

# Luxury Boutique Morning Rise Line Villa For Sale

## Leeward Islands, Saint Kitts and Nevis, St. Kitts, Saint John Capisterre Parish

**3,795,000 €**

### QUICK SPEC

Year of Construction	2012
Bedrooms	4
Half Bathrooms	1
Full Bathrooms	4
Interior Surface approx	366 m2 - 3,948 Sqf.Ft.
Exterior Surface approx	1,740 m2 - 18,730 Sqf.Ft
Parking	3 Cars
Property Type	Single Family Home

### TECHNICAL SPECIFICATIONS

This Spacious 2 Storey Home Features Top Floor Living With a Vast Open Plan Kitchen, With Bespoke Cabinetry and Stainless Steel Appliances, Large Walk in Larder and Wonderful Open Plan Dining Room. The Sitting Room Is Adjacent and the Whole Living Space Opens via Floor to Ceiling Glass French Doors Onto the Vast Balcony With Various Seating Areas, From Which To Enjoy the Expansive Views. The Master Bedroom Is Also on the Top Floor, Wonderfully Private and Your Own Personal Retreat From Guests, Complete With Large Spa Style Bathroom and Outdoor Shower It Also Opens Directly Onto the Balcony With a Private Space To Enjoy. The Guest Quarters Are on the Lower Level, Large Cool Rooms, Replete in Luxe Plantation Style Furnishings, Fully Fitted En Suite Bathrooms and all Bedrooms Opening on to the Verandah and Pool Deck. The Stunning Views Afforded by This Exceptional Home Begin Upon Arrival at 129 Morning Rise Lane. The Harbour, the Sea, the Beach, and Nevis Peak Are on Glorious Display From the Covered Trellis, Entry Garden, and Extraordinary Sunset Pavilion. Across 3,948 Square Feet of Refinement, an Outdoor Living Area, Floor-To-Ceiling Windows, and Double French Doors all Beckon the Outdoors in. This Property Benefits From Being Part of the Desirable Community at Christophe Harbour, Which Boasts a Mega Yacht Marina, the Pavilion Beach Club (Residents Only) and Salt Place Bar/Restaurant With its Own Dock.

### PROPERTY FEATURES

<b>BEDROOMS</b>	<ul style="list-style-type: none"><li>• Master Bedrooms - 1</li></ul>
<ul style="list-style-type: none"><li>• Total Bedrooms - 4</li></ul>	<ul style="list-style-type: none"><li>• Suite - 3</li></ul>
<b>BATHROOMS</b>	<ul style="list-style-type: none"><li>• Full Bathrooms - 4</li></ul>
<ul style="list-style-type: none"><li>• Total Bathrooms - 5</li></ul>	<ul style="list-style-type: none"><li>• Half Bathrooms - 1</li></ul>

## OTHER ROOMS

- Entrance Foyer
- Family Room
- Dinning Room
- Games Room
- Living Room
- Sitting Room
- Office
- Large Spa
- Maids Quarters
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## INTERIOR FEATURES

- Natural Travertine Limestone Flooring Throughout
- Standing Seam Architectural New Wallaby Shingle Roof
- Expansive Upper Level Master Suite With Private Courtyard
- Spacious Kitchen and Dining Room With Maple Cabinetry and Granite Countertops
- Distinctive Upper Great Room With Soaring Ceilings and Floor-To-Ceiling Transoms and French Doors
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## EXTERIOR AND LOT FEATURES

- Part of the Desirable Community at Christophe Harbour
- Outdoor Living Space With Wet Bar and Kitchen
- Pool and Expansive Poolside Terrace
- Covered Trellis
- Entry Garden
- Extraordinary Sunset Pavilion
- 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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- 33' Swimming Pool
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## LAND INFO

- Lot Size : 1,740 m2 - 18,730 Sqf.Ft

## GARAGE AND PARKING

- Garage Spaces: 3
- Parking Spaces:

## BUILDING AND CONSTRUCTION

- Living : 366 m2 - 3,948 Sqf.Ft.
- Year Built : 2012
- Location :
- Topography : Elevated
- Levels or Stories : 2
- 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

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

## 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 Km<sup>2</sup> (65 Sq Mi), Being Approximately 29 Km (18 Mi) Long and on Average About 8 Km (5.0 Mi) Across.

Saint John Capisterre Is One of 14 Administrative Parishes That Make Up Saint Kitts and Nevis. It Is the Second Largest Parish on Saint Kitts, and the Third Largest Parish in the Federation. The Capital of the Parish Is Dieppe Bay Town