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ESTATE AGENTS, VALUERS, AUCTIONEERS & SURVEYORS

THE BEACH HOUSES, TURTLE BAY ROAD, FALMOUTH, ANTIGUA

PLOT PRICES FROM US\$620,000 - CONSTRUCTION COST FROM US\$1,200,000



Choose your plot, choose your design and build your dream Caribbean beach front home.

Twelve plots and four designs, 3 & 4 bedrooms, all within a few steps of the beach.

Gated community with CCTV and manned 24 hour security and motion activated lights at beach access points for that midnight swim.

Owners association charge to cover maintenance of common parts, landscaping, security and other services. Villa management services also available to individual villas.

The Beach Houses site is a private hamlet in the northwestern corner of Falmouth Harbour. Envisioned for casual elegance with a high standard of construction, the Beach House villas will be surrounded by indigenous tropical vegetation.

With placement of each villa on the plot for best sun, view and trade winds, every property will enjoy a cloistered pool, deck and garden area including a private walkway to the beach.

In order to build your own personal retreat, alterations to the villa design may be desired and the 'Beach Houses' development offers the opportunity to discuss with project architect variations to the developer's plans or to introduce their own completely new design subject to conditions.

With the horizontal planks giving a classic beach cottage look, the imported 'hardieplanks' are extremely durable and weather resistant, giving a fresh look to the villas well into the future. Finishes include Egyptian stone floors, custom oversize doors and windows, luxury brass fixtures and touches that offer a high-quality neutral palette to which a purchaser's own personality and style can be added.

Solar water heaters and oversized cisterns for water collection, hurricane-proof glass and custom concrete tiles rated for Miami-Dade hurricane tolerance specifications.

The bars, restaurants and shops of English Harbour together with the World Heritage site of Nelson's Dockyard is about ten minutes drive. The capital of St. John's with its well stocked supermarkets and other stores is within about 30 minutes drive as is the international airport. Some of Antigua's best beaches are only a few minutes away.

PLOT PRICES FROM AROUND US\$620,000

VILLA CONSTRUCTION PRICES FROM AROUND US\$1,200,000

(Full price details in the developers' brochure)