

# Luxury Boutique Ginger Island For Sale

## BOTs, Leeward Islands, British Virgin Islands, Virgin Gorda, Ginger Island

POA €

### QUICK SPEC

Year of Construction

Bedrooms

Half Bathrooms

Full Bathrooms

Interior Surface approx

TBA m2 - TBA Sq.Ft.

Exterior Surface approx

1,044,089 m2 - 11,238,480 Sq.Ft.

Parking

Property Type

Private Island

### TECHNICAL SPECIFICATIONS

Located Between Virgin Gorda and Cooper Island, its Hilltops Provide Extraordinary Panoramic Views of the Caribbean Sea and Some 15 Other Islands in the BVI. Large Loblolly, Tamarind, and Cedar Trees Cover the Low-Lying Valleys of Ginger Island; the Bay Side Is Skirted in Both Red and White Mangroves and Shrubby Chaparral. While There Are Sheer Outcrops on the Island's Outskirts, the Developable Interior Averages 200-300 Feet in Elevation With Gradual Hills That Could Easily Accommodate a Private Estate or Small Boutique Resort. A Beacon Sends Light From the Island's Far Eastern Hilltop, Marking the Deep-Water Passage for Larger Vessels. Ginger Island's Standout Feature Is the Pair of Bays – the Sound Bay and Wedgeo Bay – Which Together Form a Heart on its South Side and Are Lined by an Unspoiled Beach. Between the Bays Sits John James Point, a 600-Foot-Long Peninsula That Rises About 75 Feet Above the Sea and Could Serve as the Perfect Promontory for an Estate Home or Restaurant; the Central Location, Engulfed by Water and Low Hills, Ensures the Utmost Privacy. The Only Current Occupants of This 'Sanctuary Within a Sanctuary' Are Sea Birds – Such as Egrets, Herons, Pelicans, Sand Pipers, Frigates, and Roseate Terns – and the Amazing Array of Marine Life That Colors the Underwater World Just Offshore. The Reef Formation Around Ginger's Heart-Shaped Bay Prevents all but the Most Experienced Sailors From Entering, Thus Guaranteeing Seclusion for any New Development. But the Incredibly Healthy Coral Reefs Set the Stage for a World-Class Dive Resort Operation. Ginger Island Boasts Numerous Scuba Sites, on all Sides. Alice in Wonderland, One of BVI's Most Acclaimed Dives, Is off the South Shore and Filled With Mushroom-Shaped Coral Heads That Provide Shelter for Moray Eels and Lobsters. Farther East Is Ginger Steps, Tucked Into the Calm Waters of South Bay, Where Reef Fish Make Their Homes Among the Star and Brain Coral Heads. On the North Side Is Alice's Backside/Ginger Patches Where the Ledges in the Reef Conceal Octopus and Stingrays Hang Out in the Sand. Carvel Rock, an Advanced Dive Site That Faces the Open Ocean, Attracts Schooling Southern Sennets, Reef Sharks, and Barracuda. There Are Also Ample Areas Around the Island for Snorkelers To Enjoy the Aquatic Scenery.

### PROPERTY FEATURES

#### BEDROOMS

- Total Bedrooms -

- Master Bedrooms -
- Suite -

#### BATHROOMS

- Total Bathrooms -

- Full Bathrooms -
- Half Bathrooms -

## OTHER ROOMS

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## INTERIOR FEATURES

- Interior Averages 200-300 Feet in Elevation With Gradual Hills
- Standout Feature Is the Pair of Bays – the Sound Bay and Wedgeo Bay – Which Together Form a Heart on its South Side and Are Lined by an Unspoiled Beach. Between the Bays Sits John James Point, a 600-Foot-Long

Peninsula That Rises About 75 Feet Above the Sea

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## EXTERIOR AND LOT FEATURES

- Gaze Located Across the Turquoise Water of Sir Francis Drake Channel South of Tortola Virgin Gorda and Cooper Island,
- Its Hilltops Provide Extraordinary Panoramic Views of the Caribbean Sea and Some 15 Other Islands in the BVI.
- Large Loblolly, Tamarind, and Cedar Trees Cover the Low-Lying Valleys of Ginger Island; the Bay Side Is Skirted in Both Red and White Mangroves and Shrubby Chaparral
- Closest Airports : Virgin Gorda Airport 3.2 Km, Terrance B. Lettsome

International Airport 13 Km, Auguste George Airport 29 Km

## HEATING AND COOLING

- Cooling Features: Central A/C

- Heating Features: Electric, Forced Air, Heat Pump

## POOL AND SPA

- Hot tub

- Large Infinity Pool
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## LAND INFO

- Lot Size : 1,044,089 m2 - 11,238,480 Sqf.Ft.

## GARAGE AND PARKING

- Garage Spaces:
- Parking Spaces:

## BUILDING AND CONSTRUCTION

- Living : TBA m2 - TBA Sq.Ft.
- Year Built :
- Location :
- Topography : Elevated
- Levels or Stories : 1

- Structure Type :
- Architectural Style :
- Furnishing : Furnished
- Materials : Concrete
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## SCHOOL INFORMATION

Education in the British Virgin Islands Is Largely Free and Is a Requirement for Children Ages 5 To 17. The British Virgin Islands Has a Total of 15 Public Primary Schools and 4 Secondary Public Schools. In Addition to the Public Schools, There Are 10 Primary Private Schools and 3 Secondary Private Schools.

- Bregado Flax Educational Center
- Valley Day School
- Cedar International School
- Enis Adams Primary School

## LEGALITIES

- Foreigners Can Buy Property in the British Virgin Islands (BVI). The BVI Has no Restrictions on Foreign Ownership of Real Estate, non-BVI Nationals and the Government of the British Virgin Islands (BVI) Welcomes Investment From Overseas Buyers.

## OTHERS

- Scenic View
- Mountain Views
- Waterfront
- Bay View
- Water Feature
- Fishing

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## ABOUT THE AREA

The British Overseas Territories (BOTs), Also Known as the United Kingdom Overseas Territories (UKOTs), Are Fourteen Territories With a Constitutional and Historical Link With the United Kingdom. They Are the Last Remnants of the Former British Empire and Do Not Form Part of the United Kingdom Itself. The Permanently Inhabited Territories Are Internally Self-Governing, With the United Kingdom Retaining Responsibility for Defence and Foreign Relations.

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.

The British Virgin Islands (BVI), Officially the Virgin Islands, Is a British Overseas Territory in the Caribbean, to the East of Puerto Rico and the US Virgin Islands and North-West of Anguilla. The Islands Are Geographically Part of the Virgin Islands Archipelago and Are Located in the Leeward Islands of the Lesser Antilles and Part of the West Indies. The British Virgin Islands Consist of the Main Islands of Tortola, Virgin Gorda, Anegada and Jost Van Dyke, Along With More Than 50 Other Smaller Islands and Cays.

Virgin Gorda Is a Caribbean Island in the British Virgin Islands. It's Known for the Baths, a Labyrinth of Beachside Boulders Forming a Series of Pools and Seawater-Flooded Grottoes.

Ginger Island Is a Presently Uninhabited Island of the British Virgin Islands in the Caribbean. It Is One of the Last Undeveloped Privately Held Islands in the Territory. The Island Is Roughly 258 Acres in Size.