



Tranquility Beach

Permission to Relax



DOMINICA:
DUAL CITIZENSHIP OPPORTUNITIES

AN AUTHORIZED CITIZENSHIP
BY INVESTMENT PROJECT

TRANQUILITY BEACH

Tranquility Beach Dominica is a prestigious environmentally-sensitive residential resort of first class accommodation quality. Contemporary clean lines mark the architecture and construction of this development, which will comprise exclusive one and two bedroom condominium suites, studio suites and one, two and three bedroom villas couched in a full service setting. A diverse range of amenities and services complete this vacation setting: a world class spa and wellness center and gym, a fine dining restaurant, a large swimming pool, gift shop, private gated entry, parking facilities and a reception office.

INVESTMENT OPPORTUNITY



Glorious coastal haven on verdant Nature Isle of the Caribbean

ABOUT DOMINICA

The Commonwealth of Dominica, located in the Eastern Caribbean, is the largest and most northerly of the Windward Islands. It lies 1,400 miles south of Miami, at latitude 15° north and longitude 61° west, and between the French Overseas Departments of Guadeloupe and Martinique. Dominica is approximately 29 miles long and 16 miles at its widest point; its area is 289.5 sq. miles. The island's coordinates are 15.20N, 61.19W. Dominica is the dividing point of the Caribbean islands' Windward Islands to the west and the Leeward islands to the east. The highest point is Morne Diablotin at 4,747ft. Dominica has some of the richest mountain rainforest in the Caribbean.

Dubbed “The Nature Island of the Caribbean”, this rugged landscape of blue-green slopes, rushing streams, waterfalls, and cloud-drenched mountain peaks, rises to almost 5000 ft. giving the island a legendary beauty. Dominica is volcanic in origin with rich fertile soil and abundant tropical rain forests. Dominica's Morne Trois Pitons National Park has been inscribed by UNESCO as a World Heritage Site, and is home to one of the largest boiling lakes in the world.





COASTAL LOCATION

Tranquility Beach is located on a dramatically stunning marine bluff – a masterpiece of nature, situated just outside the charming village of Salisbury, a special place known for its friendly people and abundant, juicy watermelons.

ECONOMIC CITIZENSHIP

The Citizenship by Investment Programme of Dominica has been operating since 1993 and is legally entrenched in the Dominican Constitution and the Citizenship Act.

Tranquility Beach is a government approved real estate project in the Commonwealth of Dominica under the Citizenship by Investment Program.

This property offers the sale of undivided shares within the overall project. An investment in shares of this stunning property also gives you access to apply for citizenship of Dominica, opening up myriads of travel and business opportunities for you and your family.





ADVANTAGES OF YOUR CITIZENSHIP

As a citizen of Dominica, you can take advantage of a range of personal benefits which include:

- Becoming a citizen of this peaceful and welcoming country for life through one of the oldest and most trusted citizenship by investment programmes
- Visa-free travel to 130 countries, including the United Kingdom, Singapore, Hong Kong and Ireland
- Minimal taxation – no wealth, gift, inheritance, foreign income or capital gains tax
- Full residence status, with the right to live and work in Dominica
- Dual citizenship is allowed
- There is no requirement to reside in Dominica before or after citizenship is granted
- Superior value for money compared to similar programs
- The application process is confidential



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TRAVEL FREELY WITHOUT A VISA

CITIZENS OF DOMINICA CAN TRAVEL TO 130 COUNTRIES WITHOUT THE HASSLE OF OBTAINING A VISA PRIOR TO DEPARTURE

ALDERNY	BOLIVIA	CURACAO	GERMANY	JAMAICA	MALDIVES	PORTUGAL	SWEDEN
ANDORRA	BOTSWANA	CYPRUS	GIBRALTAR	JERSEY	MALTA	ROMANIA	SWITZERLAND
ANGUILLA	BRITISH VIRGIN ISLANDS	CZECH REPUBLIC	GREECE	JORDAN	MALI	SABA	TANZANIA
ANTIGUA & BARBUDA	BULGARIA	DENMARK	GRENADA	KENYA	MARTINIQUE	SAMOA	TOGO
ARMENIA	BURUNDI	DJIBOUTI	GUADELOUPE	LAOS	MAURITANIA	SEYCHELLES	TONGA
ARUBA	CAMBODIA	DOMINICAN REPUBLIC	GUERNSEY	LATVIA	MAURITIUS	SINGAPORE	TRINIDAD & TOBAGO
AUSTRIA	CAPE VERDE	ECUADOR	GUYANA	LESOTHO	MICRONESIA	SLOVENIA	TURKEY*
BAHAMAS	CAYMAN ISLANDS	ESTONIA	HAITI	LIBYA	MONSERRAT	SOLVAKIA	TURKS & CAICOS
BANGLADESH	CHILE	FIJI	HONG KONG	LIECHTENSTEIN	MOROCCO	SPAIN	TUVALU
BARBADOS	COLOMBIA	FINLAND	HUNGARY	LITHUANIA	MOZAMBIQUE	SRI LANKA	UGANDA
BELGIUM	COMOROS	FRANCE	ICELAND	LUXEMBURG	NAURA**	ST. EUSTATIUS	UNITED KINGDOM
BELIZE	COOK ISLANDS	FRENCH GUIANA	IRELAND	MACAU	NEPAL	ST. HELENA	VANUATU
BERMUDA	COSTARICA	FRENCH POLYNESIA	ISLE OF MAN	MADAGASCAR	NETHERLANDS	ST. KITTS-NEVIS	VENEZUELA
BHUTAN	CROATIA	GAMBIA	ISRAEL	MALAWI	NIUE	ST. LUCIA	VIETNAM
BONAIRE	CUBA	GEORGIA	ITALY	MALAYSIA	NORWAY	ST. MAARTEN	
					PALAU ISLANDS	ST. VINCENT & GRENADINES	
					PANAMA	SOLOMON ISLANDS	
					PERU	SOMALIA	
					PHILIPPINES	SURINAME	
					POLAND	SWAZILAND	



*E-visa online **Receive visa at airport



INVESTMENT OPPORTUNITY

TRANQUILITY BEACH LIVING

CLIFF HANGER VILLAS

These one bedroom dramatic lifestyle spaces are for those seeking a distinctive and extraordinary lifetime experience, where there are no boundaries on living the fullness of life. Capturing the essence of the architect's passion for this unique landscape design inspiration is fully unleashed and celebrated without limitations. Over 650 square feet of indoor living, with over 250 square feet of outdoor living space.



CONDO SUITE

Studio Suite (Single or can be joined to a one bedroom condominium to make a two bedroom suite).

Simplicity and elegance at its finest. Open concept living-dining-kitchen. Ensuite bath complemented by a powder room. Private patio and mini kitchenette complete the suite. 350 square feet of indoor living, with over 60 square feet of outdoor living space.



TWO & THREE BEDROOM VILLAS

Capture the privacy and individuality of exquisite villa living. Exclusive, standalone villas with stunning coastal views, each with its private pool. Open concept living-dining-kitchen. Two and three ensuite baths complemented by a powder room. Laundry facilities. Private patio.

One Storey Option: Over 1,600 square feet interior living with over 1,300 square feet exterior living space.

Two Storey Option: Over 1,850 square feet interior living with over 1,500 square feet exterior living space.







**INTERNATIONAL
PROPERTY
AWARDS**

in association with



YAMAHA

BEST INTERNATIONAL
ARCHITECTURE SINGLE
RESIDENCE

The Beach House
by Sunset Homes

2012-2013



**INTERNATIONAL
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YAMAHA

★★★★★
BEST ARCHITECTURE
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ANGUILLA

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UNIT CARIBBEAN

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2012-2013

PROPERTY DEVELOPER

Sunstone Incorporated reflects a cohesive strategic partnership between Ian A. W. Edwards of Sunset Homes and Neil Freeman of Aries Capital who combine their expertise and wealth of networks and resources, to provide sound direction for the property development. Edwards and Freeman, the Principals who have a stellar track record of a successful partnership in the Caribbean, provide project development strategy and project execution.

Ian Edwards of Sunset Homes, internationally awarded Property Developer and Architectural Designer is the Designer /Property Developer of the project. He founded and operates Sunset Homes, a highly regarded Property Development firm based in Anguilla and active in the region, that specializes in Architecture and Design, Property Development and Project Management. With a proven 20+ - year track record, Edwards is credited and associated with some of the most acclaimed and prestigious villa, residential and commercial property developments on Anguilla and Nevis. Sunset Homes is highly respected in their field for designing innovative cutting edge designs that incorporate sustainable best practices that are tailor-made for tropical and coastal environments. Company background: www.sunsethomesanguilla.com, www.anguillabeachhouse.com and www.tranquilitybeachanguilla.com

(PROPERTY DEVELOPER CONTINUED)

Neil Freeman is Chairman and CEO of Aries Capital, LLC, a full-service real estate lender and mortgage banking firm offering long-term, interim and mezzanine loans. Mr. Freeman is also President of Urban Development Fund, LLC, a New Markets Tax Credit CDE. Throughout his 30-year career in the finance and real estate ownership industries, he has funded more than \$4 billion in commercial and multifamily properties. Mr. Freeman's entities have also held equity interests in real estate worth more than \$250 million, including apartments, hotels, shopping centers and land developments. Urban Development Fund has received approximately \$500 million in federal and state New Markets Tax Credit allocation, translating to \$1 billion in transactions. UDF financings have focused on extra distress census tracts throughout the United States. UDF has funded multiple property types, including hotels, mixed use properties, retail developments, theaters, hospitals, and medical facilities. Neil, formerly a licensed CPA, received his BSBA degree in Accounting from the University of Florida, and his MBA degree from Stanford University. Highly active within his field, he is a member of and/or holds leadership positions in various local and national real estate organizations including MBA, ICSC, and REIA. Neil also is an adjunct Real Estate professor at DePaul University in Chicago and serves on The Executive Board of DePaul's Real Estate Center. He is frequently in demand to serve as an expert speaker or panel moderator at industry events and conferences around the world. Company background: www.ariescapital.com



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