

# Luxury Boutique Cerulean Villa For Sale

## British Overseas Territories, Leeward Islands, Anguilla, Barnes Bay

**16,000,000 €**

### QUICK SPEC

|                         |                         |
|-------------------------|-------------------------|
| Year of Construction    | 2013                    |
| Bedrooms                | 12                      |
| Half Bathrooms          | 1                       |
| Full Bathrooms          | 16                      |
| Interior Surface approx | TBA m2 - TBA Sq.Ft.     |
| Exterior Surface approx | 8,093 m2 - 87120 Sq.Ft. |
| Parking                 | 2                       |
| Property Type           | Single Family House     |

### TECHNICAL SPECIFICATIONS

Possibly the Most Luxurious and Exclusive Beachfront Property in the Caribbean, Located Directly on the Gorgeous Sands of Barnes Bay in Anguilla's Sought After West End, the Location Offers Easy Access to all Anguilla Has To Offer, Walking Distance to Some of its Best Restaurant's and the New Four Seasons Hotel Whilst Retaining Considerable Privacy Not Possible in Many Beachfront Locations. Totally Renovated in 2013 Sophisticated Luxury and Exquisite Taste Are Abundant Throughout the Property. Each Item Was Handpicked and Placed by the Renowned New York Interior Designer Scott Salvator. From the Moment You Enter Through the Impressive Wooden Gates You Appreciate the Breathtaking Views of the Crystal Clear Waters and Powder White Sands. Nine Luxurious Bedrooms Are Located Around the Pool Deck Each With Stunning Marble Bathrooms, Hand Painted Walls and Exceptional Views. A Comfortable Sitting Room, Dining Room and Guest Kitchen With Working Fireplaces Are Also Located in This Area and There Is an Expansive Media and Entertainment Room With a State of the Art Crestron System Throughout the Property. The Large Heated Pool Is 50 Ft by 30 Ft, There Is a Beach Side Hot Tub and Fully Equipped BBQ Area Steps From the Sand. Also Within the Main Building Is the Spa Room and an Additional Single bedroom.No Expense Has Been Spared With the Exquisite Gardens and Lawns, Carefully Designed and Maintained the Foliage Is Bursting With Color Throughout the Property.

### PROPERTY FEATURES

#### BEDROOMS

- Total Bedrooms - 12

- Master Bedrooms - 3
- Suite - 9

#### BATHROOMS

- Total Bathrooms - 16

- Full Bathrooms - 12
- Half Bathrooms -

## OTHER ROOMS

- Entrance Hall
- Dining Area
- Sitting Room
- Lounge Area
- Media Room
- Staff Quarters
- Generous Office
- Grand Living Room
- Media/Family Room
- 
- 
- 

## INTERIOR FEATURES

- Art Security System
- Fully Furnished
- Guest Bedroom
- High Ceilings
- 2 Generators Capable of Powering the Entire Property
- Purified Water System
- State of the Art Crestron System Throughout the Property
- Renovated in 2013 by Scott Salvator
- Flooring: Stone Floors
- Window Features: Impact Glass
- 
- 
- 
- 
- 
- 

## EXTERIOR AND LOT FEATURES

- Located Perched On A Bluff Above A Secluded Beach On The Island's Exclusive West End.
- Floodlit Tennis Court
- Golf Practice Area
- Basketball Course
- Private Freshwater Swimming Pool
- Swim Dock
- Private Beach
- Golf Carts
- What's Nearby : Mary Elizabeth Recreation Park 10 Km, Owen Mussington Playing Field 17 Km, Emilio Wilson Park 17 Km
- Beaches In The Neighbourhood : Meads Bay Beach 50 M, Crocus Bay Beach 8 Km
- Closest Airports : Anguilla Airport 9 Km, Grand Case-Espérance Airport 13 Km, Princess Juliana International Airport 15 Km, Festival Village 20 Km
- 

## HEATING AND COOLING

- Cooling Features: Central A/C
- Heating Features: Electric, Forced Air, Heat Pump

## POOL AND SPA

- Hot tub
- Large Infinity Pool
- 

## LAND INFO

- Lot Size : 8,093 m2 - 87120 Sq.Ft

## GARAGE AND PARKING

- Garage Spaces: 2
- Parking Spaces: 2 Golf Cart

## BUILDING AND CONSTRUCTION

- Living : TBA m2 - TBA Sq.Ft.
- Year Built :
- Location :
- Topography : Waterfront
- Levels or Stories :
- Structure Type : Villa
- Architectural Style : Caribbean
- Furnishing : Furnished
- Materials : Concrete
-

## SCHOOL INFORMATION

The Education System in Anguilla Follows a Structure Similar to the British Education System, Given That Anguilla Is a British Overseas Territory. The Education System in Anguilla Is Overseen and Regulated by the Ministry of Education, and Education Is Compulsory for Children Between the Ages of 5 and 17.

- Omololu International School
- Central Christian School
- Albenia Lake-Hodge Comprehensive School
- West End Primary School

## LEGALITIES

- Foreign Nationals Are Generally Allowed To Buy Property in Anguilla. The Anguillan Government Encourages Foreign Investment in the Real Estate Sector, and There Are no Restrictions on Foreign Ownership of Land or Property.

## OTHERS

- Ocean Views
- Outdoor Fireplace
- Outdoor Furniture
- Beachfront
- Sun Deck
- Private Beach Acces
- Patio
- Terrace
- Garden
- Snorkeling
- Gated Community
- Floodlit Tennis Court
- Golf Practice Area
- Basketball Course

## ABOUT THE AREA

The British Overseas Territories (BOTs), Also Known as the United Kingdom Overseas Territories (UKOTs), Are Fourteen Territories With a Constitutional and Historical Link With the United Kingdom. They Are the Last Remnants of the Former British Empire and Do Not Form Part of the United Kingdom Itself. The Permanently Inhabited Territories Are Internally Self-Governing, With the United Kingdom Retaining Responsibility for Defence and Foreign Relations.

The Leeward Islands Is a Group of Islands Located in the Eastern Caribbean Sea. The Term "Leeward" Refers to the Direction Away From the Prevailing Winds, as These Islands Are Situated on the Western Side of the Lesser Antilles Chain, the Leeward Islands Extend From the Virgin Islands in the North to Dominica in the South. They Form Part of the Lesser Antilles, Which Is a Chain of Islands Stretching From Puerto Rico to the Coast of South America. The Leeward Islands Are Nestled Between the Atlantic Ocean to the East and the Caribbean Sea to the West.

Anguilla Is a British Overseas Territory in the Caribbean. It Is One of the Most Northerly of the Leeward Islands in the Lesser Antilles, Lying East of Puerto Rico and the Virgin Islands and Directly North of Saint Martin. The Territory Consists of the Main Island of Anguilla, Approximately 16 Miles (26 Kilometres) Long by 3 Miles (5 Km) Wide at its Widest Point, Together With a Number of Much Smaller Islands and Cays With no Permanent Population. The Territory's Capital Is The Valley. The Total Land Area of the Territory Is 35 Square Miles (91 Km<sup>2</sup>)

Barnes Bay Is One of the Many Picturesque Beaches on the Island, Offering Visitors a Serene and Relaxing Setting. The Beach Features Soft, Powdery White Sand and Is Surrounded by Turquoise Waters, Making It an Ideal Spot for Swimming, Sunbathing, and Beachcombing.