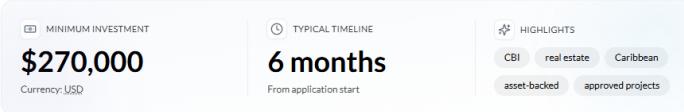


Home > Citizenship > Grenada > **Real Estate**

Quick facts Program specifics Overview Investment Costs & funds Government fees Eligibility Benefits Documents Dependents Risk & compliance Comparison W

[At a glance](#) Quick facts



[Program](#) Program specifics

ROUTE TYPE	HOLDING PERIOD	LAST UPDATED
<b>Real Estate</b> Eligible investment pathway	<b>60 months (~5 yrs)</b> Minimum asset retention	<b>Mar 1, 2025</b> Subject to regulatory change
Information is indicative and may change; confirm current terms with an advisor.		

## Program overview

[Overview](#)

## Investment overview

[Investment Overview](#)

Minimum entry: **USD 270,000** into an **approved project**, plus due diligence and processing fees. A **five-year minimum holding period** applies before eligible exit or resale under the governing rules.

### Ownership formats

- Share units — fractional participation in the project entity; lower ticket, simpler resale framework in many projects.
- Condo/freehold title — deeded units at higher entry points; useful if you value occasional use or personal allocation.

### Cash flow & exit

- Rental participation (if offered) and yields are not guaranteed; they depend on operator performance and allocation policies.
- Exit is subject to project-specific resale windows and the program's eligibility rules in effect at time of sale.

### Safeguards & compliance

- Escrow arrangements and approved legal templates are used for reservation, purchase and title/transfer.
- All adult applicants undergo enhanced due diligence and a brief program interview.

*"Indicative budgeting: We recommend **USD 350,000+** in liquid funds to cover the investment entry, government charges and closing/third-party costs."*

## Costs & proof of funds

[Costs & funds](#) Program fees & proof of funds

Estimated program totals	Required proof of funds
USD: \$277,500	USD: \$350,000



- Escrow arrangements and approved legal templates are used for reservation, purchase and title/transfer.
- All adult applicants undergo enhanced due diligence and a brief program interview.

-10 sec  Auto-advance

### Quick eligibility check

Answer 3 short questions. No data is sent to our servers.

0/3 answered   0%

1 Capital for USD 270k + fees?

Yes  No

2 Comfortable with a 5-year hold?

Yes  No

3 KYC & interview readiness?

Yes  No

Select answers above to get an instant indication and tailored next steps.

We respect your privacy — answers stay in your browser. [Contact us](#)

### Trusted by founders

Designated Incubator	VC Network
XIPHIAS Groups	Legal Partners

"We got our Letter of Support in 6 weeks. The team's guidance was spot on." guidance was spot on."

AS — A. Sharma, SUV Founder

● Data kept confidential ● Fast response from our team  
● Global founder community

### Brochure

Full details, requirements, and timelines.

[Download PDF](#)

### Get in touch

#### Book a FREE consultation

Tell us a bit about your case. An advisor will respond within 24 hours.

Full name \*  Phone number \*  
Digits, +, -, () are ok.

Email address \*

Your message \*

© 2023 XIPHIAS GROUPS LTD. ALL RIGHTS RESERVED.

**"Indicative budgeting:** We recommend USD 350,000+ in liquid funds to cover the investment entry, government charges and closing/third-party costs."

## Costs & proof of funds

### Costs & fees Program fees & proof of funds

Estimated program totals USD: \$277,500	Required proof of funds USD: \$350,000
--	---



Detailed fee table			
ITEM	PRICE	WHEN	NOTES
Approved real estate (from)	\$270,000	—	Five-year minimum holding period

### Program Program specifics

ROUTE TYPE	HOLDING PERIOD	LAST UPDATED
Real Estate Eligible Investment pathway	60 months (~5 yrs) Minimum asset retention	Mar 1, 2025 Subject to regulatory change

Information is indicative and may change; confirm current terms with an advisor.

## Program overview

### Overview

### Investment overview

#### Investment Overview

Minimum entry: **USD 270,000** into an **approved project**, plus due diligence and processing fees. A **five-year minimum holding period** applies before eligible exit or resale under the governing rules.

#### Ownership formats

- Share units – fractional participation in the project entity; lower ticket, simpler resale framework in many projects.
- Condo/freehold title – deeded units at higher entry points; useful if you value occasional use or personal allocation.

#### Cash flow & exit

- Rental participation (if offered) and **yields are not guaranteed**; they depend on operator performance and allocation policies.

### Eligibility

- Invest at or above threshold in an approved project.
- Hold the asset per program rules (typically 5 years).
- Pass due diligence and complete interview.

### Key benefits

- Asset-backed path with potential yield in approved projects.
- Family inclusions and flexible unit types (shares/condos).
- Recognised program with a curated development pipeline.

#### Checklist

### Document checklist

Documents vary by family profile; we'll tailor your list.

# Identity & Civil 3 # Financial & SOF 3 # Real-estate 3 # Compliance 3

#### Identity & Civil

- Passport copies (validity ≥ 12 months)
- Birth and marriage certificates (apostilled)
- Address proof (utility/bank statement)

#### Financial & SOF

12 total items

3 items

## Investment overview

### Investment Overview

Minimum entry: **USD 270,000** into an **approved project**, plus due diligence and processing fees. A **five-year minimum holding period** applies before eligible exit or resale under the governing rules.

#### Ownership formats

- Share units – fractional participation in the project entity; lower ticket, simpler resale framework in many projects.

### Brochure

Full details, requirements, and timelines.

[Download PDF](#)

#### Get in touch

### Book a FREE consultation

Tell us a bit about your case. An advisor will respond within 24 hours.

<input type="text"/> Full name *	<input type="text"/> Phone number *
----------------------------------	-------------------------------------

Digits, +, -, () are ok.

Email address \*

Your message \*

0/1000

I agree to be contacted about my inquiry. We never sell your data.

#### Capital for USD 270k + fees?

Yes  No

#### Comfortable with a 5-year hold?

Yes  No

#### KYC & interview readiness?

Yes  No

Select answers above to get an instant indication and tailored next steps.

We respect your privacy – answers stay in your browser. [Contact us](#)

### Trusted by founders

<input type="checkbox"/> Designated Incubator	<input type="checkbox"/> VC Network
<input type="checkbox"/> XIPHIAS Groups	<input type="checkbox"/> Legal Partners

"We got our Letter of Support in 6 weeks. The team's guidance was spot on."

Select answers above to get an instant indication and tailored next steps.

We respect your privacy – answers stay in your browser. [Contact us](#)

### Trusted by founders

<input type="checkbox"/> Designated Incubator	<input type="checkbox"/> VC Network
<input type="checkbox"/> Legal Partners	<input type="checkbox"/> XIPHIAS Groups

- **Condo/title** — needed units at higher entry points; useful if you value occasional use or personal allocation.

#### Cash flow & exit

- Rental participation (if offered) and **yields are not guaranteed**; they depend on operator performance and allocation policies.
- Exit is subject to **project-specific resale windows** and the program's eligibility rules in effect at time of sale.

#### Safeguards & compliance

- Escrow arrangements and **approved legal templates** are used for reservation, purchase and title/transfer.
- All adult applicants undergo enhanced due diligence and a brief program interview.

**"Indicative budgeting:** We recommend **USD 350,000+** in liquid funds to cover the investment entry, government charges and closing/third-party costs."

XIPHIAS Groups

Legal Partners

"We got our Letter of Support in 6 weeks. The team's guidance was spot on."

A. Sharma, SUV Founder

- Data kept confidential
- Fast response from our team
- Global founder community

#### Brochure

Full details, requirements, and timelines.

[Download PDF](#)

#### Costs & proof of funds

Suitability    Capital-first families    Hands-on operators

#### Why Grenada

##### Why Grenada

- **Balanced compliance & timelines** — a mature framework with predictable staging for well-prepared files.
- **Approved development pipeline** — projects curated through program review to help align investment with policy goals.
- **Regional connectivity** — attractive base for families who value Caribbean location and diversified travel options.
- **Optionality** — choice of **shares or title**, with family add-ons and rental participation where available.

*"Note: Travel privileges and visa policies are subject to change by third-country authorities; always confirm current status during onboarding."*

#### Approved projects

Government-approved developments vetted for eligibility and exit horizons.



#### Approved projects

Government-approved developments vetted for eligibility and exit horizons.



##### Harborview Suites (share units)

Min buy-in  
270,000 USD

Hold period  
60 mo

Share-based participation in an approved hospitality development.

##### Coral Bay Residences (condo title)

Min buy-in  
350,000 USD

Hold period  
60 mo

Limited inventory; rental pool optional.

[Discuss vetted projects](#)

#### Cost estimator

Calculator

#### Cost estimator

Indicative estimate. Excludes exchange/transfer charges and third-party legal costs. Official fees may change without notice.

Reset

Choose a base option

Project share (from) \$270,000

Condo title (from) \$350,000

Family size

Adults (incl. principal)	2	Children (<18)	0
-	+	-	+

Government & due-diligence fees

<input checked="" type="checkbox"/> Due diligence (per adult) - per adult	\$5,000
2 × \$5,000 = \$10,000	

Reset

#### Cost estimator

Calculator

#### Cost estimator

Indicative estimate. Excludes exchange/transfer charges and third-party legal costs. Official fees may change without notice.

Choose a base option

Project share (from) \$270,000

Condo title (from) \$350,000

Family size

Adults (incl. principal)	2	Children (<18)	0
-	+	-	+

Government & due-diligence fees

<input checked="" type="checkbox"/> Due diligence (per adult) - per adult	\$5,000
2 × \$5,000 = \$10,000	

Reset

Clear all

<input checked="" type="checkbox"/> Gov. processing (per person) - per person	\$1,500	1 × \$1,500 = \$1,500
<input checked="" type="checkbox"/> Interview (per adult) - per adult	\$1,000	2 × \$1,000 = \$2,000
<input checked="" type="checkbox"/> Passport issuance (per person) - per person	\$250	1 × \$250 = \$250
Approved real estate (from)	\$270,000	—
Due diligence fee (per adult, 17+)	\$5,000	—
Government processing (per person 17+)	\$1,500	—
Interview fee (per person 17+)	\$1,000	—

 We'll share a personalized cost sheet after your pre-screen.

your data.

**Send message**

We respond within one business day. By submitting, you accept our [privacy policy](#).

#### Proof of funds

Recommended liquid funds (from) **\$350,000**  
Indicative buffer for entry price, fees and closing costs.

Required (USD): **\$350,000**

Figures are indicative and may change with family size, project selection and program updates.

#### Official Government fees

Total (USD): **\$250**

##### Official fees (payable to the government)

ITEM	AMOUNT	NOTES
------	--------	-------

Land transfer & registration \$0 Varies by conveyance; typically payable at completion.



##### Approved Real Estate – Shares & Private Homes

St. Kitts & Nevis

CBI real estate Caribbean

USD 325,000  
Minimum investment

6 mo  
Timeline

##### National Transformation Fund (NTF) – Donation Route

Grenada

CBI donation Caribbean

USD 235,000  
Minimum investment

4 mo  
Timeline



##### Sustainable Island State Contribution (SISC) – Donation Route

St. Kitts & Nevis

CBI donation Caribbean

USD 250,000  
Minimum investment

5 mo  
Timeline

##### Antigua & Barbuda – Citizenship by

antigua-barbuda

citizenship investment  
caribbean

No minimum  
Minimum investment

Varies  
Timeline

Minimum investment

Timeline

Minimum investment

Timeline

#### Talk to a senior advisor

Confidential consultation on eligibility, timelines, and project selection.

Senior Advisor - Citizenship by Investment



**Book Consultation**

**Download Brochure**

Questions about eligibility or timelines?

**• Book a call**

 **Download guide**

 Hide



XIPHIAS  
Immigration



Track all your documentation  
in one place



Our weekly expert newsletter on stories that  
matter to your money.

#### Knowledge Repository

Bonds

IPO

Mutual Funds

Portfolio Management Services

Wealth Monitor

#### About

Team

Careers

FAQs

Blog

Investment Philosophy

#### Legal

Contact

Disclaimer

Fraud Notice

Privacy

Terms & Disclosure