

# Luxury Boutique Kishti West Villa For Rent

## British Overseas Territories, Leeward Islands, Anguilla, Meads Bay

94,500 € per Week

### QUICK SPEC

Year of Construction	
Bedrooms	5
Half Bathrooms	1
Full Bathrooms	4
Interior Surface approx	TBA m2 - TBA Sq.Ft.
Exterior Surface approx	TBA m2 - TBA Sq.Ft.
Parking	2
Property Type	Single Family Room

### TECHNICAL SPECIFICATIONS

Kishti West on Meads Bay, Anguilla. Just Steps From the White Sands of Meads Bay in Anguilla, the Modern, Luxurious and Amazing Villa With Five Large and Opulent Bedroom Suites, It Can Easily Accommodate Up to Ten Visitors. As Part of the Larger Kishti Estate, the Stretch of Beachfront Is Only One of the Many Excellent Features of This Villa. It Comes With a Full Staff To Ensure You Can Enjoy Every Possible Moment in Total Relaxation, and Though There Are Two Kitchens in This Villa, You Don't Have To Spend a Moment Cooking, as a Chef Is Always Available, Too. Guests Can Book Tennis Lessons, Arrange for Snorkeling or Paddle Board Gear, or Workout in the Fitness Center. The Amenities at the Villa Include a Large, Beachfront Lounge With Oversized Sun Beds (Covered and Open), Lounge Chairs, and Grassy Lawns Leading to the Terrace. Here You Enjoy Your Al Fresco Dining Spot, an Infinity Swimming Pool, Hot Tub, and More Outdoor Lounge Spots. Just Inside, the Great Room Is Sure To Become a Treasured Gathering Spot as It Welcomes You to the Enormous, Wrap Around Banquet Sofa, the Large Dining Table, or the Gourmet Kitchen. A Media Room Is Available With a Home Theater System and WiFi As Well, and It Is Stocked With "Old Fashioned" Games and Puzzles That Are Sure To Create Hours of Fun and Laughter. There Is a Daily Continental Breakfast in Your Villa. Afternoon Refreshments Can Be Served on the Terrace or the Beach, and You Can Arrange for Daily Groceries, As Well as More Expansive Wine Options in Your Cellar. The Five Bedrooms Feature King Sized Beds, Private Terraces, Enormous En Suite Bathrooms, and an Array of High-End Toiletries and Linens.

### PROPERTY FEATURES

#### BEDROOMS

- Total Bedrooms - 5

- Master Bedrooms -
- Suite -

#### BATHROOMS

- Total Bathrooms - 5

- Full Bathrooms - 4
- Half Bathrooms - 1

## OTHER ROOMS

- Spacious Open Plan Living Areas
- Two Kitchens
- Home Theater
- Home Office
- Fitness Room
- Games Room
- Media Room
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## INTERIOR FEATURES

- Designed By Renowned International Interior Architects Cecconi Simone Inc
- Floor To Ceiling Windows
- Calming Blues And Neutrals That Echo The Surrounding Tropical Beauty
- 24-Hour Concierge Service
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## EXTERIOR AND LOT FEATURES

- Located In The Heart Of One Of Anguilla's Most Gorgeous Beaches.
- Rooftop
- Patio Gardens
- Beach Volleyball
- What'S Nearby : Mary Elizabeth Recreation Park 10 Km, Owen Mussington Playing Field 18 Km, Emilio Wilson Park 18 Km, Festival Village 22 Km
- Beaches in the Neighborhood : Meads Bay Beach 100 M, Crocus Bay Beach 8 Km
- Closest Airports : Anguilla Airport 8 Km, Grand Case-Espérance Airport 13 Km, Princess Juliana International Airport 16 Km

## HEATING AND COOLING

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

## POOL AND SPA

- Hot tub
- Outdoor Heated Infinity Pool

## LAND INFO

- Lot Size : TBA m2 - TBA 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
- Central Christian School
- Albenia Lake-Hodge Comprehensive School
- West End Primary School

## LEGALITIES

- Foreign Nationals Are Generally Allowed To Buy Property in Anguilla. The Anguillian Government Encourages Foreign Investment in the Real Estate Sector, and There Are no Restrictions on Foreign Ownership of Land or Property.

## OTHERS

- Air Conditioning
- Alfresco Dining Area
- Beach Volleyball
- Fitness Room
- Games Room
- Media Room
- Outdoor Grill
- Paddle Board
- Sound System
- Spa
- Beach Access
- Beach Front
- Infinity Pool
- Parking
- Patio
- Private Terrace
- Restaurants Nearby
- Sea Views
- Sun Loungers
- Sun Umbrellas
- Swimming Pool
- Water Sports Equipment

## 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 Km<sup>2</sup>)

Meads Bay Is Situated on the Western Side of Anguilla, and It Stretches for Approximately 1.5 Miles (2.4 Kilometers). The Beach Is Framed by Swaying Palm Trees and Dotted With Upscale Resorts, Boutique Hotels, Restaurants, and Beach Bars. Visitors to Meads Bay Can Enjoy a Range of Activities, Such as Swimming, Snorkeling, Sunbathing, and Beachcombing.