

Luxury Boutique Ottleys Plantation Inn For Sale Leeward Islands, Saint Kitts and Nevis, St. Kitts, Ottleys

5,431,889 €

QUICK SPEC

Year of Construction	
Bedrooms	24
Half Bathrooms	
Full Bathrooms	
Interior Surface approx	TBA m2 - TBA Sq.Ft.
Exterior Surface approx	137,593 m2 - 1,481,040 Sq.Ft.
Parking	
Property Type	Boutique Hotel

TECHNICAL SPECIFICATIONS

This Is an Opportunity To Purchase a Unique Historic Property, Which Was Formerly Considered One of the Best Boutique Hotels in the Caribbean. The Property Comprises 24 Rooms on Approximately 34 Acres of Hillside Land With Panoramic Views Over the East Coast of the Island and the Atlantic Ocean. The Historic Great House Dominates the Estate, Located in the Upper Part of the Site, Bordering the Rain Forest. The Expansive Grounds Below the Great House Encompass the Restaurant, Bar and Pool Complex, Two Stone Cottages, With Five Luxury Villas Located Below. A Five Bedroom Manager's House Is Situated Close to the Main Entrance to the Property, Which Has Been Designed To Allow Separate Occupation of the Ground and First Floors. In Addition, There Is a Spa Bungalow, Laundry & Warehouse, Tennis Court and a Rainforest Trail. The Former Hotel Is Located Above the Village of Ottleys on the Lower Slopes of Mount Liamuiga, Approximately 500 Feet Above Sea Level on the Island of St. Kitts. The Property Is Accessible via an Un-Surfaced Road off the Island Main Road About 15 Minutes Drive From the Robert L. Bradshaw International Airport. The Site Has Dramatic Views Over the North-East Coast, Atlantic Ocean and Surrounding Lands/Mountain Range. The Adjacent Islands of St Martin and St Barths Are Also Visible on Clear days. The Resort Is Named After the Original Owner Drewry Ottley, Who Arrived From Yorkshire in the 18th Century To Establish a Sugar Plantation. Over the Years the House and Estate Has Passed Through Various Owners and Was a Private Home When the Keush-Lowell's Family Purchased It in 1988 and Transformed the Property Into an Exclusive Inn. The Original Building Was Enlarged by Adding a Second Storey, While Maintaining the Traditional Style To Create the Great House. The Hotel Obtains Water From a Natural Spring Above the Property, Which Provides Excellent Portable Water. The Electricity Supply Is 25kva at 60hz With 440v/220v Throughout and 110v Supplied to Sockets. There Is Also an Emergency Generator Located in a Separate Structure.

PROPERTY FEATURES

BEDROOMS

- Total Bedrooms - 24

- Master Bedrooms -
- Suite -

BATHROOMS

- Total Bathrooms -

- Full Bathrooms -
- Half Bathrooms -

OTHER ROOMS

- Great House
- Accommodation Villas and Rooms
- Two Stone Cottages
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INTERIOR FEATURES

- Historical Plantation Inn
- Dark Wood and Rattan Chairs, Pretty Floral Quilts, Porcelain Lamps and Traditional Woven Mats Completed the Romantic Old-Style Caribbean Atmosphere.
- Great House With Accommodation
- Villas and Rooms in the Grounds
- Managers Home on Property
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EXTERIOR AND LOT FEATURES

- Located Above the Village of Ottleys on the Lower Slopes of Mount Liamuiga, Approximately 500 Feet Above Sea Level on the Island of St. Kitts
- Located in Hillside Land With Dramatic Views Over the North-East Coast, Atlantic Ocean and Surrounding Lands/ Mountain Range
- Tennis Court
- Surrounded by Beautifully Kept Gardens, Flower Filled Borders and Avenues of Royal Palms.
- The Hotel Is Close to the Rainforest That Clothes the Slopes of Mount Liamuiga,
- What's Nearby : Central Forest Reserve National Park 1.9 Km, Breezy Park 2.4

Km, St. Mary's Biosphere Reserve 9 Km, St Maynards Park 12 Km, St. Mary's Playing Field 13 Km, New Road Family Park 14 Km, Greenlands Pasture 14 Km, Icon Park 14 Km, Independence Square 15 Km, National Heroes Park 16 Km

- Closest Airport : Vance W. Amory International Airport 14 Km, Robert L. Bradshaw International Airport 20 Km, Franklin Delano Roosevelt Airport 32 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 : 137,593 m2 - 1,481,040 Sq.Ft.

GARAGE AND PARKING

- Garage Spaces: 2
- Parking Spaces:

BUILDING AND CONSTRUCTION

- Living : TBA m2 - TBA Sq.Ft.
- Year Built :
- Location :
- Topography : Waterfront
- Levels or Stories : 2

- Structure Type : Boutique Hotel
- Architectural Style : Colonial
- 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

- Historic
- Manicured Gardens
- Mountains
- Rivers
- Private Beach
- Waterfront
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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

Saint Kitts, Officially Saint Christopher, Is an Island in the West Indies. The West Side of the Island Borders the Caribbean Sea, and the Eastern Coast Faces the Atlantic Ocean. Saint Kitts and the Neighbouring Island of Nevis Constitute One Country: the Federation of Saint Kitts and Nevis. Saint Kitts and Nevis Are Separated by a Shallow 3-Kilometre (2 Mi) Channel Known as "the Narrows". The Island Is One of the Leeward Islands in the Lesser Antilles. It Is Situated About 2,100 Km (1,300 Mi) Southeast of Miami, Florida, US. The Land Area of Saint Kitts Is About 168 Km² (65 Sq Mi), Being Approximately 29 Km (18 Mi) Long and on Average About 8 Km (5.0 Mi) Across.

Ottley's Is a Settlement in the North of Saint Kitts in Saint Kitts and Nevis. It Is Located Inland From the North Coast on the Road Between Cayon and Tabernacle.