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ESTATE AGENTS, VALUERS, AUCTIONEERS & SURVEYORS

WINDWARD ESTATES, ENGLISH HARBOUR, ANTIGUA

PRICES FROM US\$3,500,000



The best address in English Harbour.

Windward Estate is located next to Pigeon Point beach in the heart of the most coveted area on the island, English Harbour. The Windward Estate is a private gated residential development of 93 acres.

The land was passed down through the generations and underpins the ethos behind its development - quality and not density.

This ethos is also behind the recent changes at Windward. Within the last month not only have 4 plots gone under offer but multiple smaller plots have been combined to make larger plots, none smaller than 1 acre. The aim here is to protect the value of those 9 homes' already built and to maintain the sense of community. The last thing the homeowner or residents want is for the site to be over developed. This is the difference with a land owner who has a connection to the land and a developer who just wants maximum return.

The builder is the renowned Fausto Faterelli who built the west coast Galley Bay Heights where Georgio Armani's has his house. Fausto is also the builder behind Jumby Bay, a private island just off the coast of Antigua.

Plots start at \$1.4m for approximately 1.1 acres. Build costs, if I had to approximate, start at roughly \$2m for a 4 bedroom, 5000 square ft property but costs can vary wildly depending on the buyers chosen specification. To summarise, a plot plus house could be achievable for approx \$3.5m but houses on the development could cost north of \$10m, totally dependent on the client and what they wish to achieve.

There is one beach plot left, Plot 2. It has recently changed from 2 acres to 3 acres. All plots will have access to Windward Beach which is within the development but a beach plot means the beach is literally at the end of your own personal garden. The capital of St. John's is about 20 minutes drive as is the international airport with daily flights to the U.K., US, Canada and other destinations

Prices from US\$3,500,000