

# Luxury Boutique Villa Champagne For Sale

## Leeward Islands, Antigua and Barbuda, Antigua, Saint John Parish, Galley Bay Heights

**3,450,000 €**

### QUICK SPEC

Year of Construction	2019
Bedrooms	6
Half Bathrooms	
Full Bathrooms	6
Interior Surface approx	557 m2 - 6,000 Sq.Ft.
Exterior Surface approx	2,023 m2 - 21,780 Sq.Ft.
Parking	2
Property Type	Single Family Room

### TECHNICAL SPECIFICATIONS

Villa Champagne Is Tucked Away on a Scenic Waterfront Hillside Within the Highly Coveted Gated Community of Galley Bay Heights. This Is Arguably Antigua's Most Prestigious Addresses. A Luxuriously Appointed 5 Bedroom / 5 1/2-Bathroom Villa, It Sits On Just Over One-Half Acre of Meticulously Landscaped, Manicured Gardens With Breathtaking Views of Picturesque Deep Bay. Designed and Built by a Renowned, Locally Based Italian Architect, Villa Champagne Is a Generous 6000+ Square Feet and Built on Two Levels. It Is Offered for Sale Complete With the Very Best of Italian Designer Fittings and Furnishings. The Understated Entrance on the Upper Level Leads to the Open Concept Central Living Area, Where Indoor and Outdoor Lounging and Dining Spaces Flow Seamlessly. There Is a Designer Kitchen and Adjacent Pantry, Equipped to the Highest Standards With a Central Island and Breakfast Bar, and Dining Space Currently for Up to Ten Persons. And Enjoy Alfresco Dining and Relaxing Moments on the Large Covered Verandah Embraced by a Stunning 15 Metre Infinity Edged Swimming Pool. Just off the Main Entry to the Villa Is a Cloakroom and a Comfortably Sized Study Leading Through to the Master Suite Overlooking the Pool Deck and Views. The Master Suite Comprises a Bedroom, Dressing Area, Spacious Walk Through Closet, and Ensuite Bathroom. Two Guest Bedrooms With Ensuite Baths Are Also on This Level, Both Accessed From the Opposite End of the Central Space. Here Is Also an Outdoor Lounging Space for Quiet Contemplation. Steps Lead Down to the Lower Level Where There Are Two Further Bedrooms With Ensuite Bathrooms Again With an Outdoor Patio Area. All Bedrooms Have Fitted Closets and Are Light and Airy With Comfort Assured by Ceiling Fans and Air Conditioning.

### PROPERTY FEATURES

#### BEDROOMS

- Total Bedrooms - 6

- Master Bedrooms -
- Suite -

#### BATHROOMS

- Total Bathrooms - 6

- Full Bathrooms -
- Half Bathrooms -

## OTHER ROOMS

- Dining Area
- Modern Italian Style Kitchen
- Media Room / Home Theater
- Guest Cloakroom
- Private Study
- Gym

## INTERIOR FEATURES

- Designed And Built By A Renowned, Locally Based Italian Architect
- Furnished With A Range Of High Quality Contemporary European Furniture And Beautifully Presented
- Built To The Highest Standards, Designed And Finished With Attention To Detail, A Showpiece Of The Best Of Italian Design
- Expansive Glass Sliding Doors
- Vaulted Ceilings

## EXTERIOR AND LOT FEATURES

- Located The Exclusive Galley Bay Heights
- Private Access To A Small Sandy Tranquil Beach
- Lush Garden
- Covered Pool Deck
- Beautifully Landscaped Courtyard
- What's nearby : Blackburne Park 2.5 km, Princess Margaret School Playing Field 3.3 km, Lion's Den 3.6 km, Antigua Recreation Ground 3.8 km, Judgement Square 4 km, Victoria Park 4.1 km, Paradise Lawn 4.1 km, Rising Sun park 4.3 km, St. John's Lighthouse Park 4.3 km, Radio Range Playing Field 5 km
- Beaches in the Neighborhood : Dickenson Bay Beach 200 m, Runaway Beach 600 m, Fort James Beach 2.1 km, Yepton Beach 4 km, Side Hill Bay Beach 4 km
- Closest Airports : V. C. Bird International Airport 7 km, Barbuda Codrington Airport 54 km, John A. Osborne Airport 54 km

## HEATING AND COOLING

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

## POOL AND SPA

- 50'X25' Infinity Edge Pool Overlooking A Private Beach

## LAND INFO

- Lot Size : TBA m2 - TBA Sq.Ft

## GARAGE AND PARKING

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

## BUILDING AND CONSTRUCTION

- Living : 557 m2 - 6,000 Sq.Ft.
- Year Built : 2019
- Location :
- Topography : Elevated
- Levels or Stories : 2
- Structure Type : Villa
- Architectural Style : Caribbean
- Furnishing : Furnished
- Materials : Concrete
- Window Features: Impact Glass
- Flooring: Stone Floors

## 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

- Balcony
- Breakfast Bar
- Gated Community
- Granite Countertops
- Gardens
- Media Room / Home Theater
- Screen Room
- Staff Quarters
- Outdoor Pool
- Butler's Pantry
- Cathedral Ceilings
- Bay View
- Ocean View
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## 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 km<sup>2</sup> (108 sq mi).

Saint John is a parish in Antigua and Barbuda. It is located on the island of Antigua and is one of the six parishes that make up the country. The parish of Saint John is situated on the northeastern side of the island and is home to a number of towns and villages, including the capital city, St. John's. St. John's, the capital, is a major center for commerce, government, and tourism. It features notable landmarks such as the historic St. John's Cathedral, the Antigua Recreation Ground (a cricket stadium), and the colorful streets of Heritage Quay and Redcliffe Quay. The parish of Saint John is also known for its beautiful beaches, such as Dickenson Bay and Runaway Bay

Galley Bay Heights is an upscale residential community located in the parish of Saint John, Antigua and Barbuda. It is situated on a hillside overlooking Galley Bay, which is known for its beautiful beach and turquoise waters. Galley Bay Heights offers luxury villas and estates, many of which provide panoramic views of the Caribbean Sea. The community is known for its exclusivity, privacy, and tranquility,