



ESTATE AGENTS, VALUERS & SURVEYORS

Richard Watson MRICS - Chartered Surveyor

VILLA CHAMPAGNE, GALLEY BAY HEIGHTS, ANTIGUA US\$3,450,000 Offers



A rare opportunity to acquire one of the finest residences in Antigua, if not the entire Caribbean, on the market for the first time ever.

Constructed five years ago to the highest standards, exquisitely designed and fitted, a showpiece of the best of Italian design.

To be sold fully furnished with a range of high quality modern European furniture and beautifully presented.

This fabulous villa offers total privacy and seclusion in exclusive Galley Bay Heights, a private estate of

just 20 discretely positioned villas with stunning views over one of the most attractive and otherwise undeveloped coves in Antigua and across an aquamarine Caribbean Sea to the neighbouring islands.

Entering Galley Bay Heights through a private gated drive with 24/7 security and accessed from the rear with private parking and further secure closely fenced and remotely operated gates the property is totally concealed from prying eyes.

The residence comprises an expansive master suite with a private study adjoining the living areas all of which are on one level, with four more spacious guest suites contained in a separate two storey guest building across a beautifully landscaped courtyard. All the bedroom suites have private covered verandahs with stunning sea views and are fully air-conditioned.

The open plan living areas, complete with a further guest cloakroom and cathedral ceilings for comfort cooling, are furnished with the best of contemporary Italian and German furniture. The kitchen is a masterpiece of design and efficiency, with stone work-surfaces and the highest quality appliances. Leading from the master suite and living areas, the covered pool deck is fitted with a further outdoor kitchen, and spacious lounging and dining areas for al-fresco entertaining.

The infinity pool sits between two open sun decks and has a deep end for diving. On the lower level are an awesome home projection cinema with Bose surround sound, and separate fully equipped and air-conditioned gymnasium.

The living accommodation is complemented by a separate maids quarters comprising a further bedroom suite, laundry, storage rooms, service corridors, and a double car underground garage.

In total the residence extends to 9,000 sq ft (850 m²) set in beautifully landscaped grounds of two thirds of an acre (2500m²) with direct private access to a small sandy beach

Available freehold, fully furnished and equipped.

Offers around US\$3,450,000. Must be seen.

The Officers' Quarters, Nelson's Dockyard, English Harbour, Antigua, West Indies | +1 268 788 4433