



# Duffy & Company

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**ESTATE AGENTS, VALUERS, AUCTIONEERS & SURVEYORS**

**ISLAND TIME, TURTLE BAY, ANTIGUA**

**PRICE US\$1,495,000**



A high quality four bedroom four bathroom detached villa. Designed by an award winning architect and extremely well built.

The main living area and master bedroom suite are on the upper level which is accessed directly from the parking area.

Offering the best of indoor outdoor living, the sliding folding doors allow the

cooking dining and living spaces to flow into the outdoor upper deck providing panoramic views across the turquoise Caribbean sea to the islands of Montserrat and Guadeloupe on the horizon and offer stunning sunsets.

A well fitted kitchen is situated at the rear of the living area with an adjacent utility room. Off the living area is the master bedroom with an en-suite bathroom. A second bedroom also with an en-suite bathroom, currently being used as an artists studio, completes the upper level accommodation.

A spiral staircase leads to the lower level where there are two further bedrooms, one with an en-suite bathroom. A further bathroom is located on this floor. French doors lead onto the sun decks and the pool. A substantial storage area is accessed from this floor.

Turtle Bay is a quite residential location about ten minutes drive from Falmouth and English Harbour with the World Heritage site of Nelson's Dockyard and about half an hour from St. John's and the international airport.

**Price US\$1,495,000**