

Luxury Boutique Modena Villa For Sale

British Overseas Territories, Leeward Islands, Anguilla, Shoal Bay West

15,000,000 €

QUICK SPEC

Year of Construction	
Bedrooms	5
Half Bathrooms	1
Full Bathrooms	6
Interior Surface approx	2,322 m2 - 25,000 Sq.Ft.
Exterior Surface approx	6,070 m2 - 65,340 Sq.Ft.
Parking	5
Property Type	Single Family Room

TECHNICAL SPECIFICATIONS

Villa Modena on Anguilla Is a Majestic Estate Situated on a Full Acre on Stunning Cove Bay. The Premiere West End Location Is the Most Prestigious on the Entire Island. Stunning White Architecture Offsets the Blues of the Sky, the Inviting Swimming Pool and the Crystal Clear Waters of the Caribbean Sea. Step Through the Two-Story Entry of Villa Modena and Find an Innovative Layout With Three Levels Accessed by a Lift or by the Main Entry Courtyard. The Elegance of the Decor and Finishing Is Matched by Smart Home Automation. Rooms Are Arranged in a Dramatic Semi-Circular Pattern Around a Central Circular Sitting Area on the Main Level. This Comfortable and Stylish Room Features Built-in Seating in a Curved Space Surrounded by Stately Marble Pillars. The Spectacular Living Room Is an Expansive Space With White Sofas and Walls of Windows for Beautiful Sea Views and Natural Light. A Long and Sleek Bar Is a Natural Gathering Place in This Impressive Room. Two Luxurious Bedrooms With Ensuite Baths, Each With an Outdoor Shower and Relaxing Jacuzzi, Are Found on the Ground Level. There Is a Gourmet Kitchen in Black and White With a Center Island Breakfast Bar and Every Convenience You Would Expect for a Carefree Island Vacation. The Stunning Master Bedroom Suite With a Steam Shower, Double Jacuzzi, Gym and Wellness Room Is on the Upper Level. Spend Lazy Days at the Villa Enjoying the Sand and Surf That Tropical Anguilla Is Known for. Relax Poolside After a Refreshing Dip in the Pool That Echoes the Semi-Circular Design of the Estate. A Covered Outdoor Dining Pavilion Is the Perfect Spot for an Al Fresco Meal To Enjoy Cooling Sea Breezes. Guests at Villa Modena Will Enjoy a Full-Sized Tennis Court, Plasma TV in Every Room, Individually Controlled Air-Conditioning and a Surround-Sound Music System. There Are Two Onsite Kiddie Pools Along With the Main Infinity Edge Pool Overlooking the Sea.

PROPERTY FEATURES

BEDROOMS	<ul style="list-style-type: none">• Master Bedrooms -• Suite -
<ul style="list-style-type: none">• Total Bedrooms - 5	
BATHROOMS	<ul style="list-style-type: none">• Full Bathrooms - 7• Half Bathrooms - 1
<ul style="list-style-type: none">• Total Bathrooms - 7	

OTHER ROOMS

- Spacious Open Plan Kitchen
- Living Room
- Dining Room
- Fully Equipped Fitness Center
- Games Room
- Maid's Living Quarters
- Laundry Room

INTERIOR FEATURES

- Designed In Striking Contemporary Style Overlooking The Caribbean Sea Near Cove Bay
- Defined By Clean Lines
- Large Expanses Of Glass Which Fill The Rooms With Light And Take Full Advantage Of The Magnificent Views
- Finished To A Very High Standard
- Domed Ceilings
- Honey Onyx Doors
- Cobalt-Glass Spiral Staircase.

EXTERIOR AND LOT FEATURES

- Located Very Close To Cove Bay, Nestled Between Belmond Cap Juluca Hotel And Aurora Anguilla Resort & Golf Club.
- Set On Land Sloping Down From A Hillside To One Of The Best Beaches In The Caribbean.
- Backup Generator
- Reverse Osmosis Water Plant
- Outdoor Living Space
- Pool Area
- Private Beachside Cabana
- Private Tennis Court
- Outdoor Movie Theater
- What's Nearby : Mary Elizabeth Recreation Park 11 Km, Emilio Wilson Park 16 Km, Owen Mussington Playing Field 18 Km, Festival Village 18 Km, Cyrus Wathey Square 19 Km
- Beaches in the Neighbourhood: Meads Bay Beach 1.6 Km, Crocus Bay Beach 10 Km
- Closest Airports : Anguilla Airport 10 Km, Grand Case-Espérance Airport 12 Km, Princess Juliana International Airport 14 Km

HEATING AND COOLING

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

POOL AND SPA

- Hot tub
- Outdoor Heated Swimming Pool

LAND INFO

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

GARAGE AND PARKING

- Garage Spaces: 6
- Parking Spaces: 6 Golf Cart

BUILDING AND CONSTRUCTION

- Living : 2,322 m2 - 25,000 Sq.Ft.
- Year Built:
- Location :
- Topography : Waterfront
- Levels or Stories : 2
- Structure Type : Resort
- Architectural Style : Caribbean
- Furnishing : Furnished
- Materials : Concrete

SCHOOL INFORMATION

The Education System in Anguilla Follows a Structure Similar to the British Education System, Given That Anguilla Is a British Overseas Territory. The Education System in Anguilla Is Overseen and Regulated by the Ministry of Education, and Education Is Compulsory for Children Between the Ages of 5 and 17.

- Omololu International School
- Albena Lake-Hodge Comprehensive School
- West End Primary School
- Valley Primary School
- Morris Vanterpool Primary School

LEGALITIES

- Foreign Nationals Are Generally Allowed To Buy Property in Anguilla. The Anguillan Government Encourages Foreign Investment in the Real Estate Sector, and There Are no Restrictions on Foreign Ownership of Land or Property.

OTHERS

- Air Conditioning
- Scenic View
- Balcony
- Tennis Court
- Deck
- Security System
- Spa / Hot Tub
- Dock
- Media Room / Home Theater
- Steam Room
- Live Water
- Butler's Pantry
- Recreational Area
- Wine Bar
- Water View
- Waterfront
- Bay View
- Eco-Friendly (Green)
- Ocean View
- Scenic View
- Waterfront

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.

Anguilla Is a British Overseas Territory in the Caribbean. It Is One of the Most Northerly of the Leeward Islands in the Lesser Antilles, Lying East of Puerto Rico and the Virgin Islands and Directly North of Saint Martin. The Territory Consists of the Main Island of Anguilla, Approximately 16 Miles (26 Kilometres) Long by 3 Miles (5 Km) Wide at its Widest Point, Together With a Number of Much Smaller Islands and Cays With no Permanent Population. The Territory's Capital Is The Valley. The Total Land Area of the Territory Is 35 Square Miles (91 Km²)

Shoal Bay West Is a Beautiful Beach Located on the Caribbean Island of Anguilla. It Is Situated on the Western Coast of the Island, Neighboring Shoal Bay East, Which Is Known for its Pristine White Sand and Turquoise Waters. One of the Notable Features of Shoal Bay West Is its Natural Beauty. The Surrounding Area Is Relatively Undeveloped, With Lush Vegetation and Rocky Outcrops Adding to the Scenic Charm.