

# Luxury Boutique Morning Glory Villa For Rent

## Leeward Islands, Antigua and Barbuda, Antigua, Saint George Parish, Jumby Bay

**168,000 € per Week**

### QUICK SPEC

Year of Construction	2010
Bedrooms	8
Half Bathrooms	3
Full Bathrooms	8
Interior Surface approx	1,394 m2 - 15,000 Sqf.Ft.
Exterior Surface approx	32,374 m2 - 348,480 Sqf.Ft
Parking	2 Golf Cart
Property Type	Single Family Room

### TECHNICAL SPECIFICATIONS

A Gorgeous Colonial-Style Residence, Morning Glory Sits on Eight Private Acres of Lush, Tropical Gardens and Is Ideal for Parties Large and Small. A Main House and Two Private Cottages Come With a Private Gym and Spa, Games Room and Media Center, Outdoor Game Area and Golf Carts for Getting Around. Nestled on Harbour Beach Overlooking Mainland Antigua, Morning Glory Makes a Perfect Base for Enjoying the Island and All its Amenities. Decorated to an Exceptional Standard and Elegantly Furnished, the Property Offers a Modern, Fully Equipped Kitchen With Breakfast Patio, Two Dining Areas in the Main Residence and a Dining Gazebo Adjacent to the Beach.

### PROPERTY FEATURES

#### BEDROOMS

- Total Bedrooms - 8

- Master Bedrooms - 4
- Suite - 4

#### BATHROOMS

- Total Bathrooms - 11

- Full Bathrooms - 8
- Half Bathrooms - 3

## OTHER ROOMS

- Two Dining Areas
- Fully Equipped Kitchen
- Media Room
- Great Room
- Family Room
- Private Study
- Fully Equipped Gym
- Private Spa Area

## INTERIOR FEATURES

- Gorgeous Colonial-Style Residence
- Expansive Glass Sliding Doors
- Vaulted Ceilings
- Decorated To An Exceptional Standard And Elegantly Furnished, The Property Offers A Modern
- 
- 
- 

## EXTERIOR AND LOT FEATURES

- The Opening Directly Onto The Soft White Sandy Beach
- Nestled On Harbour Beach Overlooking Mainland Antigua
- Outdoor Games Area Including Soccer, Beach Volleyball, Chess, Draughts, And Croquet
- Two Private Cottages On The Grounds
- Flood-Lit Tennis Court
- Breakfast Patio
- Indoor And Outdoor Loggia
- What's nearby : Coolidge Small Park 4.3 km, Powells Cricket Field 4.7 km, National Hero's Park 7 km, Victoria Park 9 km, Antigua Recreation Ground 9 km,
- Rising Sun park 9 km, Lion's Den 9 km, St. John's Lighthouse Park 10 km, Princess Margaret School Playing Field 10 km, Radio Range Recreation Park 10 km
- Beaches in the neighbourhood : Jabberwock Beach 4.1 km, Dickenson Bay Beach 9 km
- Closest airports : V. C. Bird International Airport 3.9 km, Barbuda Codrington Airport 54 km, John A. Osborne Airport 61 km
- 
- 

## HEATING AND COOLING

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

## POOL AND SPA

- 20-Meter-Long Infinity Swimming Pool

## LAND INFO

- Lot Size : 32,374 m2 - 348,480 Sqf.Ft

## GARAGE AND PARKING

- Garage Spaces:
- Parking Spaces:

## BUILDING AND CONSTRUCTION

- Living : 1,394 m2 - 15,000 Sqf.Ft.
- Year Built : 2019
- Location :
- Topography : Waterfront
- Levels or Stories :
- Structure Type : Villa
- Architectural Style : Caribbean
- Furnishing : Furnished
- Materials - Concrete
- Window Features: Impact Glass
- Flooring: Stone floors

## SCHOOL INFORMATION

The education system in Antigua and Barbuda, is compulsory and free for children between the ages of 5 and 16 years. The system of education in Antigua and Barbuda is based on the British educational system

- St. Mary's Secondary School
- Baptist Academy
- Trinity Academy
- St. Joseph's Academy

## LEGALITIES

- Foreigners can buy property in Antigua and Barbuda. The government of Antigua and Barbuda allows non-citizens to purchase real estate, including land and properties, either for personal use or as an investment. There are no restrictions on foreign ownership of property in the country.

## OTHERS

- Balcony
- Breakfast Bar
- Gated Community
- Granite Countertops
- Gardens
- Media Room / Home Theater
- Screen Room
- Staff Quarters
- Outdoor Pool
- Butler's Pantry
- Cathedral Ceilings
- Bay View
- Ocean View
- Tennis Court

## ABOUT THE AREA

Antigua and Barbuda is a sovereign island country in the West Indies. It lies at the juncture of the Caribbean Sea and the Atlantic Ocean in the Leeward Islands part of the Lesser Antilles. The country consists of two major islands, Antigua and Barbuda, which are approximately 40 km (20 mi) apart, and several smaller islands, including Great Bird, Green, Guiana, Long, Maiden, Prickly Pear, York, and Redonda. St. John's, Antigua, is the country's capital, major city, and largest port. Codrington is Barbuda's largest town.

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.

Antigua, officially known as Antigua and Barbuda, is a small country located in the Caribbean region, Antigua is an island country that forms part of the Leeward Islands in the eastern Caribbean Sea. It is situated in the West Indies and is approximately 17 degrees north of the equator. Antigua is the largest of the islands in the country, while Barbuda is the smaller sister island. The island's perimeter is roughly 87 km (54 mi) and its area 281 km<sup>2</sup> (108 sq mi).

Saint George Parish is located on the island of Antigua, which is the largest of the two main islands in Antigua and Barbuda. It is situated in the central part of the island, bordered by Saint Peter Parish to the North and Saint Mary Parish to the South.

Jumby Bay is a private island located just off the coast of Antigua in the Caribbean, Jumby Bay is situated approximately two miles off the northeast coast of Antigua, making it easily accessible by a short boat ride from the mainland