

Luxury Boutique San Cristobal Villa For Sale

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

3,975,000 €

QUICK SPEC

Year of Construction	2012
Bedrooms	4
Half Bathrooms	1
Full Bathrooms	4
Interior Surface approx	500 m2 - 5,394 Sqf.Ft.
Exterior Surface approx	1,740 m2 - 18,730 Sqf.Ft.
Parking	3 Cars
Property Type	Single Family Home

TECHNICAL SPECIFICATIONS

This Custom Villa, Located at 22 San Cristobal, Offers Expansive Views of the Harbour and St. Anthony's Peak. Inside, There Is 5,390 Square Feet of Living Space Defined by Timber Finishes, Stone-Clad and Wood Flooring, and Hand Crafter Cabinetry. Designed With Four Privately Quartered Bedrooms, Generous Game Room and Lounge Area, and Open Kitchen/Dining Space, This Villa Lends Itself to the Finest in Entertainment and Relaxation. Views From the Living Room Extend out the Veranda, Beyond the Pool, Onto the Tranquil Waters of the Harbour. Lounging Areas on the Pool Deck and a Detached Gazebo Provide the Ultimate in Outdoor Living. New Bermuda Is Dedicated to Developing World-Class in Custom Caribbean Living and Peaceful Seclusion. Views From the Living Room Extend out the Veranda, Beyond the Pool, Onto the Tranquil Waters of the Harbour. Lounging Areas on the Pool Deck and a Detached Gazebo Provide the Ultimate in Outdoor Living. New Bermuda Is Dedicated to Developing World-Class in Custom Caribbean Living and Peaceful Seclusion. This Stunning Villa Offers Membership in the Private Christopher Harbour Club and Eligibility To Apply for St. Kitts and Nevis Citizenship by Investment Program.

PROPERTY FEATURES

BEDROOMS

- Total Bedrooms - 4

- Master Bedrooms - 1
- Suite - 3

BATHROOMS

- Total Bathrooms - 5

- Full Bathrooms - 4
- Half Bathrooms - 1

OTHER ROOMS

- Entrance Foyer
- Family Room
- Dining Room
- Generous Games Room
- Living Room
- Sitting Room
- Lounge Area
- Maids Quarters
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INTERIOR FEATURES

- Granite Countertops
- Living Space Defined by Timber Finishes, Stone-Clad
- Wood Flooring
- Hand Crafter Cabinetry
- Italian Scavolini Kitchen
- Lounge Area With Roche Bobois Contemporary Sectional Seating in White Leather.
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EXTERIOR AND LOT FEATURES

- Part of the Desirable Community at Christophe Harbour
- Expansive Views of the Harbour and St. Anthony's Peak
- 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

- 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 : 500 m2 - 5,394 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

- 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.

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