



  
*Papaya*

HOTEL & SPA | RENDEZVOUS BAY



London	8 hours
New York	4 hours
Miami	3 hours
Toronto	5 hours
Montreal	5 hours
Atlanta	4 hours
Charlotte	4 hours
Frankfurt	9 hours
Milan	9 hours



HOTEL & SPA | RENDEZVOUS BAY

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Antigua & Barbuda, at the heart of the Eastern Caribbean, is truly a world-class destination as evidenced by its growing international population over the last decades. A favourite of European royalty, Antigua & Barbuda has hosted the world's privileged for generations with its year-round warm climate, spectacular natural geography, laid-back elegance, turquoise waters and celebrity residents.

◀ English Harbour



Papaya Hotel & Spa in Antigua is 55 luxurious vacation villas inspired by their incredible natural wonderland setting at the heart of Rendezvous Bay.

Each hotel villa is being constructed to maximize the sense of light, peace and nature inside, and all are designed to invite the calm of the tropical forest and beauty of the beach and ocean into our retreat spaces.

▼ Interior of one-bedroom hotel villa

► Interior of two-bedroom hotel villa



## Rendezvous Bay

Nestled within one of the world's most beautiful natural landscapes and historic National Parks you'll find Rendezvous Bay, a perfect, undisturbed paradise. With its cashmere-soft, white sand beach, rolling hills and lush tropical forest, this could be the most beautiful spot in the Caribbean.

Private and untouched, visible only to those who sail by, hundreds of acres of verdant hills and valley floor are encircled by 1,000-foot elevations creating a natural nirvana. And all of this next door to historic English Harbour, internationally renowned as one of the sailing world's premier ports of call and mega yacht centres hosting thousands of yachts from around

the globe annually, and also home to some of the region's finest boutique hotels, restaurants and private homes.

Rendezvous Bay is a landmark luxury residential community being created on Antigua's magnificent south coast. With just 80 private homesites, a 50-acre organic reserve, our own organic farm, hiking, biking, walking trails, beaches and the exceptional Papaya Hotel & Spa at its heart, Rendezvous Bay will bring a new dimension to the island's most desirable area. As soon as you arrive, your love affair with this special place will begin.

*One touch of nature  
makes the whole world kin*

—WILLIAM SHAKESPEARE





## Papaya Hotel & Spa

With breathtaking views throughout, Papaya Hotel & Spa will be the centrepiece of the exclusive Rendezvous Bay community. Offering exquisite villas, an expansive health spa, wellbeing experiences, and unrivalled entertainment and dining spaces, Papaya is to be operated by Angelo Zaragovia, the creative mind behind three award-winning boutique hotels. These include Nayara Hotel,

Spa & Gardens in Costa Rica currently ranked No. 2 Hotel in the World on Trip Advisor, the world's largest travel site.

Papaya Hotel's 55 one- and two-bedroom villas are the perfect opportunity to own a five-star property with all the benefits of a world-class resort in one of the most stunning locations in the world.

Each villa combines effortless ownership with added advantages:

*freehold ownership of newly constructed, fully furnished properties*

*elegant design, highest quality finishing*

*impeccable service and amenities*

*one month's use per year for free*

*no outgoing costs for the first five years*

*share of hotel profit*

*Our goal is simple: to create the finest residential nature retreat in the Caribbean.*

—BRIAN DOBBIN,  
FOUNDER

▲ Two-bedroom hotel villa exterior





## Site Plan

- 1 Entrance
- 2 Restaurant/Events
- 3 Bar/Terrace
- 4 Beach House
- 5 Spa Villas & Gardens
- 6 Main Pools
- 7 Path to Tennis Courts
- 8 Security
- 9 Parking
- 10 Four-bedroom VIP Villas (3)
- 11 Guest Services
- 12 Reception
- 13 Spa & Gym
- 14 Retail/Offices
- 15 Family Pool
- 16 Viewpoint
- 17 Two-bedroom Villas (15)
- 18 One-bedroom Villas (40)
- 19 Organic Reserve
- 20 Residential Homesites

Papaya Hotel & Spa sits on a perfectly positioned 15-acre hillside overlooking both beaches of the 330-acre Rendezvous Bay development.





AWARDS & ACCOLADES  
NAYARA HOTEL, SPA & GARDENS (OPENED 2010)  
& NAYARA SPRINGS (OPENED 2014)

- 2015  
*Trip Advisor* #2 Hotel in the World
- 2014  
*Condé Nast Traveller* #1 Best New Hotels Award  
*Condé Nast Traveller* #6 Hotel in the World  
*Travel + Leisure* Front Cover (March) - The Best New Hotels  
*Travel + Leisure* #2 Hotel in the World  
*Trip Advisor* #4 Hotel in the World  
*Andrew Harper's Hideaway Report* Grand Award Winner  
*Town & Country* (January edition) Best New World Spas
- 2013  
*Condé Nast Traveller's Gold List* #1 Hotel in Central & South America  
*Travel + Leisure* #1 Resort in Central & South America  
*Travel + Leisure* #4 Hotel in the World  
*Travel + Leisure* #1 Hotel Spa in Central & South America  
*Celebrated Living* Top 25 International Spas  
*Trip Advisor* #1 Resort in Central America  
*Trip Advisor* Traveller's Choice Award  
Costa Rican Government Sustainable Tourism Award
- 2012  
*Travel + Leisure* #1 Resort in Central & South America  
*Travel + Leisure* #6 Hotel in the World  
*Travel + Leisure* #1 Hotel Spa in Central & South America  
*Travel + Leisure* #1 Hotel for Service in Central America  
*Trip Advisor* Traveller's Choice Award  
Costa Rican Government Sustainable Tourism Award

◀ One of the Nayara, Hotel, Spa & Gardens pools.

# Papaya Management

Angelo Zaragovia was the developer of Tabacon, Nayara, and Nayara Springs hotels and spas in Costa Rica, and currently operates the latter two. All three are located in the Arenal rainforest and volcano region of the country and have been instrumental in establishing the eco-tourism success of Costa Rica. Mr. Zaragovia's reputation as an environmentally sensitive developer is matched only by the generous praise his hotels receive from clients on the world's largest travel site Trip Advisor, which named Nayara #2 Hotel in the World for 2015.

*Papaya Hotel & Spa will be managed by one of the world's top boutique hotel operators.*

The year before, Nayara Springs was awarded #1 Best New Hotel by Condé Nast Traveller and Nayara was named #2 Hotel in the World by Travel + Leisure. Papaya Hotel & Spa's operational plan and service standards are similar in concept. The Zaragovia family is very committed to creating a world-class Caribbean boutique hotel in conjunction with Elmsbridge Property International, and the team believes strongly that this hotel destination will be counted amongst the best in the world with its incredible location, design, and service excellence.



## Resort Developer

Rendezvous Bay is a 330-acre luxury residential community being developed by Elmsbridge Property International. The development team has considerable expertise at resort community development, and specializes in creating world-class destination experiences, maximizing the total land value to be created, and shepherding the projects through sales and development milestones.

Developer Brian Dobbin has planned and executed projects in North and South America, as well as the Caribbean, and has twice won the prestigious Bentley International Homes Award for Best International Development. His development vision dictates great care be taken to blend the homes, hotel and infrastructure into the natural environment to preserve the organic experience of the location for all.

► The 10<sup>th</sup> tee of the River Course at Humber Valley Resort, voted Best New International Course by Golf Magazine 2007



# Villa Design Features

Each one- and two-bedroom home villa will be nestled into the hillside to help safeguard the look of the bay. The architectural design, blending contemporary luxury with a relaxed island vernacular maximizing the views from the inside out, is intended to make guests feel close to nature in a luxurious environment. The high ceilings will be offset by soft, sumptuous linens and cottons in shades of white, soft greys and blues, and bespoke wood furnishings.



▼ Interior of two-bedroom hotel villa

*Our expert project team will deliver your villa to the highest possible quality*

*Skilled interior design team will oversee custom interiors*

*Direct access to private decks with swimming pool*

*Expansive floor plan layouts*

*Natural stone pool terraces with tropical hardwood decks*

*Oversize glass doors to the deck and energy-efficient casement windows*

*Spacious private decks with spectacular views of the Caribbean Sea and Rendezvous Beaches*

*Bathrooms finished in natural, floor-to-ceiling Travertine with LEED® compliant fixtures and dual-flush toilets*

*Entry door hardware with advanced electronic locking system*

*In-villa air conditioning system with integrated energy management technology*

*Porcelain and hardwood flooring*

*Custom beautiful bathrooms each featuring double vanities and tubs*

*Huge walk-in showers indoor and outdoor*

*King size beds with ocean views*

*Outdoor relaxation and dining gazebos*

*High speed internet with wifi access throughout*

*Flat screen televisions and integrated music systems*

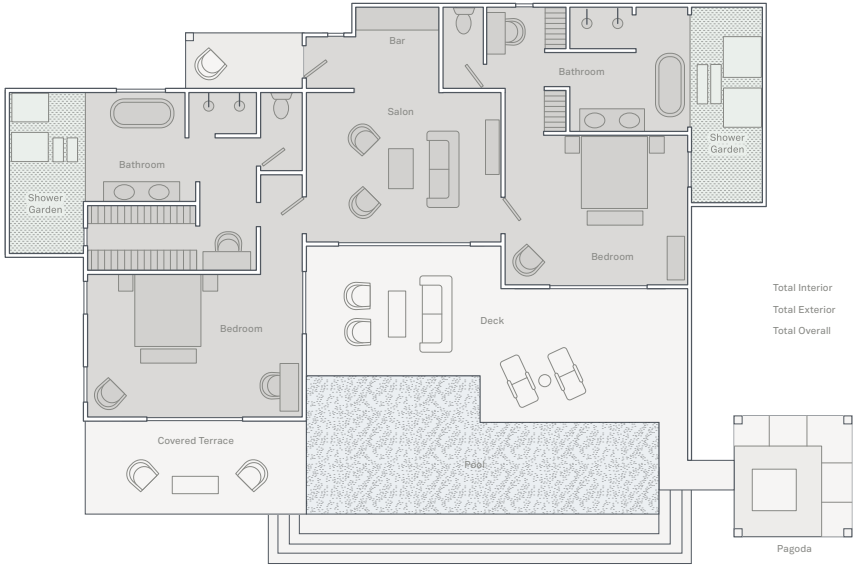
*LEED® certified project (pending approval)*



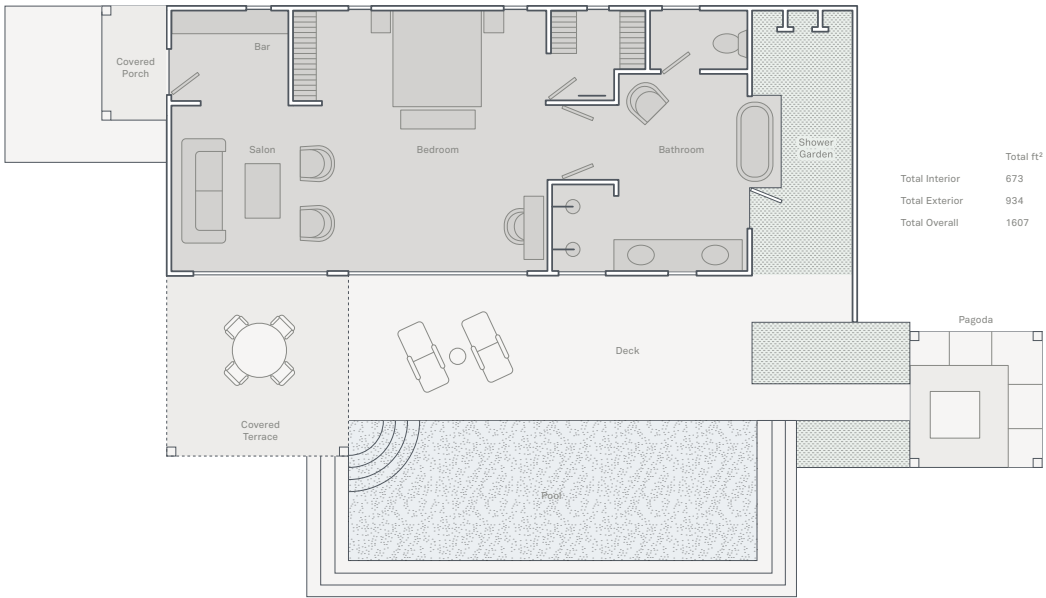


# Floor Plans

2-Bedroom Villa, Plan View



1-Bedroom Villa, Plan View





## Villa Services & Amenities

Hotel villa owners will have full access to the five-star service and facilities provided by Papaya Hotel & Spa. To ensure an effortless stay, a dedicated team of professional staff will provide discreet, intuitive service at any hour.

*Gourmet restaurant overlooking the beach including private dining*

*Beach House private club behind the beach for more casual dining*

*Food sourced from the Rendezvous Bay organic farm and other local producers*

*Bars serving the very best wines, expertly mixed cocktails and specialty rums*

*In-villa or on the beach private dining available*

*24-hour concierge, valet parking, and bellman services*

*Eco-conscious housekeeping and linen service*

*Access to full-service fitness center and spa*

*In-villa massage, spa and fitness services including personal training*

*Three swimming pools, with panoramic views of the sea and the islands of Montserrat and Guadeloupe*

*Custom designed pool-deck cabanas*

*Catering services and event planning for private meetings and events*

*Concierge service to arrange a variety of activities from hiking or horse riding to paddle boarding or scuba diving*



## Facilities

One of the standout features of Papaya is the spa. Conceptualized as one of the most beautiful in the world, its forested hillside location means guests will be surrounded by nature. Verdant walkways through lush foliage lead to the spa's private tea garden and individual spa cabanas where treatments are administered by expert hands.



*Design guidelines for the hotel have been crafted with sensitivity and integrity.*

*Top quality restaurants catering for all tastes*

*Bars for the laid back or lively*

*The Beach House private eatery and beach club*

*Floodlit tennis courts nestled in the forest*

*Hiking and biking trails through the organic reserve*

*Amphitheatre to host theatrical and musical events*

*Rendezvous Farm for farm-to-table courses or simply picking your own fruit*

*Charming, intuitive and impeccably trained staff catering to your every need*

*High-speed internet access in your hotel villa and throughout the resort*

*The unique Papaya Spa with individual spa villas and tranquil tea garden*

*State of the art gym*

*Highly trained team of health and wellness specialists*

*Kids' Club with qualified and friendly staff*

*Daily and weekly yacht and/or helicopter charter for day or weekend trips*



## Sustainability

Sensitive design guidelines for the hotel have been crafted to maintain the aesthetic and natural integrity of the park, and to protect its 360 wildlife species that include rare birds, plants and sea turtles. The low-density development strategy will ensure privacy and preserve a minimum of 80% of the entire Rendezvous Bay landholding in its natural state.

To safeguard Antigua's natural and cultural heritage, areas of outstanding natural beauty such as Rendezvous Bay must be respected and protected in a way that enhances the experience for future generations of islanders and visitors.

The Rendezvous Bay team is committed to fostering a caring attitude that permeates our every endeavour through the conservation of flora and fauna, energy and water, sustainable practices, social commitment and community outreach. Rendezvous Bay is a world-class nature retreat and to balance socio-economic progress and nature, we commit

to conducting our business with integrity, being respectful of the values and principles of our employees and guests, to protecting the environment, to creating trust and goodwill in our community and above all to holistically improving quality of life for others.



*Preserving the 50 acres behind the beach as an organic reserve area is unique in the region.*

# Antigua & Barbuda

With a year-round temperate climate, magnificent beaches and wildlife, spectacular natural geography, Antigua & Barbuda is established as one of the world's most exclusive destinations. The English-speaking independent member state of the British Commonwealth with Queen Elizabeth II as Head of State, is steeped in history and attracts varied international residents, which together with a friendly local population of 85,000 makes the country a very comfortable place to visit and integrate. With daily direct access from Europe and North America and being the hub of Caribbean yachting, Antigua & Barbuda is a crossroads of the world albeit simple, natural and protected.

► View from Shirley Heights

Lookout over English Harbour





## Key Investment Factors

### THE GROWTH OF CARIBBEAN TOURISM

Tourism has long been one of the world's steadiest growing industries. In 2014 world tourism increased by 4.7% overall\* to reach in excess of 1 billion tourists\*.

From 2010 to 2014 Caribbean tourism has grown over 20% in volume\*\*, with hotel occupancies increasing from 61% on average to over 68%\*\*, and hotel revenues up 21%\*\* in total.

These numbers are expected to increase by another 5%\*\* in 2015.

Caribbean tourism has been steadily increasing for several generations, drawing its clientele almost equally from North America and Europe. Since 1994 to 2008 tourism revenues in the Caribbean doubled, with another doubling expected in the next 10 years.\*\*

### THE GROWTH OF WEALTH *Investing in Luxury Property versus Middle Market Property*

As shown in the Citibank Annual Private Wealth Report during the years 2008-2013, the highest end of the market was the most resilient by far in

terms of maintaining property investment value. Papaya Hotel & Spa is located in Rendezvous Bay on the premiere property in the eastern Caribbean.

The recently released Credit Suisse Global Wealth Report shows an astonishing rise of wealth and affluence in the last number of years. This is the target market for Papaya Hotel & Spa offering top luxury in a spectacular setting.

In 2014, world wealth grew by 8.3% or \$20.1 trillion in value. In 2013 it was even higher, with a growth of \$21.9 trillion, which eclipsed in one year to total wealth lost during the 2008-2012 economic crisis\*\*\*.

Over 2/3 of the world's wealth resides in the Caribbean's two main feeder markets - North America and Europe. By 2019 the world's wealth is anticipated to grow by another 40%, bringing the total millionaires in the world to in excess of 50 million people\*\*\*.

### THE LOCATION OF PAPAYA HOTEL & SPA

The Papaya Hotel & Spa site is located overlooking one of the best-known beaches in the Caribbean, and the self-

contained Rendezvous Bay is less than 3 kilometers by road from Antigua's chic south coast.

Home to international celebrities such as Giorgio Armani, Eric Clapton, and Oprah Winfrey, Antigua has already established itself in the upper market of Caribbean tourism and the south coast is its crown jewel. With over 20,000 private yachts per year visiting the island, the south is home to two of the region's best natural bays in English Harbour and Falmouth Harbour.

As evidenced by being the seat of the British Navy for hundreds of years, the sheltered coves and white sandy beaches of English Harbour are truly unique in the area and they now combine historical sites such as Nelson's Dockyard with luxury boutique hotels and a plethora of upscale European restaurants, making it one of the top destinations in the region.

Rendezvous Bay has sat alongside these harbours undeveloped in the hands of one family for over 80

years, and the beach is famous for its soft cashmere sand and undisturbed paradise. The extremely sensitive development plan of Rendezvous Bay and Papaya Hotel & Spa capitalizes on these natural attributes and with its organic farm, 50-acre nature reserve behind Rendezvous Beach, and reliance on renewable energy in its development plan, the hotel is perfectly situated to attract the highest end of the tourism market, which already passes through the surrounding area each season.

### THE MANAGEMENT OF PAPAYA HOTEL & SPA

One of the most compelling reason to invest in a Papaya Hotel & Spa property is Angelo Zaragovia. He is the creative force and operator of the most celebrated hotels in Costa Rica. His first hotel Tabacon remains the most visited hotel and spa in that country, and his more recent Nayara Hotel Gardens & Spa on which Papaya is modeled has been an extraordinary success.

Nayara Hotel Gardens & Spa opened in 2009 in the middle of the economic crisis, yet was able to

average over 90% occupancy over the next 5 years and the highest ADRs (average daily rates) relative to the region. The combination of tremendous service and good promotion has produced these astonishing operating results.

Even more impressive is the recognition that Nayara has received around the world. In the first quarter of 2015, Nayara is now ranked the #2 Hotel in the World on Trip Advisor, and sits in the top 5 hotels in the world rankings with both Condé Nast Traveller and Travel + Leisure magazines.

Angelo Zaragovia has created four hotels, all of them lauded for their design and service levels, and Papaya will bring these qualities to one of the most sought-after locations in the world.

\* *World Tourism Organization*

\*\* *Caribbean Tourism Organization*

\*\*\* *Credit Suisse World Wealth Report 2014*





# Citizenship

In 2013, the government of Antigua & Barbuda announced a Citizenship Investment Program for individuals investing in approved property developments, making these very special and singular investment vehicles. Citizenship can be obtained for you and your spouse, and dependents in 3 to 5 months based on a successful application, and offers many benefits including:

## TRAVEL

*Visa-free travel to approximately 131 countries including Canada, the U.K., Switzerland, the European Union countries including all 28 Schengen states and most other British Commonwealth countries*

## DUAL CITIZENSHIP

*Dual and lifetime citizenship for you and eligible family members*

## TAX ADVANTAGES

*Antigua & Barbuda has no capital gains or estate taxes; income generated outside of the country is not taxed\**

## MINIMAL RESIDENCY

*5 days residency in the first five years*

## COMMONWEALTH BENEFITS

*Potential preferential treatment in the U.K. For example, children may be able to study in the U.K. visa-free and work for 2 years thereafter without a work permit*

## 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*

*\* applicable to tax residents*



# Quick Facts

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

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

TIME ZONE  
Atlantic Standard Time, GMT -4.

CAPITAL  
St. John’s

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

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

LANGUAGE  
English is the official language – local creole, French and Spanish also spoken in various areas

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

DIPLOMATIC REPRESENTATION  
Embassies and consulates around the world

GOVERNMENT  
Hon. Gaston Browne, Antigua Labour Party (ALP)

POLITICAL SYSTEM  
Parliamentary Democracy

POLITICAL 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

# Contact

To find out more about ownership at  
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