



TROY PROPERTY INVESTMENT LTD

HAVE THE PLEASURE TO INTRODUCE  
ITS FIRST INVESTMENT IN ST KITTS AND NEVIS

hotel  
**INDIGO**







# Stay in Paradise, Stay in Luxury

Experience St Kitts natural beauty and rich history







hotel  
**INDIGO**  
InterContinental Hotels Group  
ST. KITTS

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ST. KITTS





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# hotel INDIGO®

TROY COVE BOUTIQUE HOTEL · FRIGATE BAY  
ST KITTS AND NEVIS



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# Saint Kitts and Nevis

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Saint Kitts and Nevis is an island in the Caribbean Sea, about one-third of the way from Puerto Rico to Trinidad and Tobago.



The Federation of St. Kitts and Nevis (St. Kitts) is a twin-island nation located in the British West Indies.

It is situated about 1,300 miles southeast of Miami, Florida and is approximately 50-70 miles south of St. Barts, St. Maarten and Anguilla and 60 miles west of Antigua. This English-speaking country obtained independence from the United Kingdom in 1983 but remains a member of the British Commonwealth.

The Federation of St. Kitts and Nevis has a population of 50,000 and boasts a 95% literacy rate. The island of St. Kitts is 68 square miles and most of the towns and villages are scattered around the periphery of the island are generally on the coast with a lush green forest located more towards the center of the island.

The Island has a democratically elected government and the Honorable Dr. Terrance Drew is the Prime Minister.

St. Kitts allows for individuals to acquire citizenship through a government sponsored investment program.

Those meeting the requirements of the program are rewarded with full citizenship, including a passport and the right to permanently reside and work in St. Kitts. This is the oldest economic citizenship program of its kind globally and has been in place since 1984. One route to citizenship is for applicants to make a minimum investment of US\$ 325,000 (plus associated government fees) in a government approved real estate development program.













Saint Kitts and Nevis is not only is the smallest country in the Western Hemisphere both in terms of area and population, but pioneered the idea of citizenship by investment in 1984.

### Stunning Scenery

Showcase the breathtaking landscapes, including pristine beaches, lush rainforests, and volcanic mountains. Use high-quality images and videos to give a visual appeal.

### Rich History and Culture

Emphasize the island's historical significance, including colonial architecture, historic sites, and cultural events. Mention the fusion of African, European, and indigenous influences that contribute to the unique culture of Saint Kitts.

### Outdoor Activities

Highlight the diverse range of outdoor activities, such as snorkeling, scuba diving, hiking, zip-lining, and water sports. Appeal to adventure seekers by showcasing the variety of experiences available.

### Luxurious Resorts

Feature the upscale resorts and accommodations available on the island. Highlight amenities, world-class service, and the overall luxury experience to attract travelers looking for a comfortable and memorable stay.

### Culinary Delights

Showcase the local cuisine, featuring fresh seafood, tropical fruits, and traditional dishes. Highlight any unique dining experiences, local markets, or food festivals that can entice food enthusiasts.

### Carnivals and Festivals

Promote the vibrant local festivals and events that showcase the island's music, dance, and traditions. Events like the St. Kitts Music Festival or the National Carnival can be major draws.

### Wellness and Relaxation

Market Saint Kitts as a wellness destination, emphasizing spa retreats, yoga, and wellness activities. Highlight the serene environment and the peaceful atmosphere that can provide a rejuvenating experience for travelers.

### Ease of Travel

Mention the accessibility and convenience of traveling to Saint Kitts. Highlight direct flights, visa requirements, and any special travel packages or promotions available.

### Social Media Engagement

Leverage social media platforms to create engaging content, share user-generated content, and interact with potential travelers. Utilize hashtags related to Saint Kitts to increase visibility. Remember to tailor your messaging based on the interests and preferences of your target audience. Highlighting the unique and appealing aspects of Saint Kitts will help make a compelling case for choosing the island as a travel destination.



## Hotel Indigo - St Kitts is the latest approved prestigious project under the Citizenship by Investment program in St. Kitts & Nevis.

We present a lucrative investment opportunity for discerning investors with a luxury Hotel representing not only an expansion of the country's hospitality sector but also promising significant returns for those looking to participate in this exclusive venture.

Situated in the picturesque region of Frigate Bay, just 5.8km away from the capital city of Basseterre, Hotel Indigo's prime location offers a blend of tranquility and accessibility. With a mere 9-minute drive to the bustling heart of Basseterre, guests at the hotel will enjoy the Troy Property Investment convenience of being close to urban amenities while still revealing in the serene beauty of Frigate Bay.

The hotel boasts an impressive 42 rooms and suites, each meticulously designed to offer a luxurious and comfortable stay for guests. With a focus on catering to the discerning tastes of modern traveler's, Hotel Indigo provides a range of amenities and services that ensure a memorable and indulgent experience for every guest.

Seeking construction commencement by the Mid of 2025, with completion of this exclusive project anticipated by mid 2028. This timeline not only underscores the commitment to deliver a premium product but also presents an opportunity for investors to capitalise on the potential growth and profitability of the hospitality industry in St. Kitts.

For investors seeking to diversify their portfolios and capitalise on the booming tourism sector in the Caribbean, the Hotel Indigo IHG Group presents a compelling investment proposition. With its strategic location, luxurious accommodations, and strong brand affiliation with IHG, this project is poised to set new standards for hospitality in St. Kitts and attract discerning traveler's from around the world.

Hotel Indigo, IHG Group, will stand as a beacon of luxury and sophistication in St. Kitts, offering investors a unique opportunity to partake in a premium hospitality project under the esteemed Citizenship by Investment program. With its prime location, upscale amenities, and projected completion timeline, this investment promises not only financial rewards but also a chance to be part of a landmark development that will shape the future of tourism in St. Kitts.















Current Sales Prices

Current Sales total Prices	Main Applicant	Main Applicant & Spouse	Parents Plus 1 child under 18	Parents +2 children under 18	Parents + 1 Over 18	Parents +2 over 18
	\$360,000	\$382,500	\$392,500	\$402,500	\$425,000	\$447,500
Final cost inclusive of post-citizenship travel pack	\$335,000	\$357,500	\$367,500	\$377,500	\$400,000	\$422,500





# The Project

Hotel Indigo Frigate Bay in Saint Kitts consists of 14 rooms, 11 connected rooms and 5 suites. It is a new unique 7\* luxury hotel, designed to provide guests with more space and privacy.



Each room is a generous 550 square feet, which is quite spacious and can offer guests a comfortable and luxurious stay. Hotel Indigo Frigate Bay will be the first IHG Hotel in St Kitts built with the specifications of the famous Regent brand.

This feature is particularly appealing to diplomats, business people, and government delegates who may require a private, luxurious, and spacious space to work or conduct meetings. It's also an attractive feature for leisure travelers who want to have a comfortable and spacious room to relax and unwind after a busy day exploring the city.

## Location

One of the key benefits of Hotel Indigo Frigate Bay is its location. Unlike other luxury hotels in the area, such as the Park Hyatt and Four Seasons, Hotel Indigo Frigate Bay is only 8 minutes away from the capital center of Basseterre.

This is a significant advantage, as it means that guests can easily access key business and government offices and popular tourist attractions without having to travel long distances.







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**INDIGO**  
ST. KITTs



## The Project















Luxury Redefined:  
Immerse Yourself in Premium Hotel Amenities.


Luxury Boutique Hotel consisting of 41 Keys located in Frigate Bay, offering variable amenities to its guests from business to sorts and food and beverage;




**14** Guest Rooms




**11** Connected Rooms




**5** Suites




Bar & Cafe




Breakfast Lounge




Outdoor Tropical




Restaurant




Boutique Shop




Underground Car park  
for 37 cars+ 9 car parks at B1




Small Gym




Business Centre




Swimming Pool




Pool Lounge



Banquet / Bowling



Valet Parking service is available



Sky Bar



## The Project

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## The Project







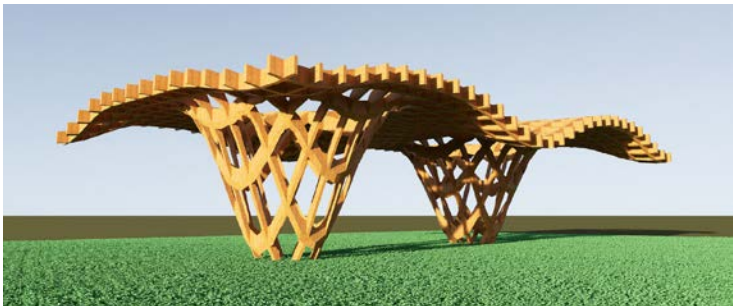




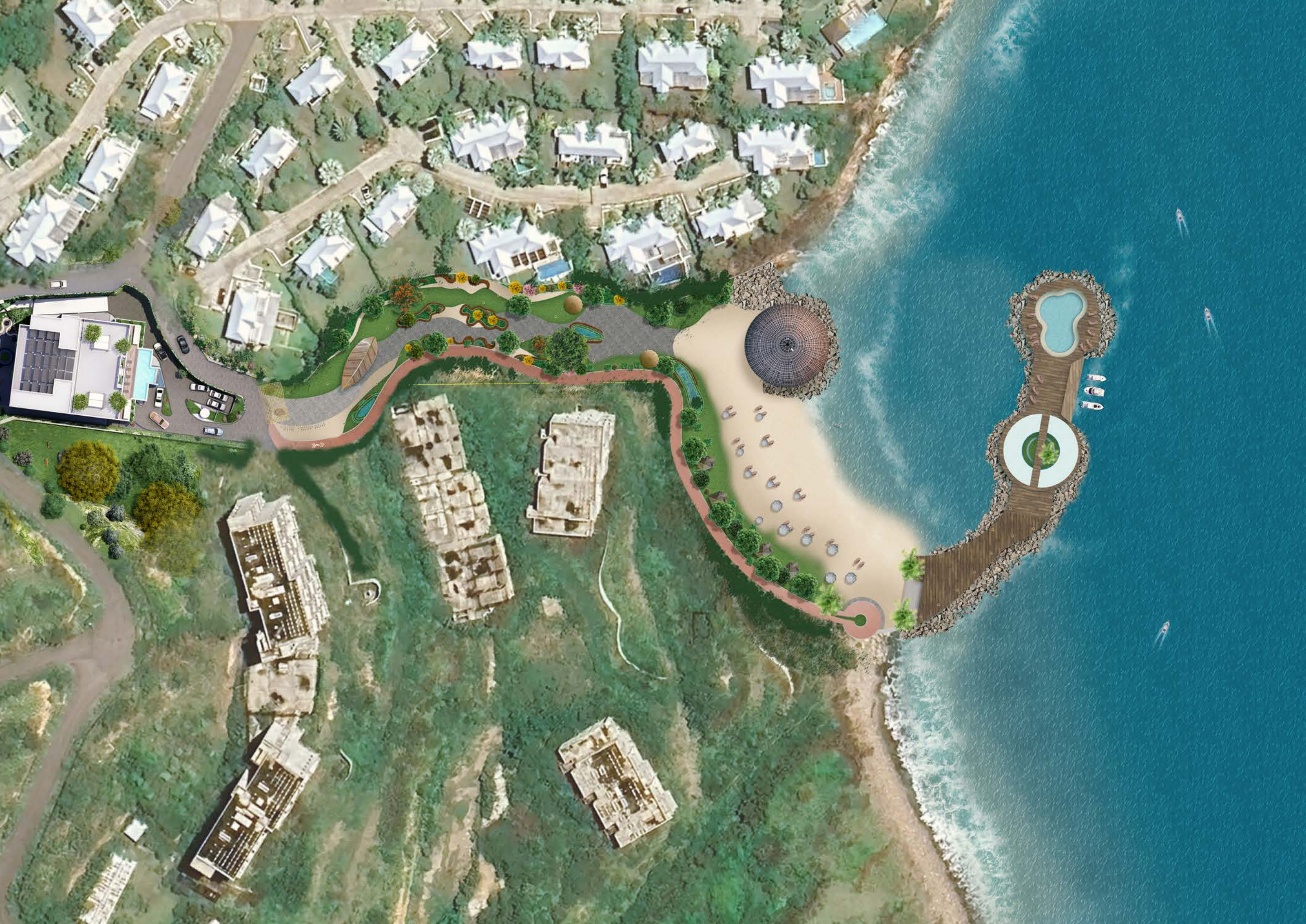


# Indigo Hotel Promenade Design Concept

Moodboard Images

















# Contact Information

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Pocket and Business Card Slots



