

Luxury Boutique Infinisea Villa For Sale

Leeward Islands, Saint Kitts and Nevis, St. Kitts, Sundace Ridge

11,500,000 €

QUICK SPEC

Year of Construction	2011
Bedrooms	3
Half Bathrooms	
Full Bathrooms	5
Interior Surface approx	408 m2 - 4,400 Sqf.Ft.
Exterior Surface approx	2,023 m2 - 21,780 Sqf.Ft.
Parking	2 Cars
Property Type	Single Family Home

TECHNICAL SPECIFICATIONS

Sundance Ridge Rises 500 Feet Between the Atlantic Ocean and the Caribbean Sea. Each of 15 Villas in the Development Enjoy Expansive Views of the Sea, the Neighboring Island of Nevis and the Hills of St. Kitts. The Development Is a Gated Community To Provide Increased Security and Privacy. Interior Designs, Amenities, Appliances, and Cabinetry Are Customer-Driven Using the Highest Quality Products With Input From the Individual Villa Owner. Sundance Ridge Villas Are Custom Designed for the Best in Island Living. The Property Is One of 15 Villas in a Gated Community Offering Security and Privacy. Peninsula Associates Llc, With Considerable Experience in Caribbean Real Estate Development, Is the Developer of the Estates on Sundance Ridge. The Villas Are Custom Designed for the Best in Island Living Using the Highest Quality Interior Designs, Enabling Owner Input. The 4400 sq.m villa comprises of a living room, dining room, kitchen, office, home cinema, 3 en suite bedrooms and 2 further bathrooms. It is set on half an acre plot with a garden including a wrap around terrace, infinity edge pool and a garage for 2 cars.

PROPERTY FEATURES

BEDROOMS

- Total Bedrooms - 3

- Master Bedrooms - 1
- Suite - 3

BATHROOMS

- Total Bathrooms - 5

- Full Bathrooms - 2
- Half Bathrooms - 3

OTHER ROOMS

- Entrance Foyer
- Family Room
- Dining Room
- Games Room
- Office
- Wine Tasting Room
- Maids Quarters
- Home Theater
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INTERIOR FEATURES

- Meticulously Crafted, no Expense-Spared Living Space Embraces a Smorgasbord of Design and Art Influences
- Granite Countertops
- Home Theater
- Home Automation System
- Italian kitchen
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EXTERIOR AND LOT FEATURES

- Located on a Cliff Side on the Once-Remote Southeast Peninsular of St. Kitts Sits
- Wrap around terrace
- Gated community
- Security and privacy
- What's Nearby : Nevis National Park 1.4 Km, Crownie's House 2.1 Km, Gingerland Multi-Purpose Court 2.2 Km, Peak Heaven 2.4 Km, Hard Times Play Field 2.5 Km, Fitness Grounds 3.4 Km, Bath Play Field 3.6 Km, Christy Parris Children Play Field 3.7 Km, Cicely Grell-Hull Dora
- Stevens Netball Complex 3.8 Km, Villa Grounds 3.9 Km
- Beaches in the Neighbourhood : Windward Beach 4.6 Km, Pinney's Beach 4.7 Km, Oualie Beach 9 Km, Herberts Beach 9 Km, Lovers Beach 9 Km
- Closest Airports : Vance W. Amory International Airport 9 Km, Robert L. Bradshaw International Airport 24 Km, John A. Osborne Airport 56 Km
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HEATING AND COOLING

- Cooling Features: Central A/C

- Heating Features: Electric, Forced Air, Heat Pump

POOL AND SPA

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- Infinity Pool
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LAND INFO

- Lot Size : 2,023 m2 - 21,780 Sqf.Ft

GARAGE AND PARKING

- Garage Spaces: 3
- Parking Spaces:

BUILDING AND CONSTRUCTION

- Living : 408 m2 - 4,400 Sqf.Ft..
- Year Built : 2011
- Location :
- Topography : Elevated
- Levels or Stories : 3
- Structure Type : Villa
- Architectural Style : Modern
- Furnishing : Furnished
- Materials : Concrete
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SCHOOL INFORMATION

The Education System in St. Kitts and Nevis Is Compulsory for Children Between the Ages of 5 and 16.

School Structure: the Education System in St. Kitts and Nevis Typically Consists of the Following Stages:

Preschool Education, Primary Education, Secondary Education, and Tertiary Education.

- George Moody Stuart School
- Maurice Hillier Memorial Junior School
- Immaculate Conception Catholic School
- Montessori St. Kitts International Academy
- St. Christopher's Preparatory School

LEGALITIES

- Foreigners Can Buy Property in St Kitts and Nevis. As a Foreign National, the Federation of St. Christopher and Nevis (Also Known as St. Kitts and Nevis) Allows a Person the Opportunity To Obtain Citizenship Through its Government Sponsored Investment Program ("the Citizenship by Investment Program"), Regulations for the Citizenship by Investment Program Are Provided for in the Citizenship Act and the Program Is Fully Supported by the Sovereign Government of St. Kitts and Nevis.

OTHERS

- Panoramic Views
- Manicured Gardens
- Mountains
- Private Beach
- Waterfront
- Outdoor Pool
- Spa
- Gym
- Gated Community
- Air Conditioning
- Citizenship Approved
- Back-Up Generator
- Furnished
- Garage
- Garden
- Home Office
- Media Room
- On-Site Security
- Sea View
- Study
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ABOUT THE AREA

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.

Saint Kitts and Nevis, Officially the Federation of Saint Christopher and Nevis, Is an Island Country and Microstate Consisting of the Two Islands of Saint Kitts and Nevis, Both Located in the West Indies, in the Leeward Islands Chain of the Lesser Antilles. With 261 Square Kilometres (101 Sq Mi) of Territory, It Is the Smallest Sovereign State in the Western Hemisphere

Saint Kitts, Officially Saint Christopher, Is an Island in the West Indies. The West Side of the Island Borders the Caribbean Sea, and the Eastern Coast Faces the Atlantic Ocean. Saint Kitts and the Neighbouring Island of Nevis Constitute One Country: the Federation of Saint Kitts and Nevis. Saint Kitts and Nevis Are Separated by a Shallow 3-Kilometre (2 Mi) Channel Known as "the Narrows". The Island Is One of the Leeward Islands in the Lesser Antilles. It Is Situated About 2,100 Km (1,300 Mi) Southeast of Miami, Florida, US. The Land Area of Saint Kitts Is About 168 Km² (65 Sq Mi), Being Approximately 29 Km (18 Mi) Long and on Average About 8 Km (5.0 Mi) Across.

Sundance Ridge Is a Neighbourhood in Saint Kitts and Nevis. Sundance Ridge Is Situated Nearby to Kittian Village and the Neighbourhood the Salt Ponds.