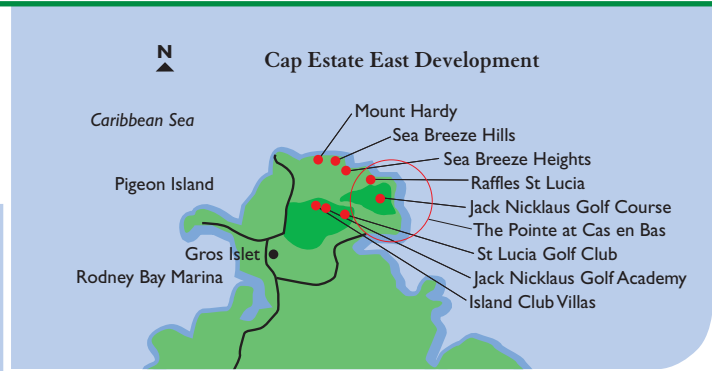


Lot Colour Key

- Available
- Reserved
- Sold
- Unsurveyed

St. Lucia

A Tropical Haven



With a dynamic mountainous terrain covered in verdant rainforest and surrounded by crystalline waters, St. Lucia is the “Helen” of the Caribbean Archipelago, known for its stunning beauty. Bordered by the Caribbean Sea on the west coast and the breezy Atlantic to the east the island boasts fabulous stretches of golden sand along with smaller, yet equally lovely, coves and a near perfect climate, ranging in temperature from 70 to 90 degrees Fahrenheit. Lush rainforests, harbouring exotic flora and interesting birdlife including the brilliantly colored indigenous St. Lucian Parrot, are perfect for hiking, bird watching or mountain biking. The fringing reefs are world renowned for scuba diving and snorkeling.

Located midway down the Eastern Caribbean island chain, St. Lucia is situated south of Martinique and west of Barbados. The population, a cultural blend of French, British, African and Amerindian heritage, is near 160,000 and the people are extremely friendly and open-hearted. Large enough to proffer most modern technologies, yet small enough to immediately feel like home, this English speaking, 238 square mile island provides the perfect place for investment opportunities with an explosive potential for growth. The stable economy of the island, based on tourism and agriculture, is in a healthy stage of development that is projected to continue.

The Pitons, coastal peaks rising dramatically from the sea’s surface to over 2000 feet, have been named a World Heritage Site and claimed by Oprah Winfrey as one of the five top places to be

visited in a lifetime. The Sulphur Springs are heralded as the region’s most unique natural phenomenon. The Rodney Bay Marina is the finish line of the Atlantic Rally for Cruisers. World class cricket, including the 2007 World Cup, is played at the Beausejour grounds. The island offers top sporting facilities for golf, tennis, sailing and other leisure pursuits and an assortment of fine restaurants. St. Lucia is a place of exciting events, yet amid the excitement, the island still possesses picturesque corners offering tranquil retreats garnished by the stunning natural beauty of her landscape.

“ST. LUCIA IS ONE OF THE MOST BEAUTIFUL ISLANDS IN THE WORLD.”

~ Condé Nast Traveler

It's also the perfect investment in an extraordinary lifestyle.



Cap Estate East Development

Offers the Islands hottest developments



Real Estate in St. Lucia has recently been labeled “hot property” by the international press, and, undoubtedly, the most exciting combined development on the island falls under the portfolio of **Cap Estate East Development**. Based on a foundation of proven success with the already sold out **Mount Hardy Development** in which numerous upscale homes are well under construction, the sprawling beauty of the most northern tip of St. Lucia continues to unfold in pure luxury in the lap of some of the Caribbean’s most attractive landscape framed in dynamic views of wave battered cliffs, inviting beaches and the hazy silhouette of Martinique on the horizon. If the island is the new “hotspot” of the Caribbean, then the east coast of Cap Estate is the sizzler of St. Lucia.



St. Lucia Golf Club



The bravura of this par 71, 18 hole championship course greatly adds to the appeal and value of a home within Cap Estate East Development. It is 6829 yards of sprawling green slopes, dotted with attractive ponds, swaying palms and ancient tropical trees. It is challenging yet extremely aesthetic. (www.stluciagolf.com)

The course is managed by **Troon Golf**, headquartered in Scottsdale, Arizona, world renowned for their expertise in the operations of elite private golf clubs with over 185 courses under their management globally. (www.troongolf.com)



The elegant, new clubhouse greets guests with sweeping staircase, arched windows and the sheer grace of classic Caribbean plantation architecture. The 20,000 square feet offers spatial locker rooms and other guest conveniences. The five star restaurant features a fusion of international and Caribbean cuisines that can be enjoyed in the casual comfort of air-conditioning or with the added ambience of a soft tropical breeze as experienced on the expansive veranda overlooking the starting and finishing holes.

The Jack Nicklaus Academy

With proven, state of the art techniques, the certified instructors of the acclaimed **Jack Nicklaus Academy** located within the **St. Lucia Golf Club** offers first class instruction to every standard of golfer. The unprecedented prestige of this most comprehensive instructional program designed by golf's greatest legend is just one of the distinctive aspects that add value to the communities within Cap Estate East Development. (www.nicklausacademies.com)



Island Club Villas

For those looking for strictly an investment, the **Island Club Villas (www.islandclubvillas.com)** offer the premier choice. Sitting upon a small rise in the middle of the front nine of the St. Lucia Golf Club, this eloquently designed villa community offers top class amenities and services, steps away from the clubhouse and minutes from the Cas en Bas beach, all within the lush, topical setting of this brilliant golf course.

Considered the best in the Caribbean and gold listed by Condé Nast, Lane Pettigrew and Associates have unveiled an architectural design that captures the gracefulness of the plantation era. Upper levels have spacious balconies for enjoying the splendid tropical climate and lower units exit onto verandas edged by verdant gardens and stepping into private plunge pools. The rental pool is to be managed by **Elite Island Resorts. (www.eliteislandresorts.com)**



Drawing of a typical 3 bedroom layout (ground floor)



Mount Hardy

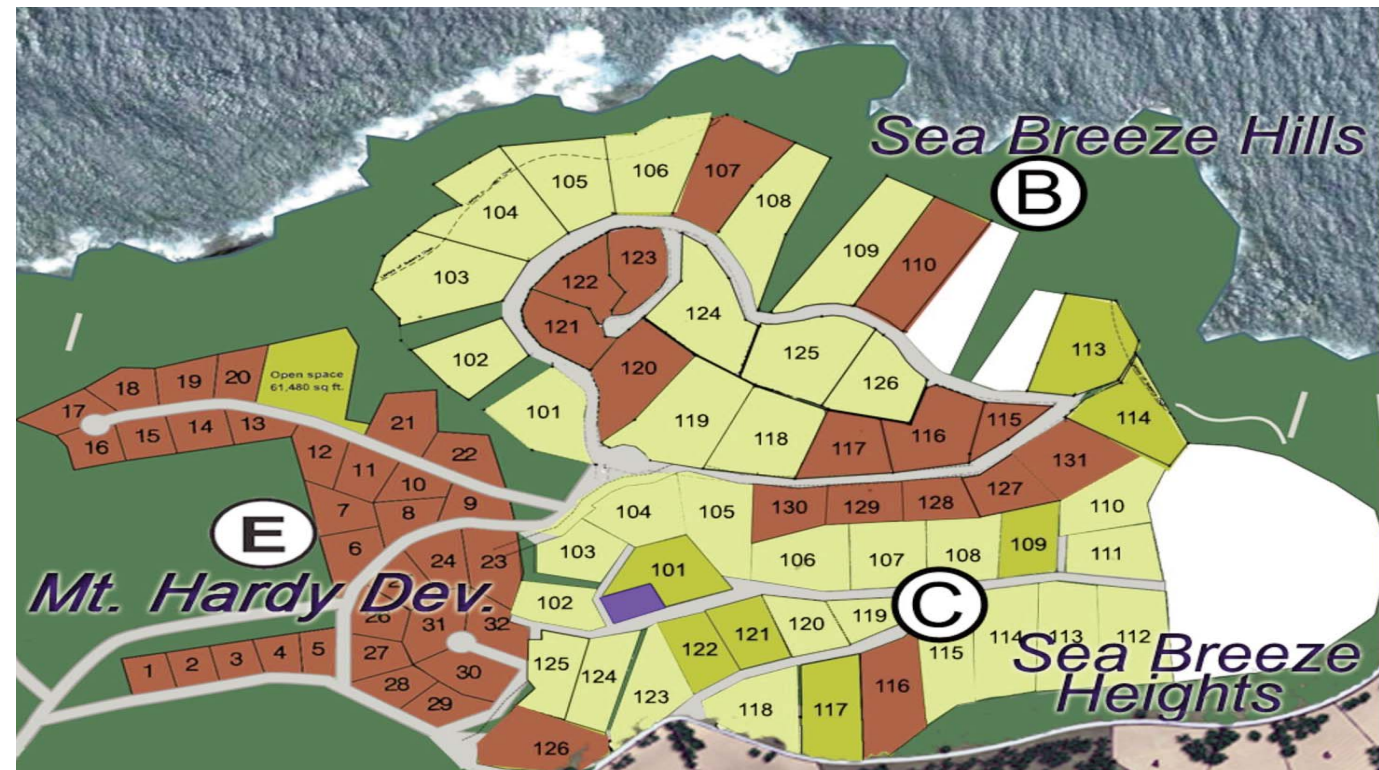
Sea Breeze Hills &

Sea Breeze Heights



Perched over the expansive blue of the Northern Channel, **Sea Breeze Hills**, with over 50% of the one half to one and half acre lots being sold, and **Sea Breeze Heights**, with lots ranging between half to one acre being available for reservation, embrace exclusive gated communities. Purchasers may elect their own design or select from floor plans conceived with the beauty of the terrain and the grace of Caribbean living in mind. In addition to stunning coastal vistas, **Sea Breeze Heights** sits above the rolling headland that will soon encompass the ultimate golfer's dream community-**The Pointe at Cas en Bas**.

Below: B-Sea Breeze Hills, C-Sea Breeze Heights, E-Mount Hardy Development



The Pointe at Cas en Bas



Impressed by this property that he denoted as "Pebble Beach warm", Jack Nicklaus partners up with the developers not only in designing the course, but also as an equity partner.



The Pointe is comprised of the **Jack Nicklaus Golf Club of St. Lucia**, offering founders memberships and featuring 85 home site Lots (prices from \$200,000), more than 300 condominiums and a five star 200 room hotel managed by the **Raffles Hotels and Resorts** (www.raffles.com) well regarded for ensuring the highest standards in product and service within ultra-luxury resort operations. Although there are over 400 Jack Nicklaus signature courses globally (www.nicklaus.com/design/), this extraordinary course will be one of only 25 Jack Nicklaus Golf Clubs. Construction is slated to begin during the summer of 2008. As the tendrils of the point spread seaward, ending in such spectacular natural entities as the golden strip of Cas en Bas, the cloistered cove of Secret Beach and the sheer cliffs dropping to Donkey Beach, they provide the gorgeous setting for this most definitive development.



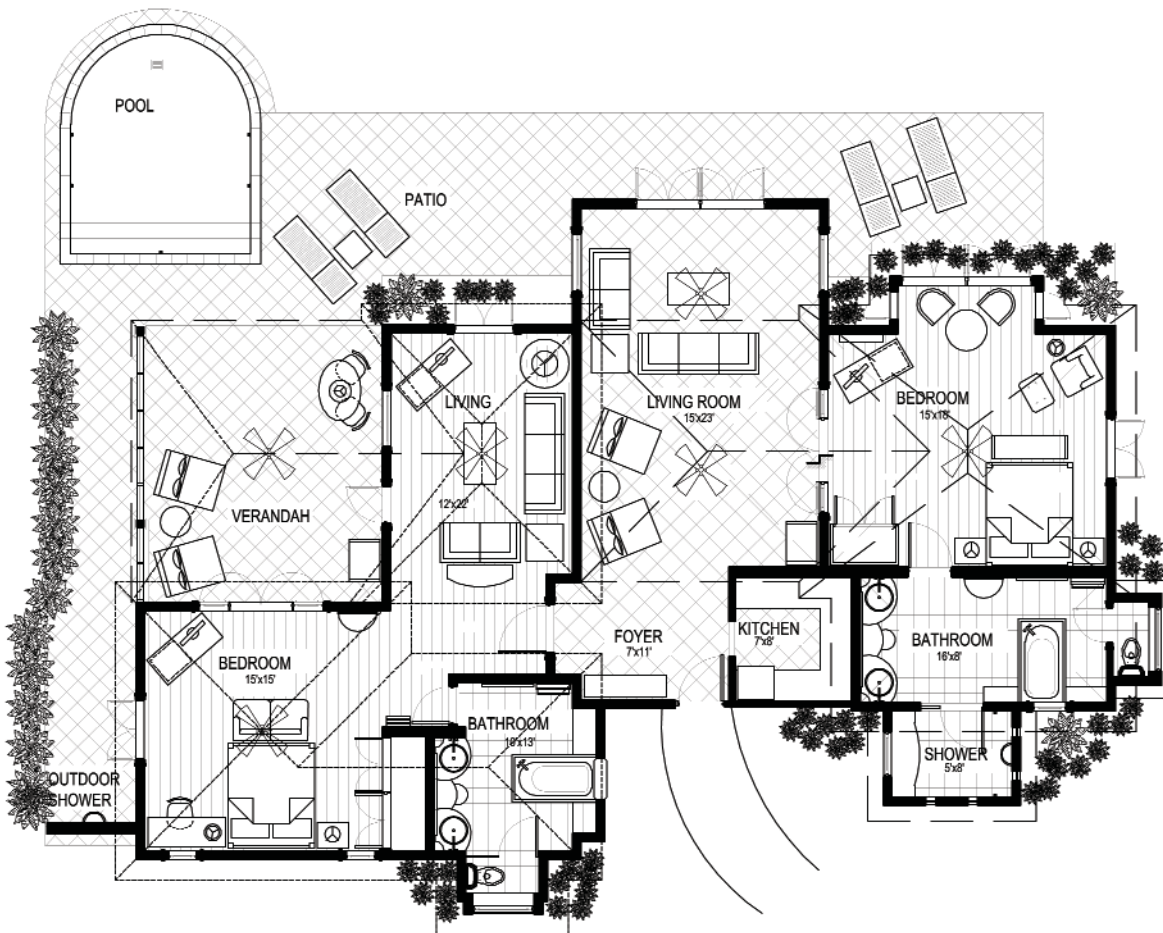
Dennis Nardoni, the CEO and major investor in the development company **Cap Estate East Development**, grew up in the Chicago area. Discovering St Lucia as a tourist in 1995...well, what is not to love about this island? Mr. Nardoni also sustains a passion for golf and thus noted the potential of the golf course at Cap Estate, then only 9 holes, but still set in the middle of a very attractive landscape of rolling acreage that was once a sugar estate. That's when and where the dream first began.

Sea Breeze Hills & Sea Breeze Heights Model Home Floor Plan

2 Bedroom Residence

Enclosed area: 2,100 sq/ft

Elegant plans provide the comfort of indoor and outdoor living suited to the Caribbean lifestyle. As modular designs they are easily adaptable and thus able to be integrated into the varying terrain of the individual lots.

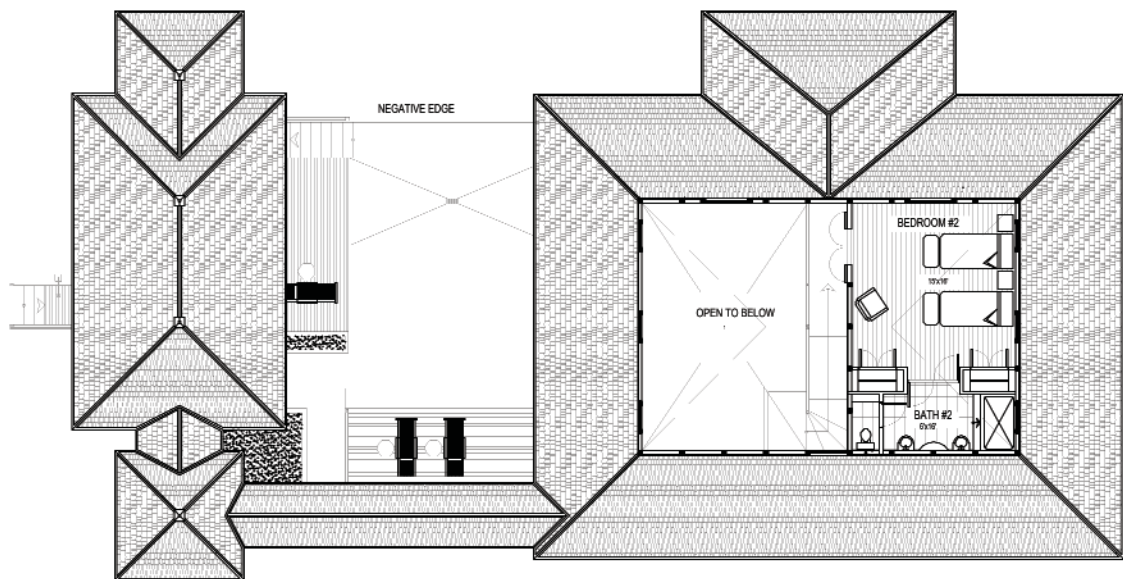
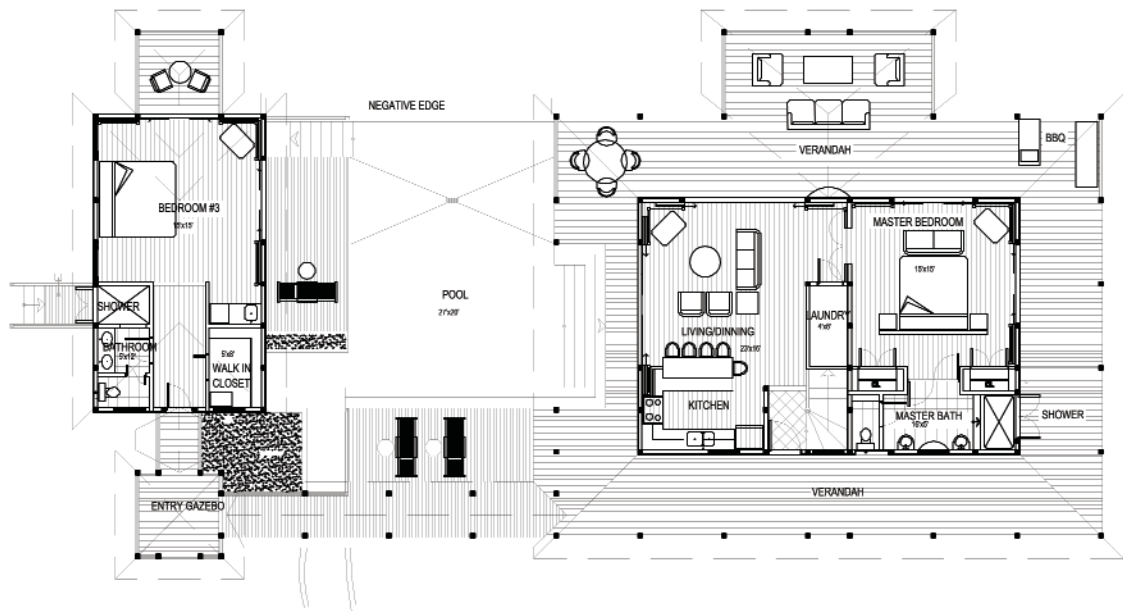


Sea Breeze Hills & Sea Breeze Heights Model Home Floor Plan

3 Bedroom Residence

Enclosed area: 2,400 sq/ft

Elegant plans provide the comfort of indoor and outdoor living suited to the Caribbean lifestyle. As modular designs they are easily adaptable and thus able to be integrated into the varying terrain of the individual lots.

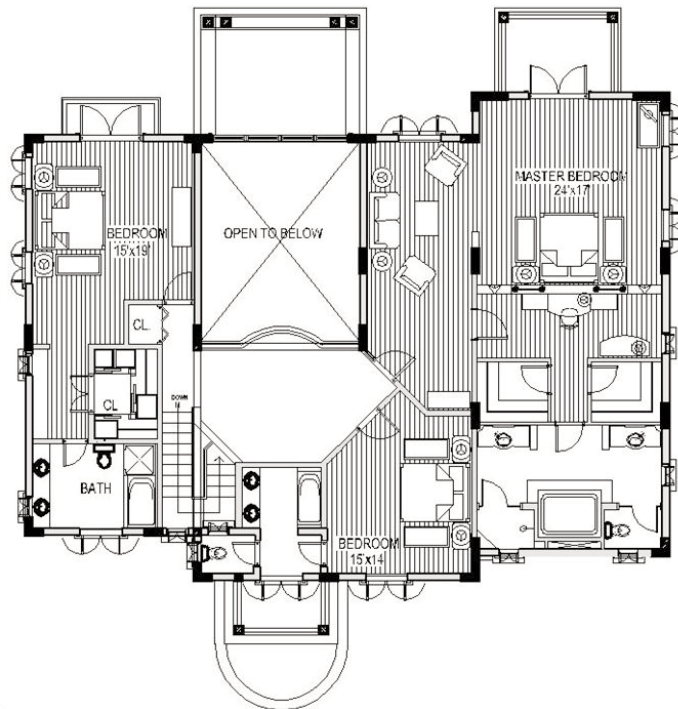
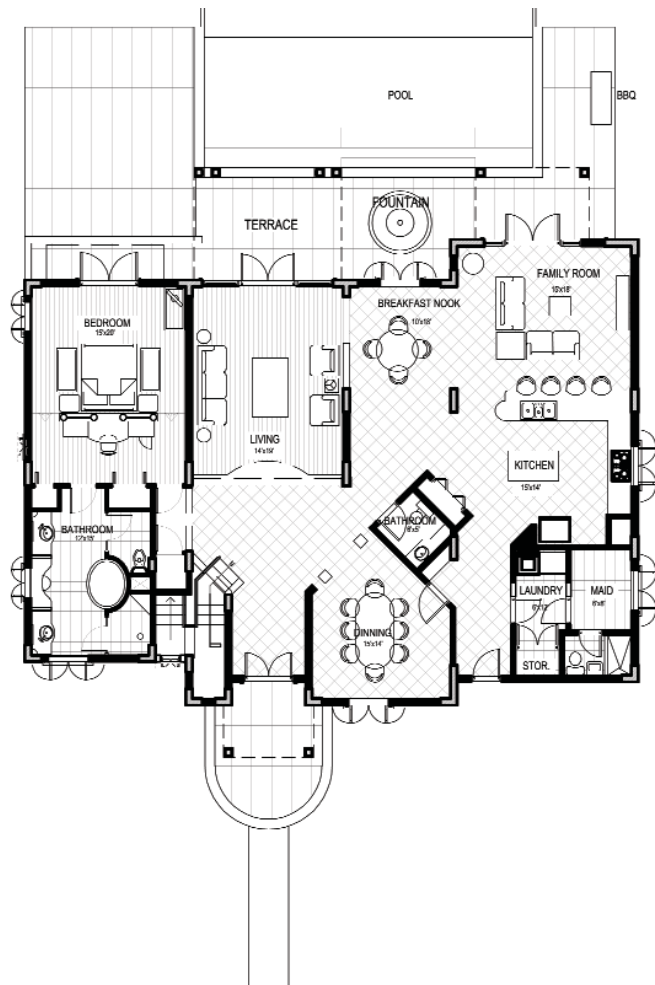


Sea Breeze Hills & Sea Breeze Heights Model Home Floor Plan

4 Bedroom Residence

Enclosed area: 4,050 sq/ft

Elegant plans provide the comfort of indoor and outdoor living suited to the Caribbean lifestyle. As modular designs they are easily adaptable and thus able to be integrated into the varying terrain of the individual lots.



Your Questions Answered

Q. Purchasing property overseas seems like a daunting experience. Will there be someone on hand to assist in understanding the local legalities and mortgage details?

A. Yes, our experienced sales team will be able to talk you through every step of the process.

Q. Do we have an option of financial arrangements?

A. Yes, financing can be obtained in St. Lucia, providing the financial institution's requirements are met. We recommend The Bank of Nova Scotia and First Caribbean International Bank both with whom we regularly conduct business.

Q. Will I need an attorney to finalize the sale?

A. Yes. We recommend McNamara & Company and Floissac Fleming & Associates, who can also assist you in obtaining an Alien Landholding License if required.

Q. What are the payment terms to purchase?

A. Sea Breeze Hills & Sea Breeze Heights land sales:

The fee to reserve any lots is US\$5,000, to be paid within 14 days of viewing the lots. A 10% of the purchase price less the reserve fee of US\$5,000 is required upon execution of the sale agreement. The remaining balance is to be paid within 90 days for non-nationals where an Alien Landholding License is required.

Island Club Villa sales:

A 10% deposit is required to secure the purchase. A payment plan will be established for the remaining balance at Contract Signing.

Q. What taxes are applicable when purchasing land here?

A. To purchase land a 2% stamp duty is required plus a non-refundable Alien Landholding License application fee of \$600 US. The cost of the actual License is dependent of the amount of landholding purchased. If you sell your land later on then a Vendors Tax applies at a rate of 10% of the selling price. However, if the property was originally purchased as a corporate asset then a share transfer tax of 5% applies at the time of sale.

An annual property tax on 5% of the unfurnished rental value of the property may apply and an annual rental income tax applies for those entering the rental pool. However, the developer is working with the government in an attempt to secure a ten year exemption of the rental income tax.

Q. What happens to my property if I pass away?

A. Your property passes to your heirs even if they are overseas. As with all property owners it is always advisable to have a will to facilitate this process and a will from the owner's country of domicile will be recognized in St. Lucia.

Q. Is St. Lucia a safe place to live?

A. Although some crime does exist any and everywhere, St. Lucia is safer than most major cities throughout the world. However, to further ensure peace of mind Sea Breeze Hills, Sea Breeze Heights and The Pointe at Cas en Bas will be gated communities with twenty-four hour security attendants.

Q. What is the social life in St. Lucia?

A. This island is a friendly place with many sporting and cultural activities available in addition to the excellent golf, all only moments away from Cap Estate East Development. From horseback riding to water sports and scuba diving to lazy days on the beach to a rigorous tennis match or hike through the rainforest, St. Lucia offers first class facilities. Enjoy the superb cuisine at one of the island's finest restaurants or a casual drink at a local bar with new friends. Frequent art exhibits of regional artists are held in Rodney Bay and gala charity events round out the yearly social calendar. There's as much or as little as you want to do in St. Lucia.

Q. What is the monetary currency in St. Lucia?

A. St. Lucia, an independent nation with a "parliamentary style government", along with the other nine countries of the OECS (Organization of Caribbean States) use the Eastern Caribbean Dollar or \$EC which has a fixed exchanged rate to the \$US at a rate of \$US1 to \$EC 2.70. Local banks also convert most other major currencies but at fluctuating rates.

Q. How close are the nearest medical facilities?

A. Private doctor's offices, dentists and health clinics are all located in the Rodney Bay Area. The main hospital facility for the north, Victoria Hospital, is located just south of Castries as well as the private facility of Tapion Hospital, both only 20 minutes away.

Q. Where are the nearest police and fire stations?

A. Both the police and fire stations are located only 5 minutes away in Gros Islet. Dial 911 for fire and ambulance and 999 for police. A rapid response unit of the police is also stationed in this area for more immediate police emergencies.

Testimonials

Mr. & Mrs. Walder from Watford, Hertfordshire, UK: "Sea Breeze Hills was perfect for us. I am a keen golfer, whilst my wife enjoys relaxing by the beach, the development gives us both what we need to unwind and is also very beautiful and very secure."

Mr. Cheetham from Coulston, Surrey, UK: "We were given straightforward answers to our legal questions. The developers are very experienced and inspired us with the confidence to invest in this unique property."

We were worried that the legal side of things would be difficult, but it was all very easy all the way down the line. I would recommend Sea Breeze Hills as a wonderful site for a beautiful home, and as a great investment."



The Village Inn & Spa (www.villageinnstlucia.com) in Rodney Bay is readily available to efficiently provide accommodations for visits to St. Lucia for the purposes of viewing our unique selection of properties.

Contact Reservations at
reservations@villageinnstlucia.com
or call
1-758-458-3300.