



Duffy & Company

+1 268 729 2020

office@duffy.ag

W1607 Woods Mall
St. John's, Antigua

www.duffy.ag

ESTATE AGENTS, VALUERS, AUCTIONEERS & SURVEYORS

ADMIRALTY HOUSE, TURTLE BAY, ANTIGUA

PRICE US\$1,150,000



A substantial and recently renovated detached villa in a rare secluded waterfront location in desirable Turtle Bay with 3 bedroom in the main house plus a 2 bedroom guest cottage. Direct beach access, landscaped grounds, a stunning pool with an outdoor kitchen on the pool deck.

An impressive residence set in a very private and secluded beachfront location, in Turtle Bay, one of English Harbour's most desirable neighbourhoods.

Being offered newly refurbished, fully fitted and sumptuously furnished with superb sea views, waterfront bathing, an excellent pool, outdoor kitchen, guest block, sweeping driveway, and garaging, it represents good value compared to some other English Harbour properties currently being marketed in the same price range.

The property has the benefit of being designed to take advantage of the cooling tradewind breezes with plenty of opening windows and French doors to allow natural cross ventilation.

For those days when there is little breeze, the property is fully air-conditioned with the benefit of a 12kW solar array with energy storage and back up electricity generation to facilitate living substantially off the grid. A significant long term investment to keep the running costs down.

With three bedrooms in the main residence plus a separate two bedroom guest cottage. The master suite is the full width of the upper floor of the main building accessed via a grand sweeping staircase and looking out to sea from balconies offering far reaching Caribbean vistas. Approached through remotely controlled electric gates leading to a sweeping circular driveway.

Price US\$1,150,000