

Luxury Boutique Sugarbird Villa For Sale

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

4,850,000 €

QUICK SPEC

Year of Construction	2011
Bedrooms	5
Half Bathrooms	
Full Bathrooms	5
Interior Surface approx	POA m2 - POA Sqf.Ft.
Exterior Surface approx	6,070 m2 - 65,340 Sqf.Ft
Parking	3 Cars
Property Type	Single Family Home

TECHNICAL SPECIFICATIONS

The Ultimate Expression of a Four Seasons Resort Villa Within Stewart's Estates, Sugarbird Is a Home for the Senses. Immerse Yourself in the Natural Beauty of the Caribbean Island of Nevis, From Living Spaces That Open Themselves Onto Screened Verandas, to Green Terraces and Lush Tropical Gardens. Sugarbird Is Artfully Designed for Your Guests To Choose How They Want To Experience Paradise—in the Bright and Modern Master Suite, Among the Natural Blue Hues of the Caribbean in the Guest Suite, or in the Reflective Tranquility of the Zen Guest Cottage. Friends and Family Are Sure To Love Coming Together in the Great Room, Refreshing Themselves in the Heated Vanishing-Edge Pool, or Enjoying an Evening of Dinner and Bocce Ball. Sugarbird Has Something for Everyone. With her Unspoiled Views of the Caribbean Sea and the Island of Nevis, You Will Find Yourself at a Retreat Within the Four Seasons Resort. The Impressive Home Theatre Was Installed by a Company From Atlanta, the Electrical System, Which Includes Seven Miles of Wiring, by a Company From Barbados, With Everything Connected To Touch Panels Throughout the House. The Infinity Pool, for the Record, Is 80 Feet Long and the Infinity Element Includes a View That Lets You Gaze for Mile After Mile After Mile of the Caribbean Sea Far Below. Keelin Kennedy Also Created a Concrete 14-Seat Poolside Dining Table for Entertainment With Family and Friends.

PROPERTY FEATURES

BEDROOMS

- Total Bedrooms - 5

- Master Bedrooms - 2
- Suite - 3

BATHROOMS

- Total Bathrooms - 5

- Full Bathrooms - 2
- Half Bathrooms - 3

OTHER ROOMS

- Entrance Foyer
- Family Room
- Dinning Room
- Games Room
- Office
- Wine Tasting Room
- Home Theater
- Maids Quarters
- Tranquil Zen Guest Cottage
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INTERIOR FEATURES

- Meticulously Crafted, no Expense-Spared Living Space Embraces a Smorgasbord of Design and Art Influences
- Granite Countertops
- Chef's Kitchen With French Lavastone Bar-Top and Granite Counters
- Professional Appliances by Wolf, Sub-Zero and Bosch
- Whole-Home Stereo System
- Bathroom Fixtures From Grohe, Toto, Villeroy & Boch, Rohl, and Stone Forest
- Exterior Furniture by Sutherland
- Interior Design by TLA Designs With Luxury Touches Throughout, Including Sinks by Robert Jones, Aqua and Phoenix Day Lighting, Bacchus Glass Sconces, Porcupine-Quill Light shades Brushed Nickel Hardware Throughout – Jewellery for the Home

EXTERIOR AND LOT FEATURES

- Located on a Cliff Side on the Once-Remote Southeast Peninsular of St. Kitts Sits
- Travertine Deck
- Expansive Covered Outdoor Verandah With Dining for 14
- Pit With Central Fire Table
- 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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- The 80ft Long Infinity Pool
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LAND INFO

- Lot Size : 6,070 m2 - 65,340 Sqf.Ft

GARAGE AND PARKING

- Garage Spaces: 3
- Parking Spaces:

BUILDING AND CONSTRUCTION

- Living : POA m2 - POA 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

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|---------------------|-------------------|
| • Panoramic Views | • Gym |
| • Manicured Gardens | • Gated Community |
| • Mountains | • |
| • Private Beach | • |
| • Waterfront | |
| • Outdoor Pool | |
| • Spa | |

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.