

NIKKI BEACH[™]
RESIDENCES
Antigua



CITIZENSHIP BY INVESTMENT PROGRAMME

CITIZENSHIP BY INVESTMENT PROGRAMME (CIP)

The Antigua and Barbuda Citizenship by Investment Program offers a solution for families seeking access to the European and Caribbean markets, as well as access to many countries worldwide.

KEY BENEFITS



MOBILITY

Access to a broad range of international jurisdictions around the world.



FAMILY

Inclusion of spouse, dependent children under 30 and fully dependent parents or grandparents 55 and over.



CERTAINTY

Stable parliamentary democracy operating under established English common law principles.



EFFICIENCY

Streamlined government processing with approvals typically issued within 6 to 12 months.*

*Government processing times may vary depending on applicant profile and due diligence requirements

LEGISLATIVE BASIS

The Citizenship by Investment Programme (CIP) was established by the Government of Antigua and Barbuda in 2013 under statutory authority. It provides a regulated framework through which qualified applicants may obtain citizenship following an approved investment and the successful completion of government due diligence.

Citizenship granted under the programme confers full legal status and the issuance of an Antiguan and Barbudan passport.

Nikki Beach Resort & Spa Antigua is a pre-approved Real Estate Project under the Citizenship by Investment Programme.

MEMBERSHIP

The Organisation of Eastern Caribbean States (OECS) is the regional political and economic bloc coordinating standards for CBI/CIP programs.

The OECS is also the institutional home behind the new regional CBI/CIP regulatory initiative (Eastern Caribbean by Investment Regulatory Authority (ECCIRA)) being implemented across Antigua & Barbuda, Dominica, Grenada, Saint Kitts & Nevis, and Saint Lucia.

ELIGIBILITY AND DUE DILIGENCE

The principal applicant must be at least 18 years of age. All applicants are subject to rigorous due diligence, including background checks, medical examinations and verification of source of funds. A clean criminal record is required.

The Citizenship by Investment application process may be fully processed and approved, with the passport issued, prior to the applicant taking ownership of the residence. In other words, the buyer does not have to wait for ownership of the residence to be transferred before receiving citizenship, provided all required documentation has been submitted, the necessary fees have been paid, and the application has successfully satisfied the due diligence and approval requirements of the Citizenship by Investment Unit.

PATH TO GLOBAL CITIZENSHIP

1

QUALIFICATION

Select your residence and execute the Sale and Purchase Agreement. A minimum of **USD \$300,000** in total deposit(s).

2

SUBMISSION

Your authorised agent shall submit the completed CIP forms and all supporting documentation to the bank for pre-approval, at which stage the bank will conduct comprehensive due diligence and background checks. Upon receipt of pre-approval from the bank, all applicable processing fees and due diligence fees shall become immediately due and payable. Thereafter the application is then submitted to the CIP for review and approval.

3

GRANT

Upon approval, receive your Antiguan and Barbudan passport, conferring **full legal status** and enhanced global mobility rights and long term security.

CITIZENSHIP BY INVESTMENT PROGRAMME (CIP)

QUALIFYING INVESTMENT - REAL ESTATE ROUTE

Applicants may qualify through a minimum investment of **USD \$300,000** in a government-approved real estate development. The property must be held for a minimum of five years in accordance with programme regulations.

Alternative routes, including contributions to the National Development Fund or approved business investments, exist within the broader programme framework. This summary relates specifically to the real estate option.

RELATION	QUALIFICATION CRITERIA
Principal Applicant	Must be at least 18 years old with a clean criminal record.
Spouse	Legally married spouse of the principal applicant.
Children	Dependent children under 30
Siblings	Unmarried, childless siblings of the principal applicant under 26.
Parents/ Grandparents	Aged 55 and older fully supported by the principal applicant

CITIZENSHIP REQUIREMENTS

- Persons who have obtained citizenship will be required to spend at least thirty (30) days in Antigua & Barbuda during the five-year period after being registered as a citizen. Dependents under 18 years old will have the option to fulfill the 30 day stay requirement after they reach the age of 18.
- Person who have obtained citizenship will be required to swear the Oath of Allegiance.
- Real estate purchased must be held for a minimum period of five (5) years.
- The passport issued to the successful applicant will be valid for a period of five (5) years and is renewable subject to the recipient having spent the required time in Antigua & Barbuda over the five-year period, and having met the requirement to swear the Oath of Allegiance.

LEGAL AND FISCAL ENVIRONMENT

Antigua and Barbuda operates within a stable parliamentary democracy and is a member of the United Nations and the Commonwealth of Nations. The legal system is founded on English common law principles.

The Eastern Caribbean dollar is pegged to the U.S. dollar at a fixed rate. U.S. currency is widely accepted. There are no personal income, capital gains, estate or inheritance taxes in Antigua and Barbuda. Tax treatment will depend on an individual's broader residency and reporting status, and independent advice is essential.

There are no general restrictions on the repatriation of capital or profits.

Antiguan citizenship provides visa-free or visa-on-arrival access to many countries, subject to the immigration policies of those countries.

PROFESSIONAL ADVICE

Prospective applicants should seek independent legal, tax and professional advice prior to proceeding. Consideration should also be given to whether acquisition under a Non-Citizens Landholding Licence may be appropriate as an alternative to citizenship.

All applications remain subject to government approval and to the legislation and regulations in force at the time of submission.

RECOMMENDED LEGAL PARTNER

The Residences at Nikki Beach Resort & Spa Antigua collaborates with [Cort & Cort](#), a leading law firm in Antigua & Barbuda, to support clients exploring the Citizenship by Investment Programme.

With extensive experience in both legal and administrative processes, Cort & Cort provides considered guidance throughout the application journey, ensuring a clear, structured approach within the regulatory framework.

CORT & CORT CONTACT:

Fitzgerald House, 2nd floor.
 44 Church Street, St. John's, Antigua.
Email: legal@cortandcort.com
Tel: +1(268) 462-5232

CITIZENSHIP BY INVESTMENT PROGRAMME (CIP)

PROCESSING FEES

Processing fees payable to the Government of Antigua & Barbuda in respect of applications submitted under the National Development Fund, Real Estate Investment or Business Investment option.

The following fees are separate from and not included in the purchase price of the residences.

CIP PROCESSING FEES (USD)	
Single individual	\$10,000.00
Family of up to four members	\$20,000.00
Family of five members	\$30,000.00

*with increments of \$10,000.00 for each additional member over 5

GOVERNMENT DUE DILIGENCE FEES (USD)	
Principal Applicant	\$8,500.00
Spouse	\$5,000.00
Dependent child (12-17 years)	\$2,000.00
Dependent child (18-29 years)	\$4,000.00
Dependent child (0-11 years)	\$0
Dependent parent/grandparent (over 55 years)	\$4,000.00

ANTIGUA & BARBUDA PASSPORT APPLICATION FEES (USD)	
Government Passport Application fees for each applicant	\$300

PROGRAM ADVANTAGES

- Access to many countries worldwide.
- Purchasing real property in Antigua and Barbuda without the requirement of a Non-Citizens Land Holding License
- Competitive global market for economic citizenship and investment options
- No restrictions on dual nationality
- Citizenship is granted for life, subject to the applicant fulfilling the residency requirement of 30 days, taking the Oath of Allegiance, and maintaining ownership of the qualifying real estate investment for a minimum of five (5) years.
- Seamless application process
- No minimum net worth requirement or previous business experience
- No tax on worldwide income, inheritance, capital gains, or investment returns
- International correspondent banking network, along with trusts and other financial services
- Tourism-led island economy and strong lifestyle appeal, supported by Antigua and Barbuda's tourism sector and direct air links cited by the programme to London, New York, Miami, and Toronto

All information is valid as of May 2026. Programme rules, eligibility requirements and qualifying investment thresholds are subject to change by the Government of Antigua & Barbuda without notice. This document is for general guidance only and does not constitute an offer, contract, or guarantee of eligibility. Applicants should obtain independent legal, tax and professional advice before proceeding.

The developer and hotel brand are not involved in citizenship approval processes, which remain solely at the discretion of the Government of Antigua & Barbuda.



18th June, 2025

Mrs. Sharon Cort-Thibou
CIP Licensed Agent
Fitzgerald House, 2nd Floor
44 Church Street
St. John's

Dear Mrs. Cort-Thibou,

Re: White Sand Development Ltd. – Real Estate Developer Approval

The Unit hereby records that at its meeting of Thursday 8th January, 2026, Cabinet approved Boca Grande Holdings Ltd., its shareholders, subsidiaries and affiliates, in respect of the development of a Nikki Beach Club & Resort, being granted the designation of Approved Project under the Citizenship by Investment Programme. The referenced company is a subsidiary of Boca Grande Holdings Ltd.

Approval means that citizenship applicants can qualify for citizenship by purchasing property in the approved development. It does not speak to the viability of the project or the suitability of the investment to the buyer.

Please note that the Unit must be informed of the sale of the company or any changes in shareholding of 5% or more on an ongoing basis.

We look forward to collaborating with White Sand Development Ltd. to ensure the success of the Antigua and Barbuda Citizenship by Investment Programme.

Sincerely,

Charmaine Donovan
Chief Executive Officer

CD/st

