

Leeward Islands, Antigua and Barbuda, Antigua, St Mary's Parish, Jolly Harbour

12,000,000 €

QUICK SPEC

Year of Construction	
Bedrooms	7
Half Bathrooms	
Full Bathrooms	7
Interior Surface approx	1,114 m2 - 12,000 Sq.Ft.
Exterior Surface approx	5,058 m2 - 54,450 Sq.Ft.
Parking	2
Property Type	Single Family Room

TECHNICAL SPECIFICATIONS

Spectacular 7 Bedroom Luxury Beachfront Home for Sale in Antigua on a Private Beach in Jolly Harbour With 100 Foot Dock & 2 Boat liftsAll Bedrooms Are Airy En-Suite Bathrooms. The Master Bedroom Is Equipped With a King-Sized Bed With a Private Terrace That Opens on to the Beach for One To Enjoy a Morning Jog on the Beach or a Beautiful Sunset. Set On 1.25 Acres of Manicured Grounds Within the Prestigious Gated Community of Jolly Harbour, This Magnificent Ultra-Luxury Home for Sale Encompasses 12,000 Square Feet of Beautifully Designed Living Space. The Property Comprises a Main House Plus a Stand-Alone Master Bedroom Suite Perched on the Tip of a Peninsula on the Waterfront, Complete With Boat House, 100 Foot Dock and 2 Boat Lifts. The Main House Features Spacious Open Plan Living and Dining Rooms and a Huge, Fully-Equipped Kitchen. The Interior Is Designed With Elegant Crisp White and French Doors Which Reveal Glimpses of the Surrounding Lush Green Gardens and the Brilliant Blue of the Caribbean Sea. 6 Bedrooms Are Located off the Reception Rooms, all of Which Feature Philippe Starck en Suite Bathrooms and Walk in Wardrobes. The Master Bedroom Suite Is Completely Detached From the Main House. Set on the Waterfront, the Circular Suite Boasts 360-Degree Sea Views. It Features a Large Bedroom With Sitting Area and Beautiful Bathroom With Copper Bath. The Property Is Surrounded by Extensive Gardens and a Spectacular White Sand Beach Offering Outstanding Views of the Sea and Passing boats.The Main House Opens on to a Covered Outdoor Dining Area Which Overlooks a Beautiful Infinity Pool and Jacuzzi. A Gazebo Provides an Additional Shaded Area for Relaxing Outside.

PROPERTY FEATURES

BEDROOMS	• Master Bedrooms -
• Total Bedrooms - 7	• Suite -
BATHROOMS	• Full Bathrooms -
• Total Bathrooms - 7	• Half Bathrooms -

OTHER ROOMS

- Spacious Open Plan Living
- Dinning Rooms
- Fully-Equipped Kitchen
- Reception Rooms
- Circular Suite Boasts 360-Degree Sea Views

INTERIOR FEATURES

- Open-Plan Concept
- Spacious Areas
- Expansive Glass Sliding Doors
- Vaulted Ceilings
- Beautifully Designed Living Space
- Designed With Elegant Crisp White And French Doors
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EXTERIOR AND LOT FEATURES

- Located On On A Private Beach In Jolly Harbour
- Perched On The Tip Of A Peninsula On The Waterfront
- Complete With Boat House, 100 Foot Dock And 2 Boat Lifts.
- Set On 1.25 Acres Of Manicured Grounds Within The Prestigious Gated Community
- Surrounding Lush Green Gardens And The Brilliant Blue Of The Caribbean Sea
- Surrounded By Extensive Gardens And A Spectacular White Sand Beach
- Covered Outdoor Dining Area
- Gazebo
- Golf Comunity
- What's Nearby : Radio Range Playing Field 6 Km, Radio Range Recreation Park 6 Km, Paradise Lawn 6 Km, St. John's Lighthouse Park 7 Km, Judgement Square 7 Km, Rising Sun Park 7 Km, Victoria Park 7 Km, Antigua Recreation Ground 7 Km, Lion'S Den 7 Km, Princess Margaret School Playing Field 7 Km
- Beaches In The Neighbourhood : Jolly Beach 2.1 Km, Valley Church Beach 2.3 Km, Mosquito Cove Beach 2.4 Km, Coco Beach 3 Km, Ffryes Beach 3.3 Km
- Closest Airports : V. C. Bird International Airport 11 Km, John A. Osborne Airport 46 Km, Barbuda Codrington Airport 64 Km

HEATING AND COOLING

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

POOL AND SPA

- Beautiful Infinity Pool And Jacuzzi
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LAND INFO

- Lot Size : 5,058 m2 - 54,450 Sq.Ft.

GARAGE AND PARKING

- Garage Spaces: 2
- Parking Spaces: 2 Golf Cart 6Pax / 4Pax

BUILDING AND CONSTRUCTION

- Living : 1,114 m2 - 12,000 Sq.Ft
- Year Built :
- Location :
- Topography : Elevated
- 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 | • Screen Room | • Harbour Views |
| • Breakfast Bar | • Staff Quarters | • Golf Community |
| • Gated Community | • Outdoor Pool | • Boat Lift |
| • Granite Countertops | • Butler's Pantry | • Boat House |
| • Gardens | • Cathedral Ceilings | • Dock |
| • Media Room / Home Theater | • Bay View | • |
| | • Ocean View | • |

ABOUT THE AREA

Antigua and Barbuda is a sovereign island country in the West Indies. It lies at the conjuncture 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 Mary, officially the Parish of Saint Mary, is a parish of Antigua and Barbuda on the island of Antigua. Saint Mary borders Saint John to the north, and Saint Paul to the east. Saint Mary is dominated by the Shekerley Mountains, and its northern border is largely defined by the mountains, and by Cooks Creek. The largest city in the parish is Bolands, home to the Jolly Harbour neighbourhood, and the parish church is located in Old Road

Jolly Harbour is a resort village on the west coast of the Caribbean island of Antigua. The Jolly Harbour Marina is home to shops, restaurants and boat services. Sandy beaches nearby include Jolly Beach, Ffryes Beach and Valley Church Beach. The Jolly Harbour Golf Club has an 18-hole championship course. Inland, trails in Greencastle Hill National Park pass volcanic rock formations and offer sweeping island views.