

Luxury Boutique Ultra-Luxury Beachfront Villa For Sale

British Overseas Territories, Leeward Islands, Anguilla, Meads Bay

14,500,000 €

QUICK SPEC

Year of Construction	2011
Bedrooms	8
Half Bathrooms	
Full Bathrooms	10
Interior Surface approx	929 m2 - 10,000 Sq.Ft.
Exterior Surface approx	4,046 m2 - 43,560 Sq.Ft.
Parking	2
Property Type	Single Family House

TECHNICAL SPECIFICATIONS

Ultra-Luxury Beachfront Home for Sale in Anguilla Right on Meads Bay Beach, One of the Most Beautiful Beaches in the World. Sharing This Highly Desirable and Exclusive Location With the Malliouhana and Viceroy Hotels, This Private Estate Enjoys Direct Access to the Soft White Sands of Meads Bay Beach and Is Situated Within Six Minutes Drive of Anguilla's Greg Norman Designed Golf Course. Built on 1 Acre of Grounds, This Magnificent Home Features 10,000 Sq Ft of Interior Living Space Plus 5,000 Sq Ft of Exterior Terrace. Designed in an Ultra-Contemporary Style That Perfectly Complements the White Sand and Turquoise Sea, the Property Consists of 8 Master Bedrooms, 10 Bathrooms, a Fully Equipped Professional Chef's Kitchen and Spacious Open Plan Living Areas With Floor to Ceiling Windows Taking Full Advantage of the Exceptional Setting. The Property Also Features a Library, Office, Gym and Home Movie Theater. Outside There Is a Wonderful Pool Overlooking the Beach and a Tennis Court. The Architecture of This Inspired Home Is Designed To Capture the Natural Beauty of Anguilla. With its Spectacular Sunsets and Ocean Views It Is the Ultimate Indoor/Outdoor Living Experience.

PROPERTY FEATURES

BEDROOMS

- Total Bedrooms - 8

- Master Bedrooms - 3
- Suite - 6

BATHROOMS

- Total Bathrooms - 10

- Full Bathrooms - 10
- Half Bathrooms -

OTHER ROOMS

- Entrance Hall
- Dining Area
- Sitting Room
- Lounge Area
- Media Room
- Staff Quarters
- Generous Office
- Grand Living Room
- Family Room
- Two Powder Rooms
- Games Room
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INTERIOR FEATURES

- Radiant Pristine White Interiors Dazzle With Prestige and Postmodern Exuberance.
- Sleek Vertices and Crisp Dimensions Give Way to Stunning Interiors Flaunting Double-Story Height, Oversized Doorways, Floor-To-Ceiling Glass Walls, and Enormous Clerestory Windows
- Tropical Sunlight Animates the Gorgeous Saturated Tones of Magenta, Purple, Violet, and Teal. Sumptuous Glossy White Surfaces Shimmer With Prestige, While the Glass Walls Bring the Technicolor Tropical Splendor of the Sea and Foliage Indoors. Sleek, Uncluttered, and Bringing With Minimalist Elegance an Exceptional Use of Negative Space Taps Into an Ultra-Chic Art-Gallery Aura.
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EXTERIOR AND LOT FEATURES

- Set in Possibly the Best Location in the West of the Island. Sharing This Desirable Location With Malliouhana Hotel & Spa and Blanchard's Restaurant, This Home Is Conveniently Located Within Six Minutes Drive of the Temenos Golf Course
- Located Directly on Meads Bay, Commanding Some of the West Indies' Most Magical Stretches of Coastline.
- Lavish Deck and Lounge Spaces
- Floodlit Tennis Court
- What's Nearby : Mary Elizabeth Recreation Park 10 Km, Owen Mussington Playing Field 17 Km, Emilio Wilson Park 17 Km, Festival Village 20 Km
- Beaches in the Neighborhood : Meads Bay Beach 50 M, Crocus Bay Beach 8 Km
- Closest Airports : Anguilla Airport 9 Km, Grand Case-Espérance Airport 13 Km, Princess Juliana International Airport 15 Km
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HEATING AND COOLING

- Cooling Features: Central A/C

POOL AND SPA

- Hot tub

LAND INFO

- Lot Size : 4,046 m2 - 43,560 Sq.Ft.

BUILDING AND CONSTRUCTION

- Living : 929 m2 - 10,000 Sq.Ft..
- Year Built : 2011
- Location :
- Topography : Waterfront
- Levels or Stories :

- Heating Features: Electric, Forced Air, Heat Pump

- 44' infinity pool
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GARAGE AND PARKING

- Garage Spaces: 2
- Parking Spaces: 2 Golf Cart

- Structure Type : Villa
- Architectural Style : Caribbean
- Furnishing : Furnished
- Materials : Concrete
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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
- Central Christian School
- Albena Lake-Hodge Comprehensive School
- West End Primary School
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LEGALITIES

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

OTHERS

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

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)

Meads Bay Is Situated on the Western Side of Anguilla, and It Stretches for Approximately 1.5 Miles (2.4 Kilometers). The Beach Is Framed by Swaying Palm Trees and Dotted With Upscale Resorts, Boutique Hotels, Restaurants, and Beach Bars. Visitors to Meads Bay Can Enjoy a Range of Activities, Such as Swimming, Snorkeling, Sunbathing, and Beachcombing.