



*Paradise found...*

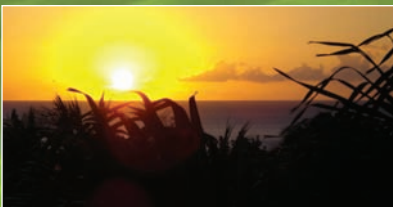
## The Concept

Sunset Ridge is situated on the gentle slopes of Mount Nevis, overlooking Cades Bay. The site enjoys uninterrupted views over the surrounding lowlands out towards the ever changing hues of the Caribbean Sea. The beautiful, quiet and very desirable beaches of Nevis are just a stone's throw away.

You have the unique opportunity to acquire a newly built and superbly presented detached villa set in its own secluded grounds of about 1/3 acre. Built in the traditional Nevisian style, the villas will enjoy individual pools with enviable views out towards St.Kitts and magnificent sunsets to the West. There will be private access to the development from the estate road which leads directly to the main road that circumvents Nevis. Within the villa complex, there will be mixed indigenous shrubs and specimen trees providing each villa with a high degree of privacy while avoiding isolation.

The villas will be built using modern construction techniques in the local style, thus exemplifying the traditional effect and scale of old Nevisian homes. Each villa will be surrounded by a verandah on two sides and will comprise of one en-suite master bedroom, enjoying triple aspect fenestration, two further en-suite bedrooms, and an open plan living/kitchen-dining area.

The villas can be purchased for private residence or can be placed for rental with the LiveNevis Developments Rental Company to maximize your investment while still maintaining complete control of desired times of use.



**t** 0800 707 6691 **or** +44 1435 860660 outside the UK  
**e** [info@livenevis.com](mailto:info@livenevis.com) **w** [livenevis.com](http://livenevis.com)

# The History

Nevis is known as the 'Queen of the Caribbean' for good reason; this unspoiled Caribbean island fringed by soft golden beaches is pure bliss. Peace, security and friendly people are its virtues.

Nevis is steeped in history and in honour of this we have named our two villa types, The Columbus and The Nelson.

Christopher Columbus was the first Western person to lay eyes on Nevis. He mistakenly thought that the cloud cover that often shrouds Nevis' peak was snow. The Spanish word for snow is 'nieves', hence the word Nevis.

In 1787 Horatio, Lord Nelson married a Nevisian beauty, Fanny Nisbet, under a silk cotton tree at Montpelier Estate. Today it is a popular destination for tourists. The Nelson Museum created in his honour depicts life on Nevis during his time and is well worth a visit.

Development on Nevis has taken a slow and steady course since the government's recent decision to move away from sugar exportation. Expatriates began to discover the island during the 1970's when life was still very simple. Today, Nevis enjoys all the conveniences of modern life but still maintains its traditional spirit. As other places grow and become congested, Nevis has remained small and plans to retain its exclusive qualities.



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# The Development



This site plan illustration is for guidance only, and may be subject to alteration/improvement.

# The Nelson

An unrivalled opportunity to acquire a newly built and superbly presented detached villa set in its own secluded grounds of 1/3 acre within the beautiful resort of Sunset Ridge, Cades Bay.

The Nelson enjoys its own pool with enviable views out towards St.Kitts and the quiet and highly desirable beaches of Nevis.

Built in the traditional Nevisian style, the villa has a light and spacious open plan living/ dining room leading to a fully equipped kitchen with state of the art appliances, fixtures and fittings. The reception room has two locally crafted hardwood doors opening onto a large westerly facing verandah.

Downstairs there are two double bedrooms each with an en-suite shower room. Upstairs is a fabulous master bedroom suite with a dressing room and en-suite bathroom. This suite has its own balcony where the sun can be seen setting out towards the West.

All floors are made of hand laid imported tiles. With air conditioning making living as cool as it is easy.

LiveNevis Developments are pleased to offer you the choice of three furniture packages each designed to make your villa your home.



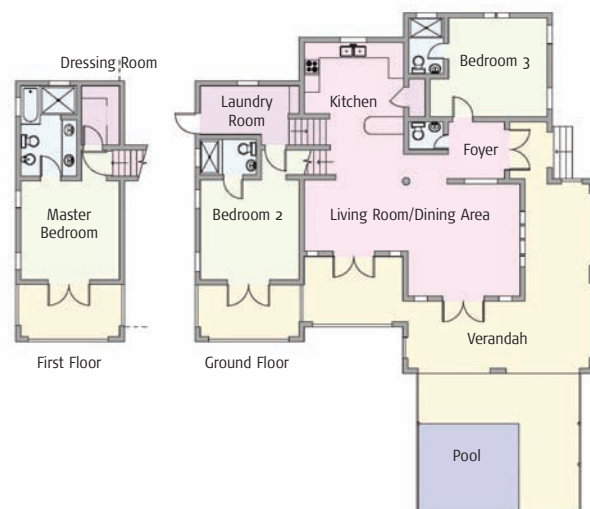
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# The Nelson

## Room sizes

Foyer	6ft x 8ft
Kitchen	10ft x 14ft
Laundry Room	7ft x 14ft
Master Bedroom First Floor	14ft x 14ft
Master Bedroom En-Suite	10ft x 8ft
Dressing Room	6ft x 8ft
Bedroom 2	14ft x 14ft
Bedroom 2 Shower Room	9ft x 6ft
Bedroom 3	14ft x 14ft
Bedroom 3 Shower Room	9ft x 6ft
Living Room	16ft x 16ft
Dining Area	10ft x 14ft
Verandah	892 Sqft (total)
Pool	10ft x 15ft



# The Columbus

A unique opportunity to purchase a brand new and beautifully appointed villa only a short walk from the quiet and highly desirable beaches of Nevis.

The Columbus is a spacious three bed villa with its own pool set within well planned grounds which extend to approximately 1/3 acre. The villa features a light, spacious reception room with two sets of locally crafted hardwood doors opening onto a large wrap around verandah. The Columbus also boasts a fully equipped kitchen with state of the art appliances, fixtures and fittings.

Built in the traditional Nevisian style, the dwelling has three ground floor bedrooms each with modern en-suite facilities and doors out onto the verandah. All floors are made of hand laid imported tiles. With air conditioning making living as cool as it is easy.

LiveNevis Developments are pleased to offer you the choice of three furniture packages each designed to make your villa your home.



Image shown is a computer generated illustration



# The Columbus

## Room sizes

Foyer	6ft x 8ft
Kitchen	10ft x 14ft
Laundry Room	6ft x 6ft
Master Bedroom	14ft x 14ft
Master Bedroom En-Suite	10ft x 8ft
Dressing Room	6ft x 6ft
Bedroom 2	12ft 6in x 14ft
Bedroom 2 Shower Room	9ft x 6ft
Bedroom 3	12ft/6in x 14ft
Bedroom 3 Shower Room	9ft x 6ft
Great Room	18ft x 18ft/2in
Verandah	1200 Sqft (total)
Pool	10ft x 15ft

