

# Luxury Boutique Turtle Beach Hillside Villa For Sale

## Leeward Islands, Saint Kitts and Nevis, St. Kitts, Turtle Beach

4,601,206 €

### QUICK SPEC

Year of Construction	
Bedrooms	6
Half Bathrooms	
Full Bathrooms	6
Interior Surface approx	TBA m2 - TBA Sq.Ft.
Exterior Surface approx	TBA m2 - TBA Sq.Ft.
Parking	
Property Type	Single Family House

### TECHNICAL SPECIFICATIONS

Newly Completed Home Is in the Upscale Enclave of Turtle Beach, a Small and Desirable Community Nestled on the Coast Just Past Christophe Harbour, With its Mega Yacht Marina, Pavilion Beach Club and groovy beach bar Salt Plage. This Beach Community Was St Kitts Best Kept Secret for Years, When It Was Only Accessible by Boat, and a Lucky Few Had Vacation and Weekend Homes Here. The Villa Boasts a Commanding Positon With a Glorious View of Sister Island Nevis Rising out of the Sea on the Horizon and Sporting its Fluffy Cloud Cap. This Extremely Spacious Home, With its Soaring Cathedral Ceiling, Has a Large Open Plan Concept With Games Room and Billiards Table, Family Room With En-Suite Bathroom, Large Sitting Area and Designer Kitchen and Separate Laundry, the Floor to Ceiling Glass Doors Pull Back to Completely Open the Space to the Pool Area and Breath Taking Ocean Views. The Home Features a Large Lap Pool, Wooden Entertainment Deck and Covered Patio for Outside Dining With Seating for 8. The Upper Level Has Two Bedrooms With a Shared Bathroom and Both Have Private Balconies Plus a Further Large Bedroom With En-Suite Bathroom. The Master Bedroom Has a Large Walk Through Closet, En-Suite Bathroom and French Doors Leading to a Private Veranda With Ocean Views. The Property Also Features a Self-Contained 2 Bedroom, 2 Bathroom Apartment With a Private Plunge Pool Providing the Flexible Option for Rental Income, Granny Suite, Live in Staff or Overflow Guests.

### PROPERTY FEATURES

#### BEDROOMS

- Total Bedrooms - 6

- Master Bedrooms -
- Suite -

#### BATHROOMS

- Total Bathrooms - 6

- Full Bathrooms -
- Half Bathrooms -

## OTHER ROOMS

- Entry Hall
- Fully-Equipped Gym
- Designer Kitchen
- Billiard Room
- Family Room
- Games Area
- Latgesitting Area
- Dining Area
- Great Room
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## INTERIOR FEATURES

- Extremely Spacious Home, With Its Soaring Cathedral Ceiling, Has A Large Open Plan Concept
- Completed With High Grade Finishes
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## EXTERIOR AND LOT FEATURES

- Located Desirable Community Nestled on the Coast Just Past Christophe Harbour
- Commanding Positon With a Glorious View of Sister Island Nevis Rising out of the Sea on the Horizon and Sporting its Fluffy Cloud Cap
- 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 : TBA m2 - TBA Sq.Ft.

## GARAGE AND PARKING

- Garage Spaces: 2
- Parking Spaces:

## BUILDING AND CONSTRUCTION

- Living : TBA m2 - TBA Sq.Ft.
- Year Built :
- Location :
- Topography : Elevated
- Levels or Stories : 2
- Structure Type : Villa
- Architectural Style : Contemporary
- 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

- Harbour Views
- 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 Km<sup>2</sup> (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.