

Hotspot Guide

Grenada

A Sample of what's on Offer

Hot Spot

Introduction

Grenada



"Grenada is one of the Caribbean's best kept secrets when it come to property investment with huge potential for investment returns with excellent investment opportunities"



Fast Facts:

- **Location:** Grenada is an island situated between the Caribbean Sea and Atlantic Ocean, north of Trinidad and Tobago
- **Capital City:** St. George's
- **Climate:** Tropical. The dry season runs from January to May. The rainy season runs from June to December
- **Average Temperature:** 26 C
- **Total Land Area:** 340 square kilometres
- **Official Language:** English
- **Total Population:** 89,018
- **Population Density:** 259.5/km²
- **Major Religion:** Christianity (Catholicism and Protestantism)
- **Currency:** Eastern Caribbean dollar (EC\$).
- **GDP:** US\$360 million
- **GNI per capita:** US \$4,670
- **Inflation:** 3.7%
- **Annual Growth:** 0.406%
- **Main Exports:** Bananas, Cocoa, Nutmeg, Fruit & Vegetables clothing.
- **Main Sources of Income:** Taxes and Tourism
- **Unemployment:** 12.5%
- **Population Below Poverty Line:** 32%
- **Literacy:** 88.6%
- **Life Expectancy:** 64 years
- **Time Zone:** UTC -4
- **Internet Domain:** .GD
- **International Dialling Code:** 1-473

Geography



THE BEACH AT LALUNA, GRENADA



Known as The Windward Islands,

- About 100 miles from the Venezuelan coast.
- It is a volcanic island traversed by a mountain range, the highest peak of which is Mount St. Catherine (2,756 ft; 840 m).



Economy

- Grenada has a largely tourism-based, small, open economy.
- Over the past two decades, the economy has shifted from one of agriculture-dominant into that of services-dominant, with tourism serving as the leading foreign currency earning sector.
- The country's principal export crops are the spices nutmeg and mace (Grenada is the world's second largest producer of nutmeg after Indonesia).
- Other crops for export include cocoa, citrus fruits, bananas, cloves, and cinnamon.
- Manufacturing industries in Grenada operate mostly on a small scale, including production of beverages and other foodstuffs, textiles, and the assembly of electronic components for export



Politics

- Politics of Grenada takes place in a framework of a parliamentary representative democratic monarchy, whereby the Prime Minister is the head of government, and of a multi-party system.
- Grenada is an independent country and Commonwealth Realm.
- It is a parliamentary democracy whose political and legal traditions closely follow those of the United Kingdom.
- Executive power is exercised by the government.
- Legislative power is vested in both the government and parliament.
- Constitutional safeguards include freedom of speech, press, worship, movement, and association.
- Grenada is a member of the eastern Caribbean court system.
- The Judiciary is independent of the executive and the legislature.



Why Invest in Grenada?

- When buying property in Grenada the transaction costs are very high.
- There is very low rental income tax which is good for a buy-to-let market.
- Grenada has a neutral law between landlords and tenants.
- The island is witnessing an annual improvement in GDP growth.
- Grenada is seen as one of the most attractive investment locations in the Caribbean and is situated just outside the hurricane zone.
- The government has introduced an Economic Citizen Programme to develop the country and attract more foreign investors.
- Visitor numbers in the first quarter of 2008 increased by 24% compared to the same period the previous year reaching 191,276.
- Grenada is more accessible with more international flights and budget airlines travelling to the island.

A Brief Guide to Purchasing Property in Grenada

- Foreigners can purchase property provided they acquire an Alien Land Holding License before the purchase.
- The license is currently 10% of the selling price. A notary public handles the paperwork.
- A police clearance from your place of residence and bank reference is necessary to process your application.
- This can take up to three months to process.



Property Market

- The real estate market in Grenada remains appealing because it offers some of the region's most affordable properties in a landscape of unquestionable natural beauty and charm.
- All this is a relatively stable economic and political climate that is conducive to safe investment.
- Ownership of real estate is either by absolute ownership of the freehold interest or by way of temporary ownership i.e. relatively short term rentals.
- The history of leasehold ownership is rudimentary.
- Presently, the real estate industry remains relatively unsophisticated with no real estate boards ensuring that individuals are licensed or have expertise in any aspect of real estate.

Fees and Taxes

Stamp Duty 1% of purchase price

GCT 5% of legal fees go to the Government of Grenada for General Consumption Tax (however, this is something your lawyer pays)

Property Transfer Tax 10% for non citizens of the purchase price of the property land or shares in a company valued in excess of EC\$20,000. Vendors Tax 15% for non citizens and 5% for Grenadian citizens. There is no capital gains tax, inheritance tax or gift tax in Grenada

Hotspots

Lake Antoine

- Lake Antoine, which is the source of River Antoine, is a perfectly shaped crater lake formed by the collapsed cone of a volcano.
- From the top of a nearby hill there is a fine view of the entire lake while along the perimeter of the lake there is a trail that takes you around the entire 16 acres of the lake.
- Bird watchers will find Lake Antoine an excellent place to visit as it is a birding hotspot with snail kite, the fulvous whistling-duck, large-billed seed-finch, gray kingbird, and limpkins





River Sallee Boiling Springs

The River Sallee Springs are in the northeast of Grenada, about one and a half miles north of Lake Antoine and south of Levera National Park.



Dougladston Estate

Lying just outside Gouyave on the west coast, the Dougladston Estate is another of Grenada's working estates where you can both get an agricultural history lesson and learn about the spices that have made Grenada famous.

