

# Luxury Boutique Calabash Villa For Rent

## Leeward Islands, Antigua and Barbuda, Antigua, Saint George Parish, Jumby Bay

126,000 € per Week

### QUICK SPEC

Year of Construction	
Bedrooms	4
Half Bathrooms	
Full Bathrooms	4
Interior Surface approx	POA m2 - POA Sqf.Ft.
Exterior Surface approx	4,046 m2 - 43,560 Sqf.Ft
Parking	2 Golf Cart
Property Type	Single Family Room

### TECHNICAL SPECIFICATIONS

From the Moment You Arrive at the Stunning Calabash Villa Guests Can See the Ocean and Feel the Cool Breezes. As You Enter This Exclusive Four-Bedroom Villa Through the Stunning Porch You Are Greeted With Mesmerizing Views of the Sea. Calabash Is a Beautifully Four Bedroom House With a Large Pool Deck and Several Seating and Dining Areas Both Indoors and Outdoors. The Villa Is Perfect for 4 Couples or a Family Vacation to Antigua. Set in an Acre of Tropical Gardens That Cascade Down to the Ocean, Calabash Is One of Only Two Properties on the Island With Direct Access to the Main Jumby Bay Beach. The Property Also Has Fabulous Views of the Northerly Tip of Mainland Antigua and, Further to the West, Across the Caribbean Sea to the Horizon and the Dazzling Display of the Setting Sun. Jumby Bay Beach Is One of the Nicest Beaches in the Caribbean. The Pristine White Sandy Beach Lay on the Western Side of the Island at the Edge of the Gently Lapping Sapphire Waters of the Caribbean Sea. Lined by Palm Trees and Cushioned Chaises Beneath Thatched-Roofed Bohios Under Which Beachgoers Can Escape the Sun, and Hammocks Strung Between Palm Trees, It Is a Stage Set for Hours of Unrepentant Relaxation While Gazing Out to Sea to Mainland Antigua on the Horizon.

### PROPERTY FEATURES

#### BEDROOMS

- Total Bedrooms - 4

- Master Bedrooms -
- Suite -

#### BATHROOMS

- Total Bathrooms - 4

- Full Bathrooms -
- Half Bathrooms -

## OTHER ROOMS

- Great Room
- Dining Area
- Living Areas
- Study
- Spacious Kitchen

- Sitting Room

## INTERIOR FEATURES

- Sophisticated Interiors
- Local Artwork, Including Paintings And Intricate Displays Of Mosaic Tile, Add Antiguan Charm
- Complemented By An Interior Palette Of Neutral Tones With Inviting Caribbean

Accents In Orange, Seafoam Green And Turquoise.

## EXTERIOR AND LOT FEATURES

- Set On A Private Beach On The Northeast Corner Of Jumby Bay Island
- Direct Access To Jumby Bay Beach
- The Stunning Porch You Are Greeted With Mesmerizing Views Of The Sea
- Large Pool Deck And Several Seating And Dining Areas
- Set In A Tropical Gardens That Cascade Down To The Ocean
- Lined By Palm Trees And Cushioned Chaises Beneath Thatched-Roofed Bohios
- What's nearby : Coolidge Small Park 4.3 km, Powells Cricket Field 4.7 km, National Hero's Park 7 km, Victoria Park 9 km, Antigua Recreation Ground 9 km, Rising Sun park 9 km, Lion's Den 9 km,

St. John's Lighthouse Park 10 km, Princess Margaret School Playing Field 10 km, Radio Range Recreation Park 10 km

- Beaches in the neighbourhood : Jabberwock Beach 4.1 km, Dickenson Bay Beach 9 km
- Closest airports : V. C. Bird International Airport 3.9 km, Barbuda Codrington Airport 54 km, John A. Osborne Airport 61 km

## HEATING AND COOLING

- Cooling Features: Central A/C

- Heating Features: Electric, Forced Air, Heat Pump

## POOL AND SPA

- Glistening Infinity Pool

## LAND INFO

- Lot Size : TBA m2 - TBA Sqf.Ft

## GARAGE AND PARKING

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

## BUILDING AND CONSTRUCTION

- Living : 1,142 m2 - 12,300 Sqf.Ft.
- Year Built :
- Location :
- Topography : Waterfront
- Levels or Stories : 2
- Structure Type : Villa

- Architectural Style : Colonial
- 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

- St. Mary's Secondary School
- Baptist Academy
- Trinity Academy
- St. Joseph's Academy

## 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
- Beach Front
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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 George Parish is located on the island of Antigua, which is the largest of the two main islands in Antigua and Barbuda. It is situated in the central part of the island, bordered by Saint Peter Parish to the North and Saint Mary Parish to the South.

Jumby Bay is a private island located just off the coast of Antigua in the Caribbean, Jumby Bay is situated approximately two miles off the northeast coast of Antigua, making it easily accessible by a short boat ride from the mainland