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ESTATE AGENTS, VALUERS, AUCTIONEERS & SURVEYORS

502 ST. JAMES'S CLUB, MAMORA BAY, ANTIGUA OFFERS IN THE REGION OF US\$4,000,000



A substantial and palatial villa located atop a hillside in the prestigious St. James's Club and overlooking Willoughby Bay with the benefit of the prevailing Atlantic breezes.

The villa extends to about 6,500 square feet plus verandas, balconies and enclosed courtyards. The accommodation is flexible and can be used with 4, 5 or 6 bedrooms and 5 bathrooms plus several reception rooms.

The four car garage, approached across a brick paved drive and forecourt, includes a gym, utility room and storage and has a staff flat/guest accommodation above and the well cultivated garden, enclosed by protective walls, extends to about an acre. The main entrance to the villa is via an arched gate through a walled courtyard which leads to the upper floor and down a curved staircase to the double storey main reception room. The villa has a large pool set into a flagstone patio and which has its own shower and toilet facilities plus a casual dining area.

St. James's Club is an exclusive 100 acre resort and gated residential community. Residents have access to the resort facilities which, in addition to the beach, includes bars, restaurants, 5 tennis courts, water sports - sail and motorised, 6 swimming pools, a spa and a wellness centre.

The villa offers privacy, seclusion and security yet conveniently located within ten minutes of the shops, bars and restaurants of English Harbour together with the World Heritage site of Nelson's Dockyard. Villas of this nature rarely come up for sale.

The capital of St. John's with it's shops and international supermarkets is about a half hour away as is the international airport.

The villa is in need of mild updating and, therefore, the price is flexible and negotiable.

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