

# Luxury Beachfront Land For Sale

## Leeward Islands, Saint Kitts and Nevis, Nevis, Pinneys Beach

20,000,000 €

### QUICK SPEC

Year of Construction	
Bedrooms	
Half Bathrooms	
Full Bathrooms	
Interior Surface approx	TBA m2 - TBA Sq.Ft.
Exterior Surface approx	80,937 m2 - 871,200 Sq.Ft.
Parking	
Property Type	Lot Land

### TECHNICAL SPECIFICATIONS

Twenty Acres of Beachfront Land Available on the Island of Nevis With 300 Ft of Beautiful White Sand. This Property Is Ideal for Tourism Development. Located on the Renowned Pinney's Beach, This Extraordinary Property Spans Just Over 20 Acres of Pristine Beachfront. Its Exceptional Location Adjacent to the Acclaimed Four Seasons Resort and Villa Estates on Nevis Further Enhances its Allure. This Enchanting Beachfront Parcel Presents a Remarkable Opportunity for Developing an Upscale Resort, Hotel, Condominium, or Villa Project. The Land Boasts a Desirable Flat Terrain, Making It Ideal for Construction, While Utilities Are Conveniently Accessible and Access Roads Are Already in Place. The Development Prospects Are Truly Promising. The Caribbean Sea Gently Caresses One Side of the Property, While the Majestic Nevis Peak Majestically Graces the Hills Behind, Offering Breathtaking Vistas in Both Directions. The Natural Beauty of This Lush Site Is Unparalleled. The Delightful Heritage Capital of Charlestown Is a Mere 5-Minute Drive Away, Providing Convenient Access to Local Amenities and Cultural Attractions. Additionally, the Airport Can Be Reached Within 15 Minutes, Ensuring Seamless Connectivity. Welcome to the Coveted Gold Coast of Nevis, Where the Potential for Limitless Possibilities Awaits.

### PROPERTY FEATURES

<b>BEDROOMS</b>		
• Total Bedrooms -		• Master Bedrooms -
		• Suite -
<b>BATHROOMS</b>		
• Total Bathrooms -		• Full Bathrooms -
		• Half Bathrooms -

## OTHER ROOMS

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## INTERIOR FEATURES

- Concierge
- 24-Hour Front Desk
- Room Service
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## EXTERIOR AND LOT FEATURES

- Located in a Very Long Sandy Beach on the Western Caribbean Coast of the Island
- The Southern End of Pinneys Beach Starts Just Outside the Capital, Charlestown
- 300 Ft of Beautiful White Sand
- What's Nearby : Memorial Square 2.2 Km, Elquemedo T Willens Park 2.5 Km, Cicely Grell-Hull Dora Stevens Netball Complex 2.6 Km, Villa Grounds 2.7 Km, Bath Stream and Hot Springs 2.9 Km, Nevis National Park 2.9 Km, Fitness Grounds 3 Km, Bath Play Field 3.2 Km, Christy Parris Children Play Field 3.4 Km, Peak Heaven 6 Km

- Beaches in the Neighbourhood : Pinney's Beach 20 M, Oualie Beach 4.8 Km, Lovers Beach 6 Km, Newcastle Beach 7 Km, Nisbet Beach 8 Km
- Closest Airports : Vance W. Amory International Airport 6 Km, Robert L. Bradshaw International Airport 19 Km, Franklin Delano Roosevelt Airport 53 Km

## HEATING AND COOLING

- Cooling Features: Central A/C

- Heating Features: Electric, Forced Air, Heat Pump

## POOL AND SPA

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- 2 Outdoor Swimming Pools.
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## LAND INFO

- Lot Size : 80,937 m2 - 871,200 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 : 2

- Structure Type : Land / Lot
- Architectural Style :
- Furnishing : Furnished
- Materials : Concrete
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## SCHOOL INFORMATION

The Education System in St. Kitts and Nevis Is Compulsory for Children Between the Ages of 5 and 16.

School Structure: the Education System in St. Kitts and Nevis Typically Consists of the Following Stages:

Preschool Education, Primary Education, Secondary Education, and Tertiary Education.

- George Moody Stuart School
- Maurice Hillier Memorial Junior School
- Immaculate Conception Catholic School
- Montessori St. Kitts International Academy
- St. Christopher's Preparatory School

## LEGALITIES

- Foreigners Can Buy Property in St Kitts and Nevis. As a Foreign National, the Federation of St. Christopher and Nevis (Also Known as St. Kitts and Nevis) Allows a Person the Opportunity To Obtain Citizenship Through its Government Sponsored Investment Program ("the Citizenship by Investment Program"), Regulations for the Citizenship by Investment Program Are Provided for in the Citizenship Act and the Program Is Fully Supported by the Sovereign Government of St. Kitts and Nevis.

## OTHERS

- Golf Nearby
- Mountains
- Rivers
- Private Beach
- Waterfront
- Water View
- Ocean Front
- Ocean View
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## ABOUT THE AREA

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.

Saint Kitts and Nevis, Officially the Federation of Saint Christopher and Nevis, Is an Island Country and Microstate Consisting of the Two Islands of Saint Kitts and Nevis, Both Located in the West Indies, in the Leeward Islands Chain of the Lesser Antilles. With 261 Square Kilometres (101 Sq Mi) of Territory, It Is the Smallest Sovereign State in the Western Hemisphere

Nevis Is a Small Island in the Caribbean Sea That Forms Part of the Inner Arc of the Leeward Islands Chain of the West Indies. Nevis and the Neighbouring Island of Saint Kitts Constitute the Federation of Saint Kitts and Nevis, a Singular Nation State. Nevis Is Located Near the Northern End of the Lesser Antilles Archipelago About 350 Kilometres (220 Mi) East-Southeast of Puerto Rico and 80 Kilometres (50 Mi) West of Antigua. Its Area Is 93 Square Kilometres (36 Sq Mi) and the Capital Is Charlestown. Saint Kitts and Nevis are separated by The Narrows, a shallow 3-kilometre (2 mi) channel. Nevis is roughly conical in shape with a volcano known as Nevis Peak at its centre.