

# Luxury Boutique Ocean Edge Villa For Rent Leeward Islands, Saint Kitts and Nevis, Nevis, Charleston

**44,000 € Per Week**

## QUICK SPEC

Year of Construction	
Bedrooms	4
Half Bathrooms	1
Full Bathrooms	4
Interior Surface approx	POA m2 - POA Sqf.Ft.
Exterior Surface approx	POA m2 - POA Sqf.Ft.
Parking	1 Cars
Property Type	Single Family Home

## TECHNICAL SPECIFICATIONS

This Is a Four Bedroom Villa Which Comprises of Three Bedrooms in the Main House and a One Bedroom Cottage a Short Stroll Away. The Villa Is Also Part of Four Seasons Which Gives You Exclusive Access to the Resort's Numerous Top-of-the-Line Amenities Such as Choice of Excellent Restaurants, Golf, Tennis, Spa Treatments and Water Sports. As You Enter the Property the Living Room, Dining Room and Kitchen Are Set Out in a Spacious Open Pavilion. There Are Patio Doors That Give It a Sense of Real Indoor-Outdoor Living. The Kitchen Area Mixes Natural Materials Including Wooden Shaker-Style Cabinets, Smooth Marble Countertops With State-of-the-Art Technology. It Is Designed With State of the Art Stainless Steel Appliances Which Makes It a Dream for any Promising Chefs To Test Out There Skills. It Also Has a Private Side, Which Includes Two Wonderful Master Bedrooms – One on the First Floor and Another on the Second, and a Guest Bedroom With Two Queen Beds in It. Both Master Bedrooms, Including the Guest Cottage, Has its Own Full En-Suite Bathroom, With Outdoor Shower. Retreat to the Quiet Comfort of the Upper-Level Outdoor Balcony at Night To Enjoy a Starry-Night in Privacy. The Bathrooms Are Stylishly Designed With Tongue-and-Groove Ceilings and Bespoke Cabinetry, Along With Extravagant White Marble Counters. One of the Two Master Bathrooms Has a Freestanding Cube Bathtub and Access to an Outdoor Shower Set in its Private Garden.

## PROPERTY FEATURES

### BEDROOMS

- Total Bedrooms - 4

- Master Bedrooms -
- Suite -

### BATHROOMS

- Total Bathrooms -

- Full Bathrooms - 4
- Half Bathrooms - 1

## OTHER ROOMS

- Entry Hall
- Great Room
- Sitting Areas
- Gourmet Kitchen
- Library/Study
- Fitness Room
- Wine Storage,
- Laundry Room
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## INTERIOR FEATURES

- Solid Mahgoany Floor-To-Ceiling Doors & Windows With Impact Laminated Glass Built to Dade County Hurricane Standards
- Furniture By Ligne Roset, B&B Italia & Gandia Basco
- Kitchen: Silestone Quartz Counters, ColorKote Glass Backsplash. Wolf, Sub Zero, Bosch & Asko Appliances. Elmwood Cabinetry
- Flooring: Botticino Marble Interior Tile, Coral Stone Exterior Tile
- Lighting Fixtures By Armetide, Moooi, Luceplan, Bega & Beachside
- Window Features: Impact Glass
- Flooring: Marble Flooring

## EXTERIOR AND LOT FEATURES

- Located Within the Beautiful and Very Exclusive Four Seasons Resort
- Green house/garden area
- Eco-Friendly (Green),
- Beach Front
- Golf Views
- Pinney's Beach is just a short walk away
- What's Nearby : Memorial Square 2.1 Km, Elquemedo T Willens Park 2.5 Km, Cicely Grell-Hull Dora Stevens Netball Complex 2.5 Km, Villa Grounds 2.6 Km, Bath Stream and Hot Springs 2.8 Km, Nevis National Park 2.8 Km, Fitness Grounds 3 Km, Bath Play Field 3.1 Km, Christy Parris Children Play Field 3.3 Km, Peak Heaven 6 Km
- Beaches in the Neighborhood : Pinney's Beach 50 M, Oualie Beach 4.8 Km, Lovers Beach 6 Km, Newcastle Beach 7 Km, Nisbet Beach 8 Km
- Closest Airports : Vance W. Amory International Airport 6 Km, Robert L. Bradshaw International Airport 19 Km, Franklin Delano Roosevelt Airport 53 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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- 10' by 15' Plunge Pool
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## LAND INFO

- Lot Size : TBA m2 - TBA Sq.Ft.

## GARAGE AND PARKING

- Garage Spaces:
- Parking Spaces:

## BUILDING AND CONSTRUCTION

- Living : TBA m2 - TBA Sq.Ft.
- Year Built :
- Location :
- Topography : Waterfront
- Levels or Stories : 2
- Structure Type : Villa
- Architectural Style :
- 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

- Golf Nearby
- Mountains
- Rivers
- Private Beach
- Waterfront
- Water View
- Ocean Front
- Ocean View
- Tennis Court
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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

Nevis Is a Small Island in the Caribbean Sea That Forms Part of the Inner Arc of the Leeward Islands Chain of the West Indies. Nevis and the Neighbouring Island of Saint Kitts Constitute the Federation of Saint Kitts and Nevis, a Singular Nation State. Nevis Is Located Near the Northern End of the Lesser Antilles Archipelago About 350 Kilometres (220 Mi) East-Southeast of Puerto Rico and 80 Kilometres (50 Mi) West of Antigua. Its Area Is 93 Square Kilometres (36 Sq Mi) and the Capital Is Charlestown. Saint Kitts and Nevis are separated by The Narrows, a shallow 3-kilometre (2 mi) channel. Nevis is roughly conical in shape with a volcano known as Nevis Peak at its centre.