XIPHIAS Immigration

PROGRAMME BROCHURE



CITIZENSHIP BY INVESTMENT | ANTIGUA & BARBUDA

Real Estate Investment – Antigua & Barbuda Citizenship by Investment (CBI) Program

Antigua & Barbuda citizenship through government-approved real estate from USD 300,000, with a five-year resale bar.

INVESTMENT FROM
USD 300,000

HOLDING PERIOD
5 years

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At a glance

COUNTRY **Antigua & Barbuda**	ROUTE **Citizenship by Investment - Real Estate**
MINIMUM INVESTMENT **USD 300,000**	HOLDING PERIOD **5 years**
FAMILY MEMBERS **Spouse, children up to age 30, parents aged 55+, siblings**	LAST UPDATED **1 October 2026**

Overview

Approved real estate in Antigua & Barbuda qualifies from **USD 300,000**, with a **five-year resale bar** on the property.

Government fees

From the Citizenship by Investment Unit's schedule of fees:

- Government processing fee: **USD 10,000** for a single applicant, **USD 20,000** for a family of up to four, plus **USD 10,000** from the fifth dependant.
- Due diligence: **USD 8,500** principal applicant, **USD 5,000** spouse, **USD 2,000** each dependant aged 12 to 17, **USD 4,000** each dependant aged 18 to 30.
- Passport: **USD 300** per person.

The Citizenship by Investment Unit does not publish a processing standard; timelines vary by case.

Travel access today

Here is where **Antigua & Barbuda** stands today:

United Kingdom: visa-free, but you need an ETA. Since 8 January 2025 an electronic travel authorisation is required before travel. “Visa-free” without that qualifier is no longer accurate.

United States: entry is partially suspended. Presidential Proclamation 10998, signed 16 December 2025 and effective **1 January 2026**, suspends immigrant entry and the B-1, B-2, B-1/B-2, F, M and J visa categories for nationals of this country, and shortens validity for other categories. Existing valid visas continue to be honoured. If US travel or study is your reason for buying a passport, this route does not deliver it right now.

Canada: a visitor visa is required. None of the five Caribbean citizenship-by-investment countries has visa-free access to Canada.

On Schengen and the EU: access is currently in place, but the EU's revised visa suspension mechanism, adopted on 31 December 2025, makes operating a citizenship-by-investment scheme a self-standing ground for suspending visa-free travel. The European Commission wrote to Antigua & Barbuda in June 2026 seeking a phase-out, and an EU

report is due in December 2026. Schengen access should not be treated as permanent.

What this does to an Indian passport

India does not allow dual citizenship. Section 9(1) of the Citizenship Act 1955 provides that a citizen of India who voluntarily acquires the citizenship of another country **ceases to be a citizen of India**. Acquiring any Caribbean citizenship is voluntary, so your Indian citizenship ends **automatically on the day it is granted** — no Indian decision, no discretion, no deferral. The Indian passport must be surrendered and a Surrender Certificate obtained.

You can then apply for **Overseas Citizen of India** status. The Ministry of External Affairs states plainly that OCI is not dual citizenship: no vote, no constitutional posts, no equality in public employment, and **no acquisition of agricultural land, farmhouses or plantation property in India**.

This is a **replacement** for your Indian citizenship, not an addition. Plan around that.

Key benefits

- Asset-backed route: approved real estate from USD 300,000.
- Visa-free to the United Kingdom with an ETA; Schengen visa-free access currently in place, subject to the EU's revised visa suspension mechanism.
- Exemptions from taxes on foreign income, gifts, inheritance, wealth, and capital gains, making Antigua & Barbuda a tax-efficient citizenship jurisdiction.
- Member of the Caribbean Community (CARICOM), providing regional benefits and economic integration opportunities.
- Antigua & Barbuda permits dual citizenship; India does not, so Indian citizens lose Indian citizenship on acquiring it.
- Family inclusions per the Citizenship by Investment Unit: spouse, children up to 30 if financially dependent, parents aged 55 and over, and unmarried siblings.

Requirements

- Be at least 18 years old.
- Have a clean criminal record and pass all due diligence screenings.
- Be in good health, confirmed through a medical examination.
- Buy approved real estate worth at least USD 300,000 and hold it for five years.
- Spend at least five days in Antigua & Barbuda during the first five calendar years after citizenship.
- Take an oath or affirmation of allegiance.

When this route may not fit

- Investments in non-approved or de-certified real estate projects or business ventures.
- Financing or ownership structures that conceal the true source of funds.
- Applicants with adverse background checks, criminal records, or incomplete KYC/AML documentation.

Document checklist

Identity & Civil Documents for Antigua & Barbuda Real Estate CBI

- Valid passport copies (>=12 months) for all applicants
- Apostilled birth and marriage certificates for CBI application
- Proof of residence (utility bills or bank statements) confirming current address

Financial & Source-of-Funds Documents

- Bank statements for the last 6–12 months showing legitimate funds
- Proof of sale proceeds, business income, or investment returns
- Banker’s reference letter verifying source of funds for real estate purchase

Real Estate Investment Documents

- Reservation form and escrow letter for approved Antigua & Barbuda property
- Executed purchase agreement for the real estate investment
- Supporting documents demonstrating source of funds for property acquisition

Compliance & Due Diligence Documents

- Police clearance certificates for all applicants and adult dependents
- Medical forms and basic laboratory results confirming good health
- CVs or professional background information for adult applicants

Important notes

- US Presidential Proclamation 10998, effective 1 January 2026, partially suspends entry for nationals of Antigua & Barbuda — immigrant visas plus the B-1, B-2, F, M and J categories. Existing valid visas continue to be honoured. If US travel or study is your objective, this programme does not currently deliver it.
- Antigua & Barbuda is the only one of the five with a hard residency requirement: five days in the first five years. Failing it can ground deprivation of citizenship under section 4(1) of the Act.
- An oath or affirmation of allegiance is required.
- The European Commission wrote to Antigua in June 2026 seeking a phase-out of the programme by 1 June 2028. Antigua has said the programme will continue, but an EU report is due in December 2026 and Schengen access is not guaranteed indefinitely.
- Antigua's website, application form and Act define eligible dependants differently. XIPHIAS confirms the applicable definition with the Citizenship by Investment Unit for each file.
- Indian citizenship ends automatically on acquiring Antiguan citizenship.

Compliance

- National Development Fund: USD 230,000, flat, regardless of family size.
- Approved real estate: USD 300,000, with a five-year resale bar.
- University of the West Indies Fund: USD 260,000 inclusive of processing fees, for a family of six or more, with a one-year tuition-only scholarship.
- Business investment: USD 1.5 million for a sole investor, or a USD 5 million joint investment with a minimum of

USD 400,000 from each participant.

- Government processing fees: USD 10,000 single applicant, USD 20,000 for a family of up to four, plus USD 10,000 from the fifth dependant.
- Due diligence: USD 8,500 principal, USD 5,000 spouse, USD 2,000 for dependants aged 12 to 17, USD 4,000 for those aged 18 to 30. Passport fee USD 300 each.
- Residency requirement: five days within the first five years.
- Antigua & Barbuda is the only one of the five that admits siblings as dependants.
- Antigua's regulations provide that an applicant may be required to attend an interview; XIPHIAS confirms the position for each file.
- The Citizenship by Investment Unit does not publish a processing standard; timelines vary by case.

Official sources: Antigua & Barbuda Citizenship by Investment Unit; UK Government — check if you need a UK visa; UK Government — electronic travel authorisation (ETA); Federal Register — Presidential Proclamation 10998 (16 December 2025, effective 1 January 2026); Government of Canada — find out if you need a visa; Citizenship Act 1955, Section 9(1) — Government of India; Government of India — passport surrender certificate; Ministry of External Affairs — Overseas Citizenship of India scheme; OECS — regional CBI standards.



NEXT STEP

Plan your Antigua & Barbuda application with our Dubai team

Tell us about your profile, family and timeline. We will confirm whether **Real Estate Investment – Antigua & Barbuda Citizenship by Investment (CBI) Program** fits, set out the full cost in writing and manage the application with you from start to finish.

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- Canada files handled by a CICC-licensed Regulated Canadian Immigration Consultant, licence R516194.
- Australia files handled by a registered migration agent, MARA 1680615.

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