KOKOON VILLAS

West End Anguilla

Own your own slice of paradise on Anguilla's prestigious west end, just 2 minutes drive to the stunning white sands of Meads Bay and steps away from the Four Seasons Resort. Each of the six 3 bedrooms (3,216 gross SF) homes enjoy breathtaking views to the mountains of St. Martin and the Caribbean Sea. A clean open design incorporates high quality - low maintenance finishes, solar power, and all modern appliances.

Term Sheet
For Discussion Purposes Only

While not a requirement with this freehold title offering, an optional management, maintenance and rental package is offered by the developers - a team with 20 years experience building luxury properties in Anguilla.





Location



Term Sheet
For Discussion Purposes Only

www.kokoonvillas.com

Property Details





Location: West End Block Number 17809B Parcels
Lot # 2: 0.25 Acres
Built SF: 3,244 gross (1,840 Interior / 1,404 Exterior)

- 3 Bedrooms, 3 Full Bathrooms
- Open Living/Dining/Kitchen
- Outdoor Covered Dining, Pool Deck and Pool
- Powder Room
- Laundry Room
- Storage/Equipment Rooms

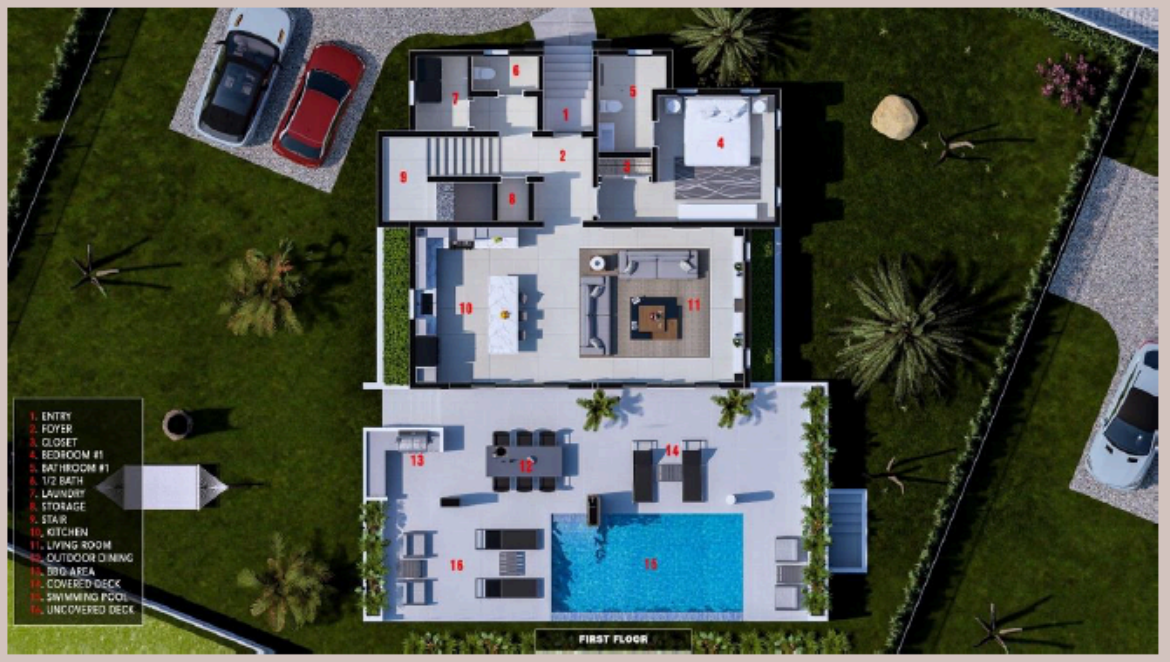
- Concrete Block and Concrete Roof Construction
- Wall, ceiling and floor finishes
- Hurricane/Impact Rated Doors and Windows
- Electrical and lighting switches, fixtures, fittings and fans
- Plumbing equipment, fixtures and fittings
- Airconditioned Living Spaces
- Washer/Dryer/Dishwasher, Refrigerator, Cooking Range
- Full Kitchen and Bathroom Cabinetry and Counter Tops
- Diamond Brite Finished Pools and Equipment
- Connected Public Cable, Internet, Water and Electricity
- Base landscaping and fence enclosure
- Grid Connected Solar Power System (Batteries Optional)
- Sewage Treatment Plan

Residence is priced unfurnished/decorated but a package including the following items is offered at additional cost:

- Loose Furniture and Decorative Items
- Artwork
- Window Treatments
- Additional Solar Battery Storage
- Linens & Towels
- Cutlery, Glassware, Tableware, Cookware, Small Appliances

Floor Plans





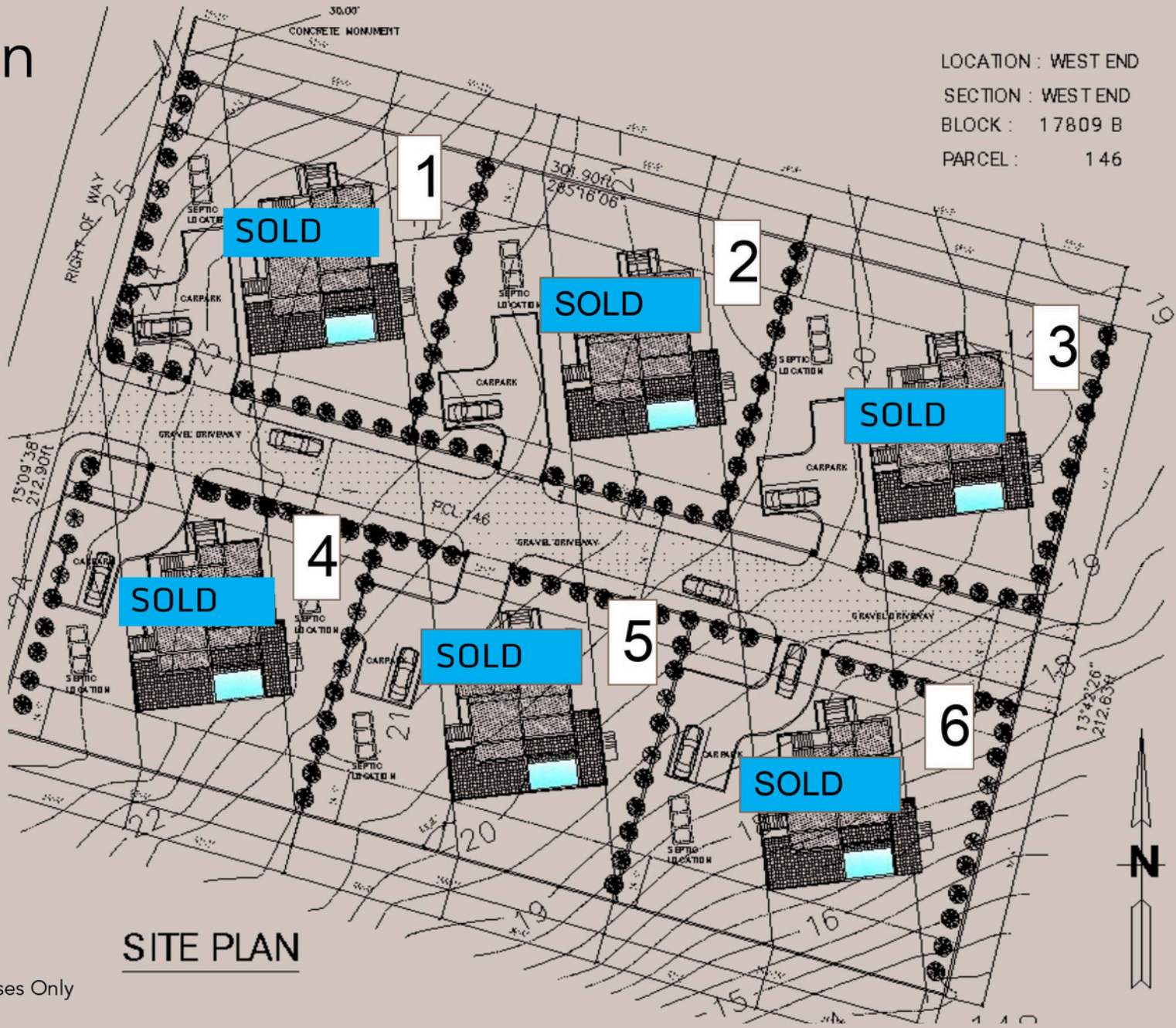




Term Sheet
For Discussion Purposes Only

www.kokoonvillas.com

Site Plan



SITE PLAN

Term Sheet
For Discussion Purposes Only

www.kokoonvillas.com

Land Purchase



Term Sheet
For Discussion Purposes Only

www.kokoonvillas.com

The following terms and conditions are offered by the Developer for the sale and purchase of a property, which will, if accepted by the Purchaser, form the substance of a formal Sales and Purchase Agreement ("SPA") l and Construction Agreement.

A total purchase price of $1,586,000 includes $125,00 for purchase of the free-hold title to 0.25 acres and $1,461,000 for construction of the 3-bedroom residence.

LAND PURCHASE

•10% Deposit with SPA	$12,500
•Balance at Closing	$112,500

Alien Land Holding License ("ALHL"): Purchaser shall apply to acquire an ALHL within 4 weeks of signing of the SPA. Should the Purchaser not successfully receive an ALHL for the purchase of the Property with 4 months of the execution of the PSA, either party may terminate the agreement and the deposit will be returned to the Purchaser.

Closing on the land purchase shall take place within 21 days of notification of approval of the ALHL, or within 14 days of signing of the SPA in the case of an Anguillian citizen. A transfer tax of 11.25% ($14,063) for non-Anguilla nationals will be due to the Government at closing.

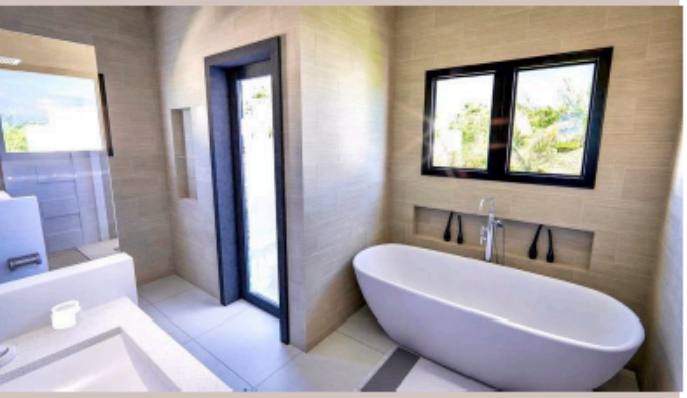
HOA, MANAGEMENT & RENTALS

A basic Home Owners Association ("HOA") will be be established that covers annual maintenance of the shared road and sensible and limited design and height restrictions for individual property improvements to protect each properties views and overall development aesthetic.

An optional package is offered for the maintenance and rental of the Property, although Purchaser has no obligation to the package nor to participating in any rental program. There is no limitation on the usage of the completed residence

Construction Agreement





Term Sheet
For Discussion Purposes Only

www.kokoonvillas.com

A construction agreement between the Parties will be signed for the construction of a 3-bedroom residence on the property as outlined below for a price of $1,461,000

Phased payments for the construction of the home will be made as follows:

- **Mobilization Deposit:** 15% (US$219,150)

With the transfer of land title to Purchaser

- **Phase I Construction Payment:** 25% (US$365,250)

Due upon successful completion of rough structures for the foundations, cisterns, pools, walls, columns and beams, Floor and Roof Slabs

- **Phase II Construction Payment:** 25% (US$365,250)

Due upon enclosure of the structures, doors, windows, flooring and all surface finishes

- **Final Construction Payment:** 25% (US$365,250)

Due upon handover of completed of premises with installation of all fixtures, appliances, landscaping, equipment and pools

- **Withholding Payment:** 10% (US$146,100)

The latter of 3 months after handover or successful completion of the punch list with rectification of any substantial defects. Successful completion of all phases of construction shall be verified by a certified third-party quantity surveyor approved by all parties.

Developer will carry a contractors all risk policy for for the full value of the residence during the period of construction, along with US$1M of public liability insurance.

FINANCING

The Developer is in discussions with a local banking institution to create a financing package for up to 60% of total purchase price at a rate in line current market rates subject to individual application review and approval.

KOKOON VILLAS

West End Anguilla

Contact:
www.kokoonvillas.com
info@kokoonvillas.com
Cell/Whats App: +1-264-584-1888



Meads Bay,
Anguilla