

GRENADA BUYING GUIDE



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DISCOVER GRENADA

Welcome to Grenada, affectionately known as the Spice Island because of our many spice exports, we produce cinnamon, cloves, ginger, mace, allspice and twenty percent of the world's nutmeg supply, in fact, we produce so much nutmeg it is featured on our flag. The State of Grenada consists of three islands: Grenada, Carriacou and Petite Martinique, which form the southern end of the Windward Islands.

With unspoilt landscapes, and the perfect blend of adventure and relaxation, Grenada has become a favorite vacation destination for many people around the world. On our beautiful island you can enjoy a swim in crystal clear waters and go trekking through the rainforest, all in one day.

We are an English speaking nation, and one of the first things you will notice here is the distinct friendliness and hospitality of our locals. Always ready with a helping hand and a smile, it is hard not to feel comfortable and welcome here.



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More reasons to visit / live on our beautiful island:

- There is very little crime
- Fishing is excellent, inshore and big game
- Sailing is as good as anywhere in the world
- Scuba diving is as good as anywhere in the Caribbean
- There are no traffic wardens or parking meters
- The standard of driving is... Interesting!
- Beer and spirits are cheap
- You can get anything you want shipped in easily
- Residency and citizenship are available
- Mangos are available most of the year



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REAL ESTATE OVERVIEW

The real estate market in Grenada continues to be appealing because it offers some of the most affordable properties in the region which are surrounded by an unrivaled natural beauty and charm.

The real estate market is continuing to grow, setting new high in sales volume in 2017. Several high profile resorts are being built through the country's Citizenship by Investment Program. (Click [here](#) for more information.)

If you are looking for a new home here in Grenada, we have a team of agents, valuers, surveyors, builders and all things property related, so that we can help you with your purchase and beyond.

There are also our friends that run hotels, charter yachts, hire out cars and all those helpful things, it seems we also know the bartenders, musicians and where the parties are being held.



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A GUIDE FOR BUYERS

Whatever your reasons are for buying a property in Grenada, this is likely to be one of the biggest financial investments you will ever make, so it is important that you gain as much information as you can before you begin. Here are the basic steps that you will need to take in order to buy your dream home here:

1. Before you start your search, it is important that you make a detailed wish list of what you will need your new property to have, and make sure that your budget is going to cover these needs.
2. Once you are set on your budget, it is a good idea to get pre-approved for a mortgage, this way any vendor you approach with an offer will know that you are a serious buyer and there will be no problem with the purchase.



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3. Speak to your realtor – Take your list and your pre-approval paperwork and talk to your realtor, tell them what you want from your house, the sort of areas you will consider and allow them to start the search for you... The more information you provide your realtor, the easier it will be for them to show you suitable properties.
4. Visit the properties – Go with your realtor to see the properties on the short list, ask questions, take photos and make notes on each property so that you can review later. Looking at houses can be quite confusing so the more information you can get for each, the easier it will be for you to make a decision.
5. Make an offer – Once you have chosen your dream home, it is time to make an offer, your agent can help with this and will deal with any negotiations. Once your offer is accepted, you will pay the 10% deposit
6. Close the Deal and move in – At the time of conveyance, the remaining 90% payment will be released by your lender, and you will sign the contract, pay the transfer taxes and government stamp duty. It will then be time for you to collect your keys and move into your new home.



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In order to buy real estate in Grenada, overseas buyers will need to apply for an Alien Land Holding License, which costs 10% of the purchase price. The application for the license, must be made to the Government of Grenada, and it usually takes around 3 months to obtain the license. In order to apply for the license, you must have a police clearance from your place of residence, character references, and bank references. The purchase process is the same as it is for Grenada nationals once the license has been granted.



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BUYING COSTS

A National Pays:

- 2% of the property market value to the lawyer to transfer the title deed
- 1% stamp duty charge

A Non-national pays:

- 10% of the property market value for the Alien's land Holding License
- 2% to the lawyer
- 1% Stamp duty charge
- 10% Property transfer tax

Property tax – Paid annually by all homeowners, at 0.20% on land value and 0.30% on the structure/building



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LENGTH OF STAY

Visas are not required for any of the nationals listed below, as long as they are staying for a maximum of three months, visitors from countries not listed are advised to contact the high commission or embassy for more information.

	Passport required	Return ticket required	Visa required
Australian	Yes	Yes	No
British	Yes	Yes	No
Canadian	Yes	Yes	No
Other EU	Yes	Yes	No
USA	Yes	Yes	No



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CITIZENSHIP BY INVESTMENT PROGRAM

In 2013 Grenada re-launched their Citizenship by Investment program, this program provides those who invest in Grenada's real estate or economy with citizenship so that they can live and work here. All interested individuals must fulfill the personal requirements detailed in order to make an application, including being at least 18 years or older, have no criminal record, good health, be willing to make the required contribution.

Options:

Anybody wanting to take advantage of the Citizenship by Investment Program will have to make an investment:

Real Estate Investment:

The applicant must invest in approved real estate with a minimum value of US\$350,000.

Government Donation to National Transformation Fund:

The applicant will need to make a donation to the government-controlled National Transformation Fund. The minimum donation for this option is US\$200,000.



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Benefits of choosing the Citizenship by Investment Program:

- A Grenada passport allows the holder to visit more than 115 countries visa free
- A tax free life: There is no foreign income, wealth, gift, capital gains or inheritance tax
- No minimum residence requirements, you can come and go whenever you like
- A Grenadian passport grants the holder the right to work and vote in Grenada
- Political and social stability thanks to Grenada's membership in the United Nations

[Click here for more information](#)



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A LITTLE HISTORY OF GRENADA

- 14th Century – The Caribs were the first inhabitants of the island, who displaced the earlier Arawak Indians. In 1498 Christopher Columbus visited the island, naming it Conception, (It was later renamed Grenada by the Spanish after their city Granada).
- 1674 – The French finally managed to defeat the fierce Caribs and get control of the island, and by 1753 it was very successful with 100 sugar mills, and 12,000 enslaved Africans.



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- 1783 – Britain took control of the island for the second time from the French under the treaty of Versailles, and introduced the cultivation of cotton, cacao, and nutmeg.
- 1833 – The abolition of the slave trade took place, by this time the slave population had reached 24,000 on the island.
- 1974 – Grenada achieved independence and became a constitutional monarchy
- 1984- A general election established a democratic government
- Today – Over the years that followed up until today, the island has been peaceful and prosperous, with a rise in tourism, construction and improved infrastructure.



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SHOPPING AND COST OF LIVING IN GRENADA

Shopping in Grenada is a great experience, with two shopping malls, several vendor markets and souvenir shops and art galleries lining the streets of St. George's. There are also a number of local shops which you will not want to miss out on, selling anything from local spices, to hand printed linens, and lots of other products. There is also lots of duty free shopping available in Grenada.

When you are considering moving to another country, one of the most important things to be aware of is the average cost of day to day living in that country. From grocery shopping bills, to transportation, childcare, utilities, and eating out, [Click here](#) to find out some very important information on the cost of living in Grenada.



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INTERNET AND CELL PHONE INFORMATION

Internet Speed in Grenada

One of the most important factors to consider for many of us when we move is the internet speed available in the new country or area, we have included the details below

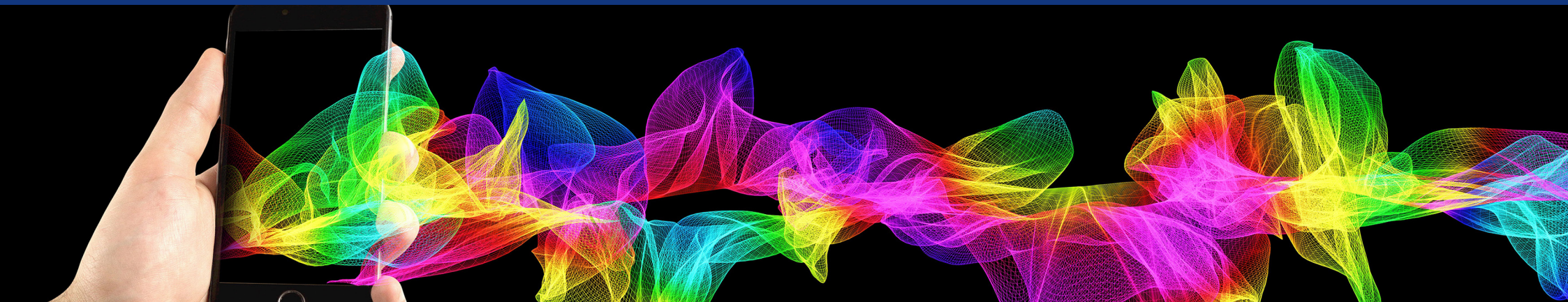
Average Download Speed

22.9 mbps

Average Upload Speed

3.3 mbps

Another very important factor is cell phone coverage and price, almost every Caribbean island has good cell service, however if you are not a permanent resident, and are bringing your cell phone with you, it is best to check with your provider about costs of overseas use. Another great option is to purchase a pay as you go sim card so that you can use your phone anywhere in the Caribbean without the hidden surprises. iRoam have some good deals.



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GENERAL INFORMATION

Schools

Education in Grenada, is based on the British system and is free and compulsory for children between the ages of 6 and 14. Children begin with primary education, and progress to middle school which last three years and prepares them for secondary school. When they reach the last year of secondary school, pupils have a choice of sitting for their Caribbean general certificate of education, or the Cambridge GCE. Grenada's St Georges University, offers a range of degrees to all those who want to continue their education, and further opportunities are also available at the University of West Indies Distance Education Centre.



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Healthcare

We have many hospitals and health centers available in Grenada, that can help you with anything from a broken bone to an eye test, you will be in good hands with our experienced medical staff.

- St George Hospital
- Grand Roy Medical Center
- St Augustine Medical Services
- Happy Hill Medical Center
- Grenadian Optical II
- Grand Brass Medical Center
- Princess Alice Hospital
-

Utility Companies

- Grenada Electricity Services- (473) 440-2097
- The Caribbean Water & Sewerage Association Inc.- 473 440 2155
- Digicell Grenada- 473 439 4500



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GRENADA FAQ

Is the tap water safe to drink?

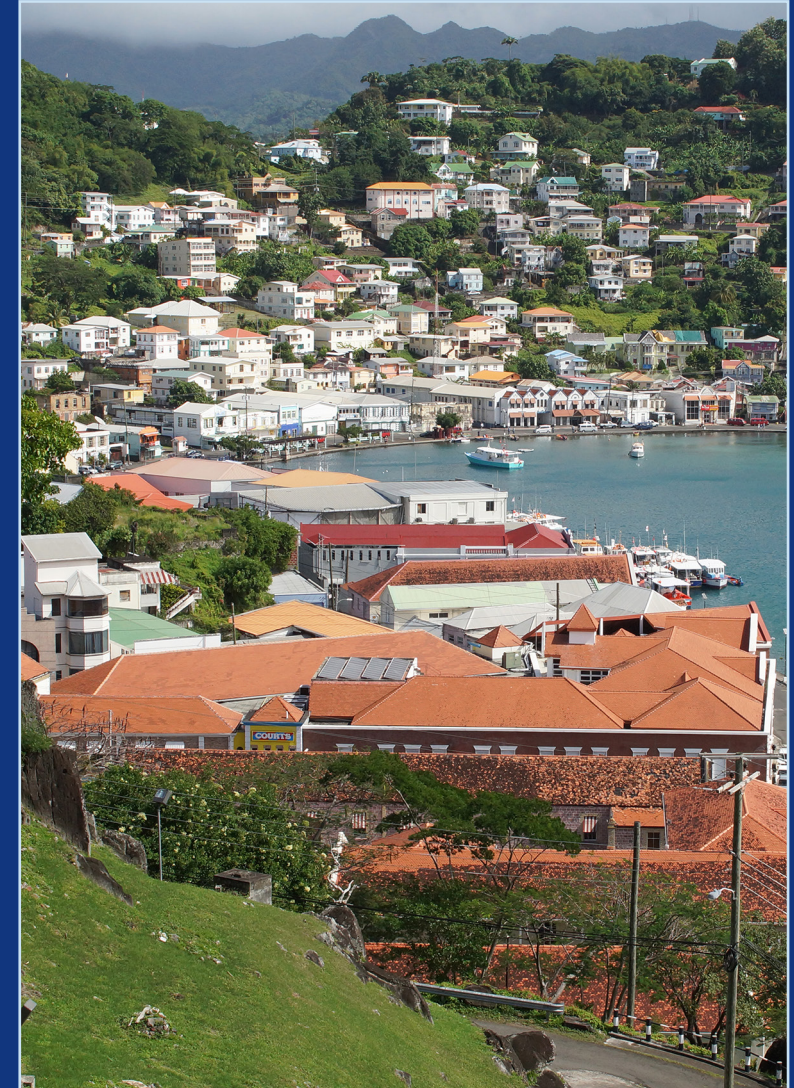
The tap water in Grenada is generally safe to drink as it is chlorinated, the only time to take extra care is during and after heavy rainstorms.

Is Grenada in the hurricane belt?

Grenada is actually positioned just a little south of the hurricane belt, which means it misses out on the most intense weather a hurricane brings. The majority of the bad weather during hurricane season passes the island by.

What languages are spoke in Grenada?

The official language of Grenada is English, however there are two more languages spoken here: Grenadian English Creole, and Grenadian French Creole. The languages spoken reflect the islands history, and migration of people to the island.



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What time zone is Grenada in?

Grenada is in Atlantic Standard Time zone, and daylight savings time has never been observed here.

What currency is used in Grenada?

The local currency in Grenada is the Eastern Caribbean dollar, you are advised to exchange currency at banks, as this is where the best rates are offered. You can make payments in many places in US dollars, however the change given will be in local currency.

What are the major supermarkets in Grenada?

- Foodland Supermarket, St. George
- Real Value IGA Supermarket, Spiceland Mall
- Kalico Shopping Centre, Grenville



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How do I make a phone call to, from and in Grenada?

Call Grenada from the USA and Canada

Dial 1 + 473 + Landline Number

Dial 1 + 473 + Mobile Number

Call Grenada from other international countries

Dial 00 + 1 + 473 + Landline Number

Dial 00 + 1 + 473 + Mobile Number

Calling from Grenada to the USA and Canada

Dial 1 + area code + landline number

Dial 1 + Mobile Number



Calling from Grenada to other international countries

Dial 011 + Country Code + Area Code (for Uk remove first 0 from area code) + Landline Number

Dial 011 + Country Code + Mobile Number (for Uk remove first 0 from mobile number)

How do I make a local call in Grenada?

Dial 1 + 473 + Landline Number

Dial 1 + 473 + Mobile Number

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How accessible is the internet?

There are still a few internet cafes on the island. Almost all restaurants, bars, and hotels provide wi-fi, as well as most yacht marinas, so it is easy to stay connected while you are here.

What are the liquor and drug laws in Grenada?

The legal drinking age in Grenada is 18, and you must be 18 or older to purchase and consume alcohol in Grenada. Carrying, using, or selling any and all recreational drugs are illegal on the island of Grenada.

What is the rate of consumer tax?

In Grenada consumer tax is the tax charged based on the purchase price of goods and services. The consumer tax rate in Grenada stands at 15%.

Can I retire to Grenada?

Foreigners who want to retire in Grenada would need to become a part of the citizenship by investment program.



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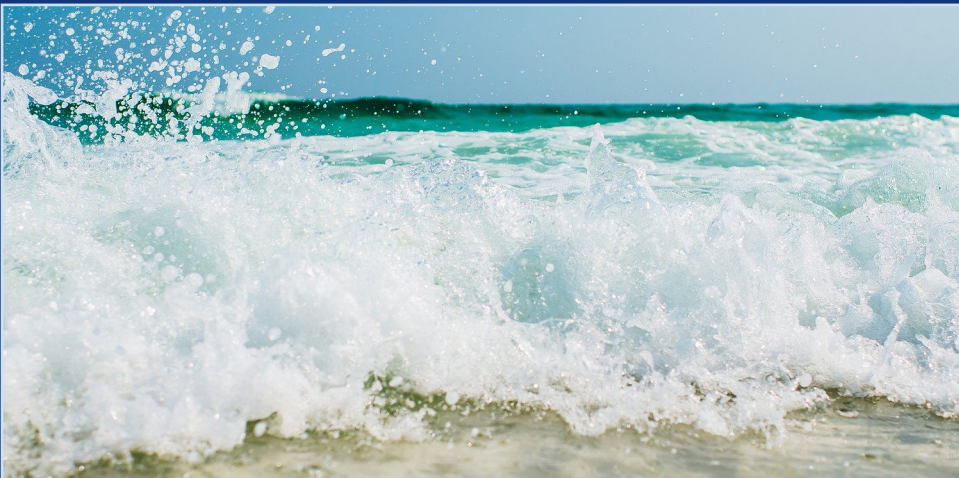


What Embassies and Consulates are in Grenada?

Austria- St. George's
Belize- St. George's
Brazil- St. George's
Chile- St. George's
China- St. George's
Cuba- St. George's
Finland- St. George's
France- St. George's
Germany- St. George's
Guyana- St. George's



Italy- St. George's
Jamaica- St. George's
Korea (Republic)- St. George's
Netherlands- St. George's
Norway- St. George's
Poland- St. George's
Spain- St. George's
Sweden- St. George's
Switzerland- St. George's
Trinidad and Tobago- St. George's
United Kingdom- St. George's
United States- St. George's
Venezuela- St. George's



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ABOUT US

Welcome to your Grenada Real Estate home base. A wonderful island, Grenada is often described as 'the old Caribbean'. We have a rich heritage of real estate, be it for the ultimate waterside luxury or simple and practical. It's affordable too. Prices may not be quite at 'old Caribbean' levels but they are extremely good value.

A look at the properties we have listed will quickly reveal the many opportunities.



View our Grenada property Listings

