

Luxury Boutique Villa Sandy Ground For Sale

British Overseas Territories, Leeward Islands, Anguilla, Little Harbour Bay

9,000,000 €

QUICK SPEC

Year of Construction	
Bedrooms	9
Half Bathrooms	
Full Bathrooms	9
Interior Surface approx	TBA m2 - TBA Sq.Ft.
Exterior Surface approx	6,070 m2 - 65,340 Sq.Ft.
Parking	5
Property Type	Single Family Room

TECHNICAL SPECIFICATIONS

Ultra-Luxury Beachfront Home for Sale Anguilla in Little Harbour With Private Beach, Jetty and Views of Neighboring St Barts and St Martin. Set On 1.5 Acre Grounds, This Magnificent Waterfront Property Is Comprised of a Main House, Garden House, Cottage, Tennis Pavilion and Tennis Court – all Linked by Some of the Most Beautiful Gardens in Anguilla. In Total, the Property Includes 9 Bedrooms All With En Suite Bathrooms, 5 of Which Also Include Walk-in Closets. The Main House Features a Chef's Kitchen and Spacious, Open Plan Living Room and Dining Room With Floor to Ceiling Sliding Doors Opening on to a Terrace and Offering Panoramic Views of the Turquoise Sea. The Large Terrace Overlooks 1 of the 2 Pools and Is Ideal for Relaxing Outside in the Sunshine. The Self-Contained Garden House and Cottage Also Include Their Own Living Rooms and Kitchens. The Garden House Contains a Modern Gym. Outside, a Tennis Court (With Artificial Grass Court), Court-Side Tennis Pavilion and 2 Pools Are Set Within Expertly Manicured, Tropical Gardens With Pathways Leading to a White Sand Beach With Jetty on the Crystal Clear Water, Which Offers Direct Access for Swimming and Snorkelling in the Sheltered Warm Waters of Cinnamon Reef.

PROPERTY FEATURES

BEDROOMS

- Total Bedrooms - 9

- Master Bedrooms -
- Suite -

BATHROOMS

- Total Bathrooms - 9

- Full Bathrooms -
- Half Bathrooms -

OTHER ROOMS

- Entrances All
- Chef's Kitchen
- Spacious Open Plan Living Room
- Dining Room
- Fully Equipped Gym
- Games Room
- Maid's Living Quarters
- Home Theatre
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INTERIOR FEATURES

- Floor To Ceiling Sliding Doors Opening On To A Terrace And Offering Panoramic Views Of The Turquoise Sea.
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EXTERIOR AND LOT FEATURES

- Located In The Quiet, Prestigious Residential Area Of Little Harbour
- Garden House
- Cottage
- Tennis Court (With Artificial Grass Court)
- Court-Side Tennis Pavilion
- Beautiful Gardens
- Large Terrace Overlooks 1 Of The 2 Pools
- Self-Contained Garden House
- Expertly Manicured
- Tropical Gardens With Pathways Leading To A White Sand Beach With Jetty
- What's Nearby : Mary Elizabeth Recreation Park 2.4 Km, Owen Mussington Playing Field 9 Km, Emilio Wilson Park 17 Km, Festival Village 19 Km, Cyrus Wathey Square 20 Km
- Beaches In The Neighborhood : Crocus Bay Beach 2.2 Km, Shoal Bay Beach 7 Km, Meads Bay Beach 7 Km, Petites Cayes Beach 9 Km, Anse Marcel Beach 10 Km
- Closest Airports : Anguilla Airport 1.6 Km, Grand Case-Espérance Airport 11 Km, Princess Juliana International Airport 18 Km
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HEATING AND COOLING

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

POOL AND SPA

- Hot tub
- 2 Swimming Pools
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LAND INFO

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

GARAGE AND PARKING

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

BUILDING AND CONSTRUCTION

- Living : TBA m2 - TBA Sq.Ft.
- Year Built :
- Location :
- Topography : Waterfront
- Levels or Stories : 2
- 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
- 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

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

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)

Little Harbour Is a Picturesque Coastal Area Located on the Southern Coast of Anguilla, It Is Situated Between Sandy Ground and the Valley. Is Known for its Tranquil and Serene Ambiance, With Calm Waters and Beautiful Sandy Beaches. With Stunning Views of Neighboring Islands, Such as St. Martin and St. Barts, One of the Main Attractions in Little Harbour Is the Little Bay Beach, Which Is Nestled in a Small Cove Surrounded by Cliffs.