

A UNIQUE OPPORTUNITY

ENJOY VISA FREE TRAVEL TO OVER 120 COUNTRIES
INCLUDING THE UK AND EUROPE

Jungle Bay 
ECO VILLAS



DOMINICA THE NATURE ISLAND

Dominica is a mountainous Caribbean island nation. This 289 square mile island is often referred to as the "NATURE ISLAND OF THE CARIBBEAN" because of its many waterfalls, hot springs, rivers and undisturbed tropical landscapes.

Dominica obtained its independence from the UK in 1978. Most of Dominica's 72,000 inhabitants live around the capital city of Roseau. Dominica's passport offers Visa-Free travel to over 120 countries, including the European Union (EU) States, United Kingdom, Ireland, Sweden, Switzerland, Singapore and Hong Kong.

Dominica introduced its economic citizenship program over two decades ago, which makes it one of the oldest and most reputable citizenship by investment programs in the world. Benefits of Dominica's citizenship program include minimal taxation, residency rights and the right to dual citizenship with no residency requirement.

Dominica's economic citizenship application process usually takes approximately 60 to 90 days from the time a complete application is submitted until clients receive the citizenship certificate and Dominica passport. The entire application process is straightforward and confidential.

OWN A VILLA IN ONE OF THE CARIBBEAN'S LEADING RESORTS!



The
New York
Times

"Luxe... fine dining"



tripadvisor®

"One of the Top 25
Resorts in the Caribbean"
2013, 2014, 2015

THE JUNGLE BAY STORY



Jungle Bay is recognized as one of the Caribbean's most successful adventure resorts. Since opening for business in 2005, Jungle Bay has made a name for itself as one of the world's top ecologically friendly resorts. This unique property featured in over 200 publications globally, caters to a growing list of high-end American and European travelers who enjoy the resort's hikes and adventure activities.

Ecotourism and adventure travel are among today's fastest growing niches. In 2015 *TripAdvisor* ranked Jungle Bay as the top hotel in Dominica and one of the top three hotels in the Caribbean.



"A World of Good"



BALANCING NATURE WITH SUCCESS

Jungle Bay was designed to accommodate guests in harmony with the natural environment. Wood and stone structures are nestled between tropical trees, overlooking the scenic Caribbean Sea.

Caressed by gentle leeward breezes and surrounded by relaxing sounds of tropical birds, Jungle Bay is the perfect setting to rejuvenate the mind, body and soul.



Forbes

“10 Best Luxury Eco Resorts”

**Condé Nast
Traveler**

*“The World’s Top
Yoga Retreats”*

“World Saver Award”



LUXURY AT ITS BEST

Jungle Bay is developing 120 new luxury ecologically friendly villas to host the resort's guests. These vacation villas are for sale as real estate investments under Dominica's Citizenship by Investment Program (CIP).

The starting price for Jungle Bay vacation villas is US \$255,000 (inclusive of all closing costs, transfer taxes & deed registration). Qualified buyers are eligible for Dominica citizenship under the CIP, subject to meeting the application requirements and approval. Jungle Bay will maintain the villas and market them to their guests on behalf of the owners. Villa owners and Jungle Bay will split the rental income on a 50/50 basis, net of maintenance costs.

Jungle Bay has a proven track record of operating profitably for 10 straight years. The added incentive of Dominica citizenship makes buying a Jungle Bay vacation villa one of the best real estate investments in the Caribbean.



DEVELOPMENT OVERVIEW

RESORT AMENITIES

The resort includes 120 luxury eco villas, spa, yoga centre, conference centre, restaurants & bar, swimming pools, nature trails, zipline, watersports centre, and gift shop.

DEVELOPMENT TIMELINE

- Construction commenced December 2016
- Phase 1 opened June 2019
- Phase 2 to be completed by mid 2021

SIMPLE OWNERSHIP AND MANAGEMENT STRUCTURE

US \$255,000 is the purchase price for the 1,200 square foot lot and villa. Each villa comes with its own title/deed.

AFTER TAX RENTAL INCOME SPLIT:

- 40% Maintenance upkeep, insurance, etc.
- 30% Management, marketing, etc.
- 30% Owner rental income, equally apportioned between owners; tax free 10 years

Owners may sell their villa for a profit after three years yet still retain their Dominica citizenship and passport. The villa can be resold to another CIP applicant after five years.



1,200 square foot lot

400 square foot unit

Covered Terrace



AFFORDABLE CIP REAL ESTATE OPTION

JUNGLE BAY ECO VILLA "SMARTEST CARIBBEAN CITIZENSHIP OPTION!"

Investing in a Jungle Bay villa is the "smartest" way to obtain Caribbean Citizenship! Our privately deeded villas offer new citizens an opportunity to establish local residence and earn rental income with no effort. The price difference between the government donation option and a Jungle Bay villa is less than you imagined, especially if you include your family!

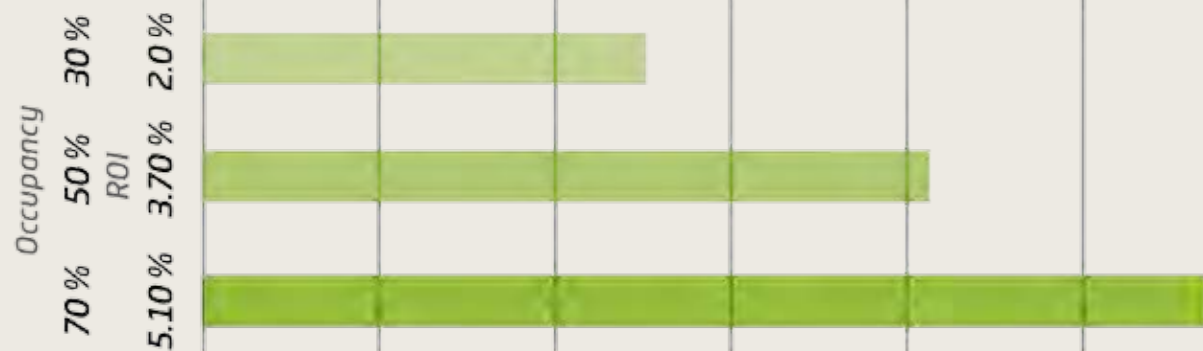


Citizenship Option	Single Applicant	Family of 4	Family of 6
Government Donation	\$110,000	\$218,300	\$271,200
With Jungle Bay Villa	\$290,000	\$308,300	\$326,200
Effective Cost of Villa	\$180,000	\$90,000	\$55,000

(The above prices include all government fees, real estate title registration & closing costs)

Revenue Per Annum Based on US \$150 Nightly Room Rate

0 \$ 2000 \$ 4000 \$ 6000 \$ 8000 \$ 10000 \$ 12000 \$



*The above figures are to assist in calculating potential income under different occupancy scenarios and do not represent projections or income forecasts. The developer, CIP agents and real estate brokers make no predictions or representations of future income from this real estate offering



YOUR CARIBBEAN LUXURY VACATION VILLA
AND DOMINICA CITIZENSHIP AWAIT YOU!

Jungle Bay 
ECO VILLAS





GOLDEN-VISA
CONSULTANCY MALTA HOLDING LTD

**For additional details,
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