

# Luxury Boutique Villa Nicobar For Sale

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

**3,650,000 €**

### QUICK SPEC

Year of Construction	
Bedrooms	5
Half Bathrooms	1
Full Bathrooms	5
Interior Surface approx	697 m2 - 7,500 Sq.Ft.
Exterior Surface approx	3,075 m2 - 33,105 Sq.Ft.
Parking	2
Property Type	Single Family Room

### TECHNICAL SPECIFICATIONS

Villa Nicobar Is Located Within the Private, Gated Community, of Galley Bay Heights, on the West Coast of Antigua. The Development Looks Down Over the White Sands of Long Bay, Fort Barrington National Park, and Even an Old Shipwreck Can Be Seen From Above. The Area, Known as Five Islands, Is Renowned for Having Some of the Best Beaches on the Island.

Entering the Spacious Reception Room, the Expansive View of Turquoise Waters Is the First Thing You See. Raised Ceilings and a Wall of Bi-Folding Doors Lead You Out to a Large Terrace, Which Wraps Around the Infinity Pool. The Fully Fitted Open Plan Kitchen Benefits From Granite Work Tops, a Quality Stainless Steel Range, and High End Appliances Throughout.

The Master Suite Is Generous, With a Walk in Wardrobe, Large En-Suite With Rain Shower and Access to the Terrace. There Are Three Further, Well Proportioned Double Bedrooms, all With En-Suite and all With Full Sea Views and Their Own Outside Area. Like all Well Designed Properties of its Calibre, There Is Full Laundry and Staff Accommodation on the Lower Level.

The White Sands of Galley Bay Beach Are Only a Short Walk, and the Airport With Direct Flights to Many Destinations, Is Reachable in Under 30 Minutes.

### PROPERTY FEATURES

#### BEDROOMS

- Total Bedrooms - 5

- Master Bedrooms -
- Suite -

#### BATHROOMS

- Total Bathrooms - 6

- Full Bathrooms - 5
- Half Bathrooms - 1

## OTHER ROOMS

- Dining Area
- Open Plan Kitchen
- Spacious Reception Room
- Private Study
- Gym
- Rock Wine Cellar

## INTERIOR FEATURES

- Raised Ceilings And A Wall Of Bi-Folding Doors Lead You Out To A Large Terrace
- 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 Within The Private, Gated Community, Of Galley Bay Heights, On The West Coast Of Antigua
- Private Access To A Small Sandy Tranquil Beach
- Lush Garden
- Covered Pool Deck
- Beautifully Landscaped Courtyard
- What's nearby : Blackburne Park 4.7 km, Paradise Lawn 5 km, Judgement Square 5 km, Princess Margaret School Playing Field 5 km, Lion's Den 6 km, St. John's Lighthouse Park 6 km, Antigua Recreation Ground 6 km, Rising Sun park 6 km, Victoria Park 6 km, Radio Range Playing Field 6 km
- Beaches in the Neighborhood : Galley Bay Beach 250 m, Landing Bay Beach 500 m, Deep Bay Beach 900 m, Eden Beach 1.1 km, Yepton Beach 1.7 km
- Closest Airports : V. C. Bird International Airport 11 km, John A. Osborne Airport 49 km, Barbuda Codrington Airport 58 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 : 3,075 m2 - 33,105 Sq.Ft.

## GARAGE AND PARKING

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

## BUILDING AND CONSTRUCTION

- Living : 697 m2 - 7,500 Sq.Ft.
- Year Built :
- 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,