



ZEMI BEACH HOUSE RESORT & SPA

—
ANGUILLA

THE TOUCHSTONE FOR LIVING

Zemi Beach House Resort & Spa is more than a destination. Now you can live the best life at Zemi Beach House with our exclusive Residences available for purchase.

“ONE OF 2016’S HOTTEST HOTELS” – VOGUE

RESIDENCES

Zemi Beach House’s spacious residences capture the beauty of Anguilla’s natural surroundings in a contemporary Caribbean style. Expansive floor plans, panoramic ocean views and personalized service create a luxury experience that is island resort living at its finest.

- Studios available from \$600,000
- 2 bedroom beachfront residences available from \$2,099,000
- 3 bedroom beachfront residences available from \$3,280,000
- Turnkey – full concierge management
- No risk of overdevelopment in the surrounding area as Zemi Beach House borders the Fountain Cavern National Park

SHOAL BAY EAST IS “THE WORLD’S BEST ALL AROUND BEACH” – THE DISCOVERY CHANNEL

RESORT LIVING

Zemi Beach House has the luxury of sitting on one of the world’s finest beaches. Owners enjoy full access to all the amenities of Zemi Beach House Resort & Spa:

- Just-caught seafood and other specialties at a choice of Fine & Casual Restaurants with waterside dining
- Rhum Room – featuring more than 100 small-batch, single-estate rums that recall the Caribbean’s 18th century sugarcane plantations
- Zemi Thai House Spa – wellbeing experience includes Taino Bathing Ritual, Clay and Salt outdoor experience, Hammam & herb garden
- Concierge service around the clock to arrange everything from reservations at exclusive local restaurants to yacht charters for a day sail to nearby St. Barths
- Zemi Beach House Kid’s Club
- State-of-the-art Fitness Center & Tennis court
- Main pool with cabanas and daybeds
- Tranquility pool with lap pool
- Shoal Bay Beach Club & watersports
- Protected coral reef with snorkeling
- Boutique

“100 HOTELS THAT WILL CHANGE YOUR LIFE” – TOWN & COUNTRY TRAVEL

RENTAL MANAGEMENT

Homeowners can choose to keep their Zemi Beach House residence as their own personal retreat or take advantage of a rental management program that leaves owners with no concerns beyond packing their favorite swimwear.

- The services of an expert management team, who will attend to all aspects of the property, ensuring effortless ownership. From concierge and housekeeping services to pool, landscaping, and general maintenance.
- Optional rental program. A 45% share of the actual room rate achieved for the home – a very attractive feature for offsetting the HOA fee.
- Owners benefit from Zemi Beach House’s international marketing and management expertise when renting out the residence.
- Government concessions, including waiving the Anguilla Alien Landholding License Fee, which is 12.5% of the purchase price.
- Furniture is included in purchase price when entering rental program.

“ANGUILLA IS THE “NEW LUXURY CAPITAL OF THE CARIBBEAN” – TOWN & COUNTRY

ANGUILLA REAL ESTATE

Zemi Beach House affords buyers a rare opportunity to own in Anguilla – among the most exclusive islands in the Caribbean, with arguably the highest barrier to entry. While there is a surge of interest in real estate here, opportunities to own on the beach within a fully managed resort are very limited.

- Favorable real estate market – The Caribbean region is a stable and mature tourism destination with excellent airlift and strong rental potential.
- Hideaway appeal – Anguilla is one of the last true refuge, with its natural beauty intact and strict rules on development. Mass tourism has been rejected here in favor of boutique resorts that command some of the Caribbean’s highest rates.
- Stable economy – Anguilla enjoys an upmarket status. With a high number of return guests competing for relatively few upscale rooms, the island routinely experiences sell-out of luxury accommodations.
- Direct beach access – Zemi Beach House is the only Anguilla beachfront residential resort at which owners can step out directly onto the beach from their home.
- Value – Real estate at Zemi Beach House is not subject to VAT, capital gains taxes, income taxes or estate duties.

“TOP 10 VACATION DESTINATIONS FOR THE WEALTHIEST 5% OF U.S. TRAVELERS” – RESONANCE REPORT

FOR MORE INFORMATION PLEASE CONTACT

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