

LUXURY VILLA ENCLAVE NOW OFFERED FOR SALE

VILLA PARADISO, NEVIS, WEST INDIES

Now Offered at \$5.9 million USD



Overview

Villa Paradiso is a luxury resort enclave of seven completed homes designed by renowned international architect Adam Tihany built between 2003 and 2005. The homes are similar in style to Balinese dwellings structured out of block and masonry with cana thatched roofs. Each spacious home ranges in size from 3700 to 4100 square feet. The size of the land is 9-plus acres with 650 feet of Caribbean Sea frontage on Pinney's Beach, which is the most stunning shoreline on the island. It faces west towards the sunset year round and has striking views of neighboring St. Kitts and the Caribbean Sea.

The resort has been mostly built out with eight homes completed, one of them privately owned by the original developer. Two other foundations are in place. All completed units are fully furnished. Some of the beach amenities have been developed and have been used, including a small beach bar. The original plans called for an intimate seaside club and restaurant and tennis court, neither of which has been built to date.

The total length of the property from the entranceway off the island main road to the beach is approximately 1400 feet on a straight course on the north side; on the south side, it is a step-type configuration from the road to the beach.

Location

Property is located in the Paradise Estate area, St. Thomas Parish on the island of Nevis. The island is small, just 36 square miles in size with a population of about 11,000. The property is located within a mile of the Four Seasons Resort Nevis and its facilities, which include the famed Robert Trent Jones II Golf Course, the tennis courts, the spa, and restaurants. The property is also close to other activities on the island, such as diving, snorkeling, windsurfing, and biking, all based at Oualie Bay, a seven-minute drive from the resort. Within a 5-minute drive of Villa Paradiso, there are at least 10 restaurants, and various shopping venues. The west coast vantage point provides the best views available on the island, as it faces the Caribbean Sea and the undulating, ever changing mountains of St. Kitts.

The neighbors to the south include several churches: towards the west are the Catholic Church, the New Testament Church and the Anglican Church, and the land is the site of a large and historic cemetery. Adjacent to the property on the beach end is about 8 acres of vacant beachfront property at Paradise Estate, which is privately owned. On the north side there are lands part of the Colquhouns Estate, which are privately held, and one property near the main road, owned by a private owner.

Details

The configuration of the villas is as follows:

Villas 2, 3, 4, 6, 7: Four-Bedroom Villas

Villas 8, 9: Three-Bedroom Villas

There is a beach area accessible from a wooden ramp. On the beach, there is a small beach bar. There is a separate generator house and also a laundry building. A trailer-type structure houses the main office for the villas. There is also a small building that serves as an entrance guard gate. A generator building houses a very large diesel generator housed in its own building. The manufacturer is SDMO (www.sdmo.com) and the model numbers are GS500 and S4500. The generator can run the entire complex, including the air-conditioning.



Note: Information was accumulated from third party sources and Sugar Mill Real Estate cannot guarantee complete accuracy of information.

For more information, please contact:

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