

# Prime Development Land For Sale

## Leeward Islands, Antigua and Barbuda, Antigua, Saint John Parish

**35,000,000 €**

### QUICK SPEC

Year of Construction	
Bedrooms	0
Half Bathrooms	0
Full Bathrooms	0
Interior Surface approx	283,279 m2 - 3,049,200 Sqf.Ft.
Exterior Surface approx	28 ha - 70 Acre
Parking	
Property Type	Land Lot

### TECHNICAL SPECIFICATIONS

70 Acres of Prime Land for Sale in Antigua Nestled on the Beautifully Scenic Northern Coast of the Island With Breathtaking Views. This Parcel of Land for Sale in Antigua Is Divided Between 2 Parcels of Land: 40 Acres of Beachfront Property Plus Another Second Parcel Encompassing 30 Acres of Non-Beach Land. The Land Is Located Minutes From St John's – the Capital of Antigua – and Would Be Ideal for the Development of a Hotel, Resort, Marina or Theme / Amusement Park.

### PROPERTY FEATURES

#### BEDROOMS

- Total Bedrooms -

- Master Bedrooms -
- Suite -

#### BATHROOMS

- Total Bathrooms -

- Full Bathrooms -
- Half Bathrooms -

## KEY DETAILS

- Located Minutes From St John's
- The Parcel Is Situated Within The Confines Of Nelson's Dockyard National Park
- The Parcels Can Be Purchased Separately Or Together – \$20 Million
- Usd For 40 Acres Beachfront And \$15 Million Usd For 30 Acres
- Ideal For The Development Of A Hotel, Resort, Marina Or Theme / Amusement Park.

## EXTERIOR AND LOT FEATURES

- Scenic View
- Mountain Views
- Waterfront
- Bay View
- Water Feature
- What's nearby : Radio Range Playing Field 10 km, Radio Range Recreation Park 11 km, Paradise Lawn 11 km, St. John's Lighthouse Park 11 km, Judgement Square 11 km, all saints park 11 km, Rising Sun park 11 km, Victoria Park 11 km, Antigua Recreation Ground 12 km, Lion's Den 12 km
- Beaches in the neighbourhood : Turner's Beach 50 m, Darkwood Beach 1,000 m, Ffryes Beach 1.9 km, Coco Beach 2.4 km, Valley Church Beach 2.6 km
- Closest airports : V. C. Bird International Airport 16 km, John A. Osborne Airport 42 km, Barbuda Codrington Airport 68 km

## HEATING AND COOLING

- Cooling Features:

- Heating Features:

## POOL AND SPA

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## LAND INFO

- Lot Size : 283,279 m2 - 3,049,200 Sq.Ft.

## GARAGE AND PARKING

- Garage Spaces:
- Parking Spaces:

## BUILDING AND CONSTRUCTION

- Living : TBA m2 - TBA Sq.Ft.
- Year Built :
- Location :
- Topography : Waterfront
- Levels or Stories :
- Structure Type :
- Architectural Style :
- Furnishing :
- Materials : Concrete
- Window Features: s
- Flooring:

## 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

- Scenic View
- Mountain Views
- Waterfront
- Bay View
- Water Feature
- 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