

Luxury Boutique Villa Gerrard For Sale

Leeward Islands, Antigua and Barbuda, Antigua, Saint Philip Parish, Freetown

474,000 €

QUICK SPEC

Year of Construction	2010
Bedrooms	3
Half Bathrooms	
Full Bathrooms	3
Interior Surface approx	282 m2 - 3,035 Sqf.Ft.
Exterior Surface approx	405 m2 - 4,359 Sqf.Ft
Parking	3 Cars
Property Type	Townhouse

TECHNICAL SPECIFICATIONS

This A fabulous, superb value, three bedroom fully furnished waterfront townhouse with pool for sale overlooking the beautiful Ayers Creek by Nonsuch Bay in Antigua. This gorgeous townhouse is set on two levels within the exclusive gated community of the Nonsuch Bay Resort on the East coast of Antigua in the sunny Caribbean. The resort consists of 125 residential properties of which there are only 15 townhouses The resort's amenities include three swimming pools, a fine dining restaurant, spa treatments, tennis court, an excellent sailing programme for both adults and children and a planned mega yacht marina complex. This property is a great investment opportunity. This wonderfully spacious 220 sqm (2,368 sq ft) villa with 123 sqm (1,324 sq ft) terrace, being sold fully furnished, has three bedrooms, three bathrooms and fantastic views over the bay. It is entered on the ground floor through an attractive gated courtyard. The foyer leads to an open plan living, dining and kitchen area. A guest bedroom is also on this floor with twin beds and a bathroom with shower and single wash basin. The living and dining rooms are ideal for entertaining and open onto a generous waterfront patio and pool area. Upstairs is the comfortable and inviting master bedroom with its en suite bathroom with Jacuzzi bath, walk in shower, double sink vanity and toilet. Double French doors lead to a large shaded balcony. The third bedroom with twin beds, en suite shower also features a private balcony.

PROPERTY FEATURES

BEDROOMS

- Total Bedrooms - 3

- Master Bedrooms - 2
- Suite - 2

BATHROOMS

- Total Bathrooms - 2

- Full Bathrooms - 1
- Half Bathrooms -

OTHER ROOMS

- Media Room / Home Theater
- Staff Quarters
- Generous Office
- Grand Living Room
- Spacious Gym
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INTERIOR FEATURES

- Open Plan Living
- Fully Furnished
- Guest Bedroom Is Also on This Floor With Twin Beds and a Bathroom
- Double French Doors Lead to a Large Shaded Balcony
- High Ceilings and French Windows
- Fitted Kitchen
- Fitted Bathroom

EXTERIOR AND LOT FEATURES

- Exclusive Gated Community of the Nonsuch Bay Resort,
- Three Swimming Pools
- Yacht Marina Complex
- Fine Dining Restaurant
- Spa Treatments
- Tennis Court
- The Two Square Miles of Enclosed Waters Are Protected From the Open Sea by a Barrier Reef.
- Palm-Fringed Sandy Beach
- Quiet Cul-De-Sac
- 24hr Security
- Waterfront
- Watersports
- Gated Community
- Sea Views
- What's Nearby : Nelson's Dockyard National Park 8 Km, all Saints Park 11 Km, National Hero's Park 15 Km, Coolidge Small Park 16 Km, Powells Cricket Field 16 Km, Radio Range Recreation Park 17 Km, Radio Range Playing Field 17 Km, Rising Sun Park 18 Km, Victoria Park 18 Km, St. John's Lighthouse Park 18 Km
- Beaches in the Neighbourhood: Half Moon Bay Beach 450 M, Coco's Beach 4.7 Km, Mamora Bay Beach 5 Km, Galleon Beach 8 Km, Pigeon Point Beach 9 Km
- Closest Airports : V. C. Bird International Airport 15 Km, John A. Osborne Airport 60 Km, Barbuda Codrington Airport 68 Km

HEATING AND COOLING

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

POOL AND SPA

- Three Infinity Swimming Pools, Offering Dramatic Views Over The Bay

LAND INFO

- Lot Size : 760 m2 - 8,180 Sqf.Ft.

GARAGE AND PARKING

- Garage Spaces: 2
- Parking Spaces:

BUILDING AND CONSTRUCTION

- Living: 760 m2 - 8,180 Sqf.Ft.
- Year Built: 2015
- Location : TBA
- Topography : Waterfront
- Levels or Stories : 2
- Structure Type : Villa
- Architectural Style : Caribbean
- Furnishing : Furnished
- Materials : Concrete
- Window Features: Impact Glass
- Flooring: Stone Floors
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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

- All Saints Secondary School
- Cobbs Cross Primary School
- JT Ambrose Primary School
- Willikies Primary School

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

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

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 km² (108 sq mi).

Saint Philip Parish is one of the parishes of Antigua and Barbuda, a country located in the Caribbean region. Antigua and Barbuda is a small island nation comprising two main islands, Antigua and Barbuda, and several smaller islands. Saint Philip Parish is situated on the eastern side of the island of Antigua.

Freetown is a historic village located in Saint Philip Parish on the island of Antigua, which is part of the country of Antigua and Barbuda in the Caribbean. The village is situated in the eastern part of the island and is known for its cultural significance and historical landmarks.