

Luxury Boutique Villa Ani North For Rent

British Overseas Territories, Leeward Islands, Anguilla, Little Bay

45,500 € Per Week

QUICK SPEC

Year of Construction	
Bedrooms	4
Half Bathrooms	1
Full Bathrooms	4
Interior Surface approx	656 m2 - 7,066 Sq.Ft.
Exterior Surface approx	904 m2 - 9,740 Sq.Ft.
Parking	
Property Type	Single Family Room

TECHNICAL SPECIFICATIONS

Welcome to our Ani North, Part of the World Renowned Ani Private Resort in Anguilla. Perched on the Breathtaking Cliffs Overlooking Anguilla's Little Bay. Designed With the Highest Level of Detail in Contemporary Style, Àni Villas Anguilla Is a One of a Kind Caribbean Island Escape. As the Name Suggest Àni North Sits on the Northern Side of the Estate and, Like Àni South, Sits Perched on the Edge of the Dramatic Cliffs Overlooking Little Bay - Perhaps Anguilla's Most Treasured Hideaway for Swimming and Snorkeling. All Master Bedrooms, Indoor and Outdoor Living Spaces Are Oriented Towards the Breathtaking Western View Down the Anguilla Coast Line and Towards Evening Sunset Views. Unique to Àni North Is the Home's Dramatic Stair Atrium With Massive Skylight Above and Water Feature Below. As With Àni South, the Villa Has 4 Bedrooms, It's Own Living and Dining Spaces (Indoor and Outdoor), Roof Lounge, Pool Deck and Cliff Edge Hot Tub. The Villa Is Filled With an Assortment of Decks and Covered Areas for Group Gatherings and Private Space. The Àni Villas Experience Is Further Enhanced by Anguilla's Unsurpassed Collection of Shockingly White Sand Beaches, Crystal Clear Turquoise Waters, an Amazing Assortment of Local and Fine Dining Restaurants, and a Warm and Welcoming Local Population.

PROPERTY FEATURES

BEDROOMS

- Total Bedrooms - 4

- Master Bedrooms -
- Suite -

BATHROOMS

- Total Bathrooms - 5

- Full Bathrooms - 4
- Half Bathrooms - 1

OTHER ROOMS

- Fitness Room
- Living Room
- Media Center
- Reading Area
- Indoor Dining
- Outdoor Dining
- Kitchen
- Prep Kitchen
- Billiards Room
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INTERIOR FEATURES

- Floor To Ceiling Sliding Doors Opening On To A Terrace And Offering Ani South
- Elevator & Pool Lift
- Subtly Designed Within The Homes Design Concept
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EXTERIOR AND LOT FEATURES

- Sits On The Northern Side Of The Estate And Looks More Directly Down Into Little Bay With Its Shimmering Blue Waters,
- The Villa Is Located Right About One Of The Best Kept Secret Beaches On Island. Little Bay Is A Small And Secluded Beach That Offers The Utmost Tranquility And Privacy.
- The Beach Is A Short 5-Minute Walk Along A Steep Rocky Path
- Cliff-Edge Hot Tub
- Tennis Court
- Roof Deck Lounge
- Pool Deck And Cliff Edge Hot Tub
- Outdoor Built-In Bbq
- What's Nearby : Mary Elizabeth Recreation Park 3.6 Km, Owen Mussington Playing Field 8 Km
- Beaches In The Neighbourhood : Crocus Bay Beach 1.4 Km, Shoal Bay Beach 3.9 Km, Meads Bay Beach 9 Km
- Closest Airports : Anguilla Airport 3.6 Km, Grand Case-Espérance Airport 15 Km, Princess Juliana International Airport 22 Km
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HEATING AND COOLING

- Cooling Features: Central A/C

POOL AND SPA

- Hot tub

LAND INFO

- Lot Size : 904 m2 - 9,740 Sq.Ft..

BUILDING AND CONSTRUCTION

- Living : 656 m2 - 7,066 Sq.Ft.
- Year Built :
- Location :
- Topography : Hilltop
- Levels or Stories : 2

- Heating Features: Electric, Forced Air, Heat Pump

- Outdoor Heated Swimming Pool
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GARAGE AND PARKING

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

- Structure Type : Villa
- Architectural Style : Caribbean / Modern
- 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

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| • Balcony | • Live Water | • Ocean View |
| • Tennis Court | • Elevator | • Scenic View |
| • Deck | • Butler's Pantry | • Jetty |
| • Security System | • Recreational Area | • Manicured Gardens |
| • Spa / Hot Tub | • Wine Bar | • Beach Access |
| • Dock | • Water View | • Roof Top Terrace |
| • Media Room / Home Theater | • Waterfront | |
| • Steam Room | • Bay View | |
| | • 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)

Crocus Bay Is a Picturesque Beach Located on the Island of Anguilla in the Caribbean, the Beach Stunning White Sandy Beaches and Crystal-Clear Turquoise Waters Surrounded by Lush Greenery,