



MOON GATE  
ANTIGUA





# Welcome to Antigua & Barbuda

**Considered one of the premier Caribbean destinations, Antigua and Barbuda truly harmonizes traditional Caribbean charm with first world services.**

Located in the Eastern Caribbean chain of islands that forms a part of the Leeward Islands, Antigua and Barbuda gained its Independence in 1981, and remains a part of the British Commonwealth of countries.

Known for its 365 white sand beaches and secluded stretches of frilled coastline, the twin-island nation is kissed by the turquoise waters of the Caribbean Sea and the Atlantic Ocean, and is graced with exquisite tropical landscapes, the Island is considered to be a true Caribbean Paradise.

Politically and economically stable, with a low crime rate, Antigua and Barbuda's Tourism sector is the key driver of the economy which employs a significant number of the approximately 100,000 strong population. There is also a large expatriate community based primarily around the main yachting hubs of English Harbour, Falmouth and Jolly Harbour attracting an international community

year round, with many owning second homes and enjoying a Tax Regime particularly attractive to international investors.

Antigua and Barbuda's system provides a good standard of education to all residents - There are both private and public primary and secondary schools, State College, University of the West Indies and other private universities and institutions offering diverse curriculums including tourism, law and medicine.

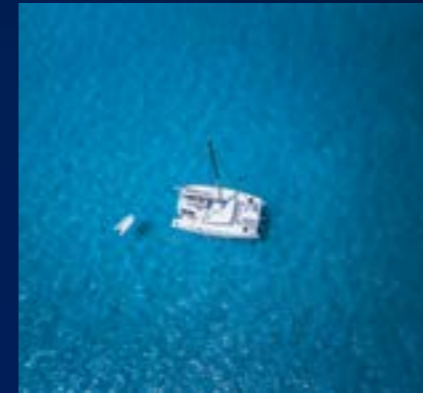
Passport holders enjoy Visa Free Travel to approximately 150 countries, including the U.K and countries of the Schengen Area and as a citizen of Antigua and Barbuda you are able to hold dual nationality.

Antigua, the largest English-speaking Leeward Island is about 12 miles long and 9 miles wide encompassing 108 square miles.

Barbuda lies 51 km to the North of Antigua and is approximately 62 square miles in size. This exquisite little Island is famous for its unique pink sand beaches which seem to hug the expansive Codrington Lagoon.



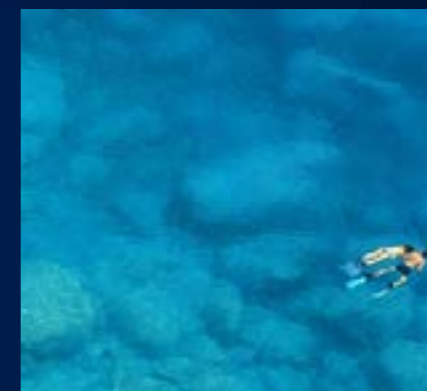
Direct international flights from the USA, Canada and the UK servicing onward travel to the smaller islands in the region.



## Moon Gate Antigua... getting here?

Moon Gate Antigua is an exclusive 40-suite all-inclusive boutique hotel located at Half Moon Bay, one of the most stunning beaches in Antigua with captivating views of the bay.

A 30 minutes car ride from the V.C. International Airport, Moon Gate Antigua is conveniently located 20 minutes away from Falmouth and English Harbour which offer excellent Marinas, a variety of superb Restaurants and Bars and, of course, the Historic Nelson's Dockyard.





# Investing in Moon Gate Antigua

As Antigua and Barbuda's newest "CIP Approved" development, Moon Gate allows the investor applicant the opportunity to obtain Antigua and Barbuda citizenship through the purchase of competitively priced, free hold property that is a sound investment, in a beautiful location.

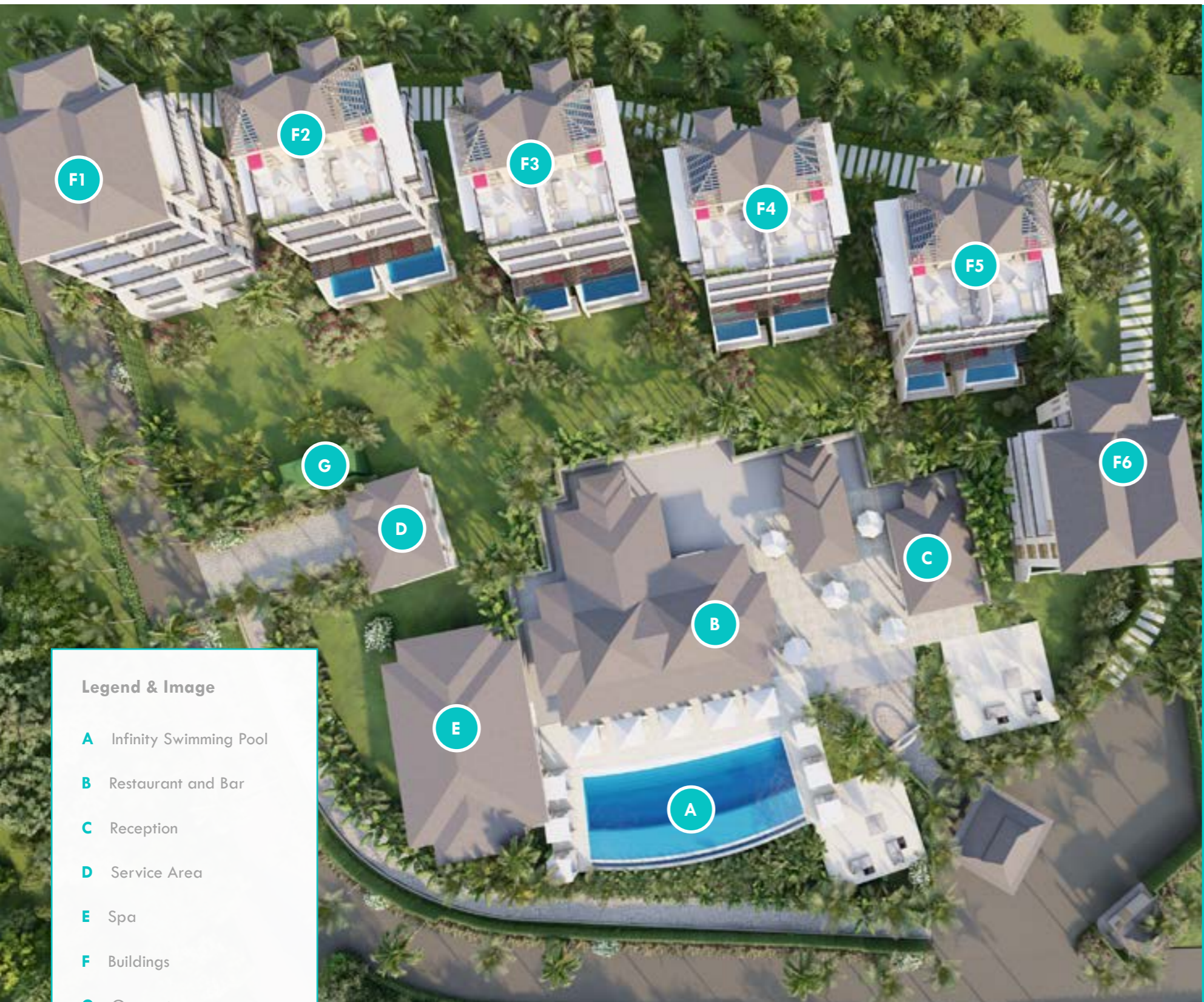
Supported by an integrated clubhouse, cocktail bar, spa and an a la carte restaurant overlooking the infinity pool, both property owners and guests have access to a wide range of amenities commensurate with a stylish Caribbean property.

Moon Gate offers a unique Caribbean "barefoot chic" lifestyle, extending indoor living to outdoor spaces, within a 3-minute walk from the gorgeous white sands of Half Moon Bay beach and its pristine waters.

The design ethos for Moon Gate is predicated on the notion of building a community of like-minded individuals seeking an authentic experience, balancing the ideal island life, with the amenities and ambiance of a modern Caribbean open plan. The sophisticated suites are open to spectacular views. The Ground Floor Suites have individual plunge pools while the One Bedroom Penthouse Suites with Plunge Pool have a private dining and lounge area with a plunge pool available for the exclusive use of its occupants.







**Legend & Image**

- A** Infinity Swimming Pool
- B** Restaurant and Bar
- C** Reception
- D** Service Area
- E** Spa
- F** Buildings
- G** Generator
- H** Reverse Osmosis Plant
- I** Water Treatment Plant

# Meet the Principals

**Gaye Hechme**

Gaye Hechme has held a number of senior management positions in both the private and public sectors, and has consequently established a very large network of Government Officials and Industry Leaders in the Tourism and Investment Migration Industries. Ms. Hechme possesses a wealth of experience in the acquisition, management and development of a number of tourism-related, residential and commercial real estate developments.

She is the Owner and Managing Director of Island Living, one of Antigua's leading luxury real estate companies and Island Living Investment Services Ltd, a corporate service provider authorized to facilitate and process applications for the Antigua and Barbuda Citizen by Investment Program (CIP). She is a Local Licensed Agent under the Citizenship by Investment Program and serves on the Board of Antigua and Barbuda Youth Symphony Orchestra (ABYSO).

**Cameron Fraser**

Cameron Fraser migrated to Antigua & Barbuda in 1967, and attended school in both Antigua and Scotland.

Cameron was involved with the expansion development of the Historic Redcliffe Quay, and the development and expansion of Cruise Tourism in Antigua and Barbuda when he was the Managing Director of Antigua Pier Group Limited from 2000 to 2006.

From 2004 to date, he has been involved in the development and management of Nonsuch Bay Resort as a co-founder and co-owner.

Cameron is currently a Director of Antigua Pier Group Limited, a Director of Key Properties Limited and Vice President of the Antigua and Barbuda Cruise Tourism Association. He lives in Antigua with his wife and they have two children.



# Moon Gate Antigua Investment Highlights

- Moon Gate Antigua is a 40 Suite Boutique Hotel featuring a centralized Clubhouse, Cocktail Bar & Lounge, a dedicated A la Carte Restaurant, Spa and community infinity pool.
- The Luxury Suite Hotel is located at Half Moon Bay within a 2 minute walk away from one of the most beautiful beaches in the Caribbean.
- Desirable Hotel Investment in an excellent location near world-class beach, resort and a national park.
- Optional income-producing rental program, offering turn-key solutions for investors.
- Freehold real estate investment with single title deed over all real estate purchases.
- Investment can be made jointly by two investors, qualifying two families for the CIP.
- All 40 suites are climate controlled, fully furnished and come with access to a wide range of entertainment options and services.
- There are 3 options of suites available, The Standard Suite, The Premium Suite with Plunge Pool and the One Bedroom Penthouse Suite with Plunge Pool.
- Applicants can also qualify for the program by purchasing HALF of the Premium Suite with Plunge Pool or a THIRD of the One Bedroom Penthouse Suite with Plunge Pool since the minimum investment level is only US\$200,000.
- Professionally managed and maintained by the Developer and Hotel Management company.
- Streamlined purchase and CIP application process.
- Buyers will obtain their Antigua & Barbuda passport in 3 to 6 months.





## Moon Gate Antigua Standard Suites



Standard Suites Floor Plan





## Moon Gate Antigua Premium Suites with Plunge Pool



Premium Suites with Plunge Pool Floor Plans



# Moon Gate Suites Gallery





# Moon Gate Antigua

## One Bedroom Penthouse Suite with Plunge Pool



Bedroom Level Floor Plan



Rooftop Garden Level Floor Plan





# Moon Gate Antigua...

**Moon Gate Antigua represents a distinctive opportunity for investors to own their own retreat in paradise. Each suite is designed to blend a relaxed Caribbean lifestyle with subtle elegance. There are 3 distinct types of accommodation within the Hotel.**

Twenty-four (24) Standard Suites are equipped with 500 sq. ft. of private living space, a climate enclosed area and a cozy veranda from which homeowners are able to enjoy the glorious sunrise. At a sale price of US\$250,000, these Suites will form the bedrock of the boutique hotel room stock.

Four of our buildings contain eight (8) Premium Suites with intimate plunge pools. Similar in size and layout to the Standard Suites, the exclusive deck area has been expanded to include a couple's day bed with an added soaking tub and a chic seating area. Fully furnished like the others and well appointed, these units command a sale price of US\$400,000.

Occupying the top floors of four of the buildings are eight (8) exquisite One Bedroom Penthouse Suites with Plunge Pool. Designed with barefoot yet sophisticated style, with access to

a private rooftop garden and plunge pool, these 1,000 sq. ft. suites house a beautiful fully equipped kitchen, making them self-sufficient. From the extended area of the private rooftop garden and expanded plunge pool of Moon Gate Antigua, to the bay and its turquoise waters, a truly unique private paradise has been created. Our One Bedroom Penthouse Suites with Plunge Pool are competitively priced at US\$600,000.

All of our properties are completely furnished and come with a wide range of amenities inclusive of on-demand entertainment and services. Homeowners and guests are able to enjoy an extensive range of entertainment options in addition to the white sand beach and their private plunge pools. All suites, with their trendy verandas, also have access to a luxurious soaking tub. Property owners and guests have unrestricted access to our spa which overlooks an amazing infinity pool.

Construction is set to commence on the first quarter of 2021 and is set to be completed in 20 months. Ideal for the CIP Investor, the Suites can also form part of the Hotel's Rental Pool and in turn homeowners can make annual returns on their investment.





