



**HIDEAWAY**

TRUE BLUE, GRENADA

# HIDEAWAY TRUE BLUE

Experience the personal satisfaction of investing in a project that is **COMPLETED & OPERATIONAL**

View of St. George's University from Hideaway True Blue's rooftop lounge



## REDEFINING LUXURY | REDESIGNING LIFESTYLES

HIDEAWAY TRUE BLUE, BY HIDEAWAY TRUE BLUE INC.

The new luxury isn't opulence and excess. It's more than fancy cars and brand names. The new luxury is an interplay of desired experiences that create a fulfilled lifestyle. It is Access, Convenience, Exclusivity, and Security — all of which a citizenship investment through Hideaway True Blue provides. At Hideaway, we've curated 44 luxurious turnkey condominiums that provide quality, residential living to university students. Our tenants revel in the convenience of our location at the entrance of St. George's University, as well as the convenience of having a fitness centre, restaurant, rooftop bar, study lounge, conference room, and other key amenities at their doorstep.

As a businessman, I've always wanted to create sustainable development for my country — particularly through real estate. Today, I am proud that Hideaway True Blue Inc. has succeeded in delivering Hideaway True Blue as an example of the success of Grenada's Citizenship by Investment Programme. Not only is it completed, but it also provides the comfort and safety desired by investors by being able to honour their investments with immediate yearly returns.

As for our company, Hideaway True Blue Inc. continues to be a dynamically developing corporation in Grenada. We are one of the true and honest developers, who built from the ground up using our own funds as a means of demonstrating to our investors, just how committed we also are to ensuring the success of the project. We are hopeful that you will find value in Hideaway and join our team of Grenadian investors.

*Welcome to Hideaway True Blue!*

**Dr. Richard Nixon**  
Chairman & CEO, Hideaway True Blue Inc.



## CONTENTS

About Grenada

Grenada Citizenship by Investment Programme

Benefits of Grenada Citizenship

St. George's University

About Hideaway True Blue

Types of Condominiums

Cost Scenarios

Ownership Benefits

Price Scenarios

E2 Visa Pathway



### **GRENADA – AN EMERGING LUXURY STANDARD**

Size: 348.5 km2 | Location: 12.1165° N, 61.6790° W | Population: 110,000

Grenada’s Citizenship by Investment Programme provides a unique opportunity for individuals and families to immediately gain global access to over 149 destinations and sovereignty from one of the safest, more progressive islands in the Caribbean. Located just 1,529 miles south of Miami, the tourism hotspot, and EXPEDIA destination of the year 2018, boasts the second fastest growing economy in the region and is regarded by the World Bank as a pioneer in the Blue Economy movement.

The island’s varied colonial history is vividly represented in the colourful French and Georgian architecture of its quaint towns. Its ecosystem - rich and diverse - gives way to picturesque black and white sand beaches, punctuated by rolling hills populated with towering waterfalls, hot springs, and scenic lakes. At its core grows a tropical rainforest, fervent evergreen ferns, while its shores are filled with beautiful corals and world class dive sites - including the first underwater sculpture park.

Known historically as the Isle of Spice, Grenada’s size has never matched its might in the global spice production Industry. Internationally, Grenada’s spices, especially its nutmeg, are highly respected for their quality and are comparable to that of countries like Indonesia and Vietnam.

### **GRENADA CITIZENSHIP BY INVESTMENT PROGRAMME**

Grenada’s Citizenship by Investment Programme provides great value for money – particularly for big families yearning to live a more global lifestyle and hedge against potential social, economic, and financial risks. In addition to providing visa-free access to countries like China, Hong Kong, Russia, Schengen, and the UK, citizens are eligible to access the US E2 Visa, allowing them to live and work legally in the US without being exposed to global taxes. Individuals interested in becoming Grenadian citizens can do so by investing in a government approved real estate project like Hideaway True Blue and paying associated government charges and fees.

### **CITIZENSHIP ELIGIBILITY**

Grenada’s Citizenship by Investment Programme accepts applications from individuals, who are 18 years, or older; are in good health, are not involved in criminal activities, and are capable of financing the investment through legitimate means. Applicants are allowed to include their spouse, and their biological or adopted children below the age of 30, their parents/grandparents of any age and their unmarried, childless siblings, who are 18 years or older, all on one application.

### **CITIZENSHIP TIMELINE**

Applying for Grenada citizenship is a simple process that takes four (4) months to be completed. During that time, the applicant or the dependants are never required to visit the island or reside therein. In-fact, applicants are not required to conduct an interview, know English, or be of any particular religion.

Applicants will be required to select a marketing agent, who will manage the application process on their behalf. The agent will ensure that all documents are satisfactorily completed and compiled, and that an appropriate local agent, responsible for finalising the application and liaising directly with the Citizenship by Investment Unit, is selected to facilitate the client’s wishes. Upon receiving citizenship an applicant will immediately accrue all the rights and privileges of being a Grenadian.





## **BENEFITS OF CHOOSING GRENADA**

### **INCREASED GLOBAL ACCESS**

Citizens of Grenada not only have visa-free access to 149 destinations, they are also eligible to apply for the US E2 Visa, which allows them to live and work legally in the US. Additionally, they are also eligible to live and work freely in other member states of the OECS, including Antigua, Dominica, St. Kitts & Nevis, St. Lucia, and St. Vincent & the Grenadines.

### **LIFETIME CITIZENSHIP**

The citizenship obtained by investors remains with them for life, even if they opt to sell the investment property they purchased and recover some of their citizenship investment. Additionally, any children born to the investors after the grant of citizenship, immediately become eligible to receive citizenship from Grenada.

### **SECURED INVESTMENT**

Grenada's Citizenship by Investment Programme places a strong emphasis on safeguarding the future value of the citizenship investment of applicants. The Programme practices strict due diligence to ensure that it only approves the best applicants. In so doing, it reduces any potential incidence for disrepute or backlash from foreign allies.

### **RECOVERABLE INVESTMENT**

Investors, who obtain Grenada Citizenship by way of purchasing property approved by the government, are allowed to sell their investment unit after a period of five years and recover part of their citizenship investment. Investors can either sell their unit to another citizenship investor or on the open market.

### **SUPPORTS FAMILY APPLICATIONS**

Grenada's Citizenship by Investment Programme is the most family-friendly investment immigration programme in the world. Applicants are allowed to apply with their spouse, biological or adopted children under the age of 30, parents/grandparents of any age and biological or adopted siblings, who are unmarried, without children and are 18 years or older.

### **QUICK CONVENIENT PROCESS**

Becoming a Grenadian citizen takes four to five months to complete. During this time, applicants are never required to visit or reside in Grenada, learn English or demonstrate a minimum net worth beyond what is required to satisfy the citizenship investment.

### **TAX FRIENDLY CLIMATE**

Grenada imposes no capital gains, inheritance tax, wealth tax, or estate taxes. Additionally, citizens of Grenada are never required to pay taxes on any income generated outside of the state of Grenada.

### **SUBSIDISED TERTIARY EDUCATION**

St. George's University provides a Partnership Award to Grenadians, who have been on island for at least a year. The award provides 90% off tuition for all undergraduate programmes.



## ST. GEORGE'S UNIVERSITY

A UNIQUE EDUCATION OPPOTUNITY IN THE CARIBBEAN

For 42+ years, Grenada has been home to St. George's University – an international institution known for its outstanding School of Medicine. The university draws students and faculty from over 140 countries and has over 21,000 graduates include physicians, veterinarians, scientists, and public health and business professionals across the world. It is ranked as the #1 provider of doctors into first-year US and Canada residences for the last 11 years combined.

At St. George's University, students can choose degrees offered by anyone of the university's four schools — the School of Medicine; the School of Veterinary Medicine; the School of Arts and Sciences; and the School of Graduate Studies. Students, who opt to do medicine usually go on to do their rotations and practice medicine in the US. Additionally, medical students also have the unique opportunity of choosing to begin their degree either at the Grenada campus or in the UK at Northumbria University. As much as 50% of a student's medical degree can be completed in the UK.



## HIDEAWAY TRUE BLUE

STUDIO, ONE-BEDROOM & TWO-BEDROOM CONDOS STARTING AT **\$350,000**

Officially opened in January 2019, Hideaway True Blue delivers forty-four (44) Contemporary, turn key condominiums that redefine the luxury experience for its tenants, while provide meaningful returns to its citizenship investors.



## 100% COMPLETED AND OPERATIONAL

At Hideaway True Blue, luxury is defined by the marriage of minimalist sophistication and enviable unparalleled access. The six-storied, contemporary designed building boasts an enviable location in the heart of True Blue — the most sought after residential real estate area in Grenada known for its appreciating real estate values and for fetching the highest rental income rates on island.

From its doorsteps, Hideaway True Blue is just a five minutes drive from the Maurice Bishop International Airport and several of Grenada's renowned beaches. It is also walking distance from popular bars and restaurants; and most importantly, directly opposite the entrance to St. George's University. It's location makes it a preferred choice for university students, for whom getting to class is as easy as crossing the street. To date, the property has operated at full occupancy, with most of its tenants being university students of St. George's University. It's business model, therefore, is not tied to the performance of the travel and tourism industry, but to the continued performance of the university.

## LOCATION KEY

1. Hideaway True Blue
2. St. George's University
3. Maurice Bishop International Airport



## AMENITIES

At Hideaway True Blue, each carefully curated studio, one-bedroom, and two-bedroom condo comes well-appointed with private balconies depicting stunning views of St. George's University, and True Blue Bay, as well as key amenities that remove the hassle from every-day living.

- Fitness centre
- Mediterranean Restaurant
- Fantastic sky lounge and rooftop bar
- State of the art conference room
- Student study lounge
- Storage units
- Limited parking
- Lighted garden area with BBQ grills
- In-unit washer/dryer
- 24-hour security
- On site property management by Century 21



## TYPES OF CONDOMINIUMS

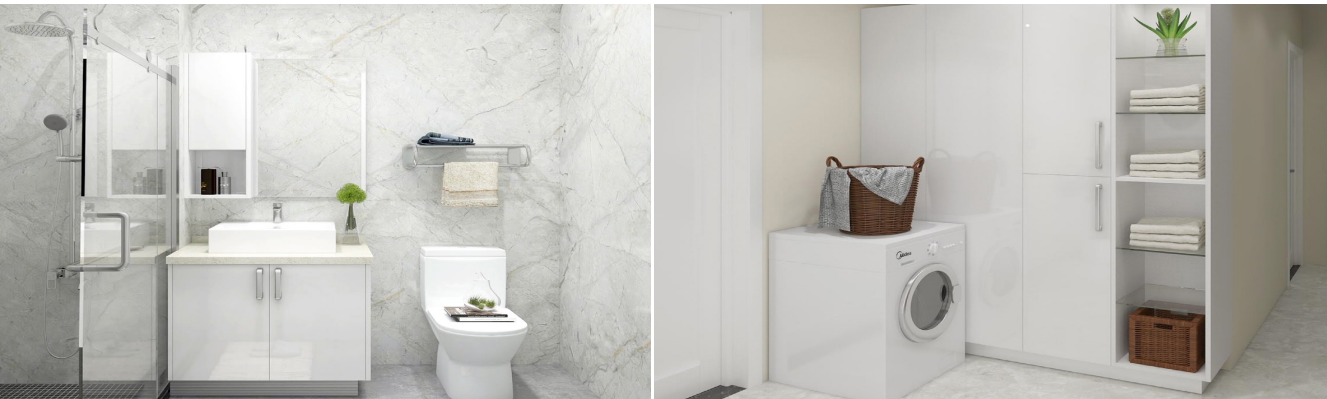
### Starting Price: \$350,000\*

Measuring 400 Sq. Ft., studio condos are the smallest sized units available at True Blue Hideaway. Each studio is actually a small one-bedroom condo. These condos are offered with special purchase incentives during the citizenship application process.



### Starting Price: \$400,000

There are two types of one-bedroom condos available at True Blue Hideaway. Type A measures 614 Sq. Ft. and Type B measures 642 Sq. Ft. Both types of condos are designed with state-of-the-art finishes, an open floor-plan, and include a private balcony.



### Starting Price: \$425,000

Measuring 925.5 Sq. Ft. the two-bedroom condos are the largest units offered by Hideaway True Blue. Like the studio and one-bedroom condos, this spacious condo is turn-key ready and outfitted with its own private balcony, and key amenities.

\*(limited time offer)

## COST SCENARIOS

The following table represents possible cost scenarios for single applicants and families of four, who opt to invest in Grenada citizenship by investing in either a studio, one-bedroom, or two-bedroom condo at Hideaway True Blue.

	STUDIO		ONE-BEDROOM		TWO-BEDROOM	
	Single	Family (4)	Single	Family (4)	Single	Family (4)
<b>Investment</b>	\$350,000	\$350,000	\$400,000	\$400,000	\$425,000	\$425,000
<b>Transfer fee</b>	\$14,000	\$14,000	\$36,000	\$36,000	\$38,250	\$38,250
<b>Government fee</b>	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
<b>Due diligence fee</b>	\$5,000	\$20,000	\$5,000	\$20,000	\$5,000	\$20,000
<b>Application fee</b>	\$1,500	\$6,000	\$1,500	\$6,000	\$1,500	\$6,000
<b>Processing fee</b>	\$1,500	\$6,000	\$1,500	\$6,000	\$1,500	\$6,000
<b>Passport fees</b>	\$250	\$1,000	\$250	\$1,000	\$250	\$1,000
<b>Oath of Allegiance fee</b>	\$20	\$80	\$20	\$80	\$20	\$80
<b>Total</b>	<b>\$422,270</b>	<b>\$447,080</b>	<b>\$494,270</b>	<b>\$519,080</b>	<b>\$521,520</b>	<b>\$546,330</b>

\*The above scenarios take every dependant as being 17 years or older. Local agent charges, as well as courier, bank and VAT charges, are not included in each scenario.





REWARD YOURSELF WITH  
**FREEDOM**

### **BENEFITS OF INVESTING IN HIDEAWAY TRUE BLUE**

Investing in a condo at Hideaway True Blue is perfect for risk averse investors willing to hedge their risk on a property that's not only completed but successfully operational. Hideaway True Blue's business model, location, and operations offer investors the confidence of knowing they have invested in a property that will not only provide immediate returns, but could potentially provide resale value after the mandatory five year ownership period.

- Titled, full freehold ownership of a condo
- Guaranteed 3% yearly return
- Grenada Passport & Driver's License
- Grenada Tax ID (If required)
- Hassle-free property management by Century 21
- Clear exit strategy : ability to sell after five years or accept an optional buyback at fair market value



### **ACCESSING THE E2 VISA**

Grenadians have the unique opportunity of migrating to the US with their spouse and children under the age of 21 by applying for a US E2 Visa. The visa is only provided to citizens of countries with an E2 Treaty with the USA. Grenada's E2 Treaty provides E2 Visas to its citizens that are valid for five years, but can be renewed indefinitely.

To qualify for an E2 Visa, Grenadians must establish and work at a business in the US. However, no specific investment minimum is established for these businesses. Getting an E2 Visa is a two to three month process that requires applicants to conduct an interview at the embassy where their application is filed.

Hideaway True Blue Inc., through its strategic partnerships, can help newly naturalised Grenadians, invest in proven business models, apply for and access E2 Visas. Investment options are usually priced around the \$200,000 price-point and increase depending on the business selected. All investments are recoverable over a five-year period and allow visa holders to live in the US without a Green Card and the burden of having to pay Global taxes.

### **KEY CHARACTERISTICS OF THE E2 VISA**

- Valid for five years and can be renewed indefinitely.
- Investor must renew his/her I-94 card every two years to remain in status.
- Investor must own at least 50% of the business in which the investment is made in the US.
- Investor must have a title in the business that indicates ownership or executive level employment.
- The business must be the sole employer of the investor in the US.
- E2 visas extend an applicant's spouse and unmarried children under age 21.
- Children lose their E2 status at age 21
- Children qualify for free primary and secondary education, as well as in-state tuition for their tertiary education
- An applicant's spouse can work at any establishment
- The Spouses are eligible to work in the US and children E2 Visa holders can transition to EB-5 status by initiating a status change and meeting certain criteria.



**HIDEAWAY TRUE BLUE**

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