

# **Description of Prime Property in the Caribbean**

## **Location**

Peak of Monks Hill/Horsford Hill viewing the most spectacular and magnificent panoramic view of the Caribbean which includes English Harbour, Falmouth Harbour, lush green valleys and green rolling mountains of Bogey Peak/Mount Obama range of Antigua and Barbuda which is an independent country in the English speaking Caribbean in West Indies.

## **Description of Views**

The view is the most breath-taking and spectacular anywhere. It is said to be not only the best in the country but one of the most magnificent views in the entire Caribbean. It is mentioned by many experienced writers and spectators that only privileged human beings will ever see such a view in their life time; while others have said that it is “the best view and landscape nature can ever present to the human eyes”.

## **Contour and Surface Area of Property**

It is more than 2.3 acres of land with more than an acre of hill-top Plot (Parcel No 253) and more than 1.2 acres of gentle buildable gradient land (Parcel No.145). **Every inch of the land has the same magnificent view described above.**

## **Road Access**

The property is easily accessible from the main road going towards English Harbour, through Liberta village. Present owner constructed a special road and a short up-hill drive-way to access the property from the most spectacular view side which one can enjoy while driving up to the property. This new road has been recently constructed through the Crown land to magnify the beauty of the private property.

## **Construction and Buildings**

Out of the two lots, parcel #253 area, being a little more than an acre of land, is well fenced with retaining Fort wall which was built in 2002 by the present owner with 200% strength to the engineers’ structural specifications, by drilling steel into the natural mountain rock and establishing the three to five feet wide footing with double strength re-enforced concrete. The wall has a column and a beam at every square foot of the construction. This retaining wall measures approximately 1200 feet circumducting the hill top for the feeling of full security at the top of the

mountain especially to offset any feeling of altitude phobia at that height. The wall has re-enforced additional columns, 18 inch wide, at every 19 feet. This retaining wall has a different height depending on the contour of the hill top starting from 4 feet going up to 14 feet height at places where the garden's land is prepared by putting manure and top soil in order to recapture land to increase the utility of surface and the construction area of the upper parcel at the hill top.

The entire retaining wall is topped up with heavy duty steel with chain-link fence which is according to the American specification for longest durability and to resist the great forces of hurricanes. The entire steel metal chain-link fence is rust coated to remain rust proof having plastic coating of green colour.

This retaining wall has been built with 12 inch concrete blocks, with 5/8 inch longitudinal steel at every 6 inch, and horizontal 1/2 inch steel which is binding the circumference together. This has consumed approximately 2500 cubic yards of highest strength concrete in filling of each 12 inch knock for re-enforcement.

**The property has a cottage, built-in utility building, a security gate-house with a high level over-head water tank and a power house which generates the electricity.**

### **Cottage**

4000 square foot double storey cottage which is again built on a solid rock with 200 percent re-enforcement to engineer's specifications, which has two cisterns for storage of water, a space for building a studio apartment on first ground floor on the higher 2<sup>nd</sup> level, vacation suite with full size bathroom, 20 feet x 20 feet large bedroom, kitchen, dining area and a large party area with a rain protected open dining area with bar, view and breeze. The entire cottage is built in upscale construction and has all natural stone green marble with full service kitchen having granite counters including the Arabian marble dining table and other luxury and elegant amenities for Caribbean good living. Outdoor living/party area has Spanish columns and the building has Greenheart wood roof of Guyana. This wood roof is covered with high grade galvanized steel.

### **Utilities**

Utility building is 225 square foot area which too has marble surfaces and double face basin. Utility building has treated Carib board roof covered with heaviest gauge galvanized steel and has built-in septic tank with natural field drain system to process septic for future buildings. It also has double utilities basin, shower and separate toilet, rest room and laundry areas to compliment next door a swimming pool in future.

## **Gate House Building**

This is approximately 378 square foot three storied building. The underground basement holds the 15 kilo watt Lister Perkin diesel generator. A water tank is at the top & one bedroom suit is on the top floor. The tank is placed on the highest level of the property for gravity irrigation of plants and garden, where as the power house at the basement floor absorbs the sound so you do not hear the generator at all. This building has its own cistern which pumps clean rain water with pressure to the bathroom/restroom of the top floor one-bedroom apartment.

## **Garden**

### **Palms and Coconut Trees**

The property is professionally landscaped with almost all variety of palm trees available to beautify the Caribbean land including Royal palms, Christmas palms, Beetle nut palms, Fox tail palms, Fern palms, Cardboard palms, Cuban Royal Palms etc. Most of the decorated palm trees have decoration lights to show their glory in nights, looking from bottom to up, during the dark and moonlight nights, which offers a King's view of the property.

### **Fruit Trees**

This beautiful property is developed by the present owner over eight years. He has planted all Hybrid fruit trees one can possibly think of that can grow on tropical land, including fruiting Mango trees which are all grafted and hybrid including Julie mangoes and the Caribbean grafted mangoes like Edward & Keith. Some of the mangoes were imported from overseas all the way from India and from the Caribbean horticulture nurseries to give high pulp, no-fiber fruits. Some of the mangoes are as heavy as 4 pounds and they grow bigger than a human head! The **jack fruit** tree was brought in from Jamaica, the bigger island in the Caribbean, which claims the geographic origin of this tree.

Three fruiting **Sapodilla** trees which were brought from their geographical origin country Trinidad and Tobago, claimed to be the land of origin of this tree in the history of plant kingdom.

Two loaded **lime** trees.

**Orange** trees.

Hybrid Fruiting **Tangerine** trees.

**Cashew Nut** tree and more than eight hybrid **coconut** trees of different sizes are loaded presently with sweet coconuts.

## **Decoration Plants**

The entire property is decorated with very colourful plants like multi coloured crotons, Ginger Lilly, Hiliconians brought in from the island of Dominica, ferns again imported from Jamaica and other Tropical Islands of the Caribbean.

The out side border of the property has full grown flowering, large plants like Flamboyant trees which are green all the year and give dark red and yellow flowers for three months during the summer season along with African Tulips which were brought in from Africa to give red carpet top in its season.

## **Hedges**

Flowering multi-coloured and variegated Bougainvillea and Jasmine hedges.

## **Spice garden**

The present owner of Indian origin has lived all his life in the Caribbean. He has planted all spice trees which were imported from spice island of Dominica, in the Caribbean including **nutmeg, bay leaves, pimento, oregano, Curry leaves, Basil** and others.

## **Vegetable garden**

This property has three areas allocated to built-in vegetable gardens which are fertilized by the organic manure developed and processed on the property by the long field-drain irrigation system, the ground has the top soil of 18 feet of manure on top of field drain to grow all seasonal vegetables one can think of like different kinds of **spinach, beans** which are grown on the fence, **lettuce, lady's finger(ochro), pumpkin, squash, zucchini, Bitter gourd(Karella)**, all the vines are grown on the steel fence in order to use the 1200 feet fence circumference for growing the beans, spinach and vegetables. The entire vegetable crops are organic-grown using natural insecticides by spray of neem leave water in order not to allow any chemical or insecticide to enter the property.

## **Irrigation System**

Is the oldest and conventional irrigation system of collecting the rain water putting into the concrete cisterns at a lower level and pumping water/dirty mud water to

the over head cistern at the gate house to feed all fruit trees, palms, vegetable gardens with root irrigation system.

### **Power**

The entire retaining wall has pre-cast one inch concrete built-in PVC life long pipes and electricity so that every corner of the entire property has 220 volts and 110 volts electricity 50/60 Hertz current with outdoor outlets for future approved plans.

### **Future Plans**

The upper parcel already has an approved 4 bedrooms, 4 bathrooms, approved plan with two storey and a basement, three storey luxury house with basement, each bedroom is 20'x20', large open Caribbean style living area, swimming pool. The pal took years to get approval with Antiguan protocols of Park authorities and the Development authorities of Antigua and Barbuda.

The lower land plan has open future options for a hotel or vacation cottage/ resorts in order for guests and visitors to enjoy the most magnificent view. Thus the future owner could maintain the property with the tourism industry in the Caribbean by renting eight or more cottages in the lower Parcel#145.