



ESTATE AGENTS, VALUERS & SURVEYORS

Richard Watson MRICS - Chartered Surveyor

VILLA SUSANNA, NONSUCH BAY, ANTIGUA

PRICE US\$5,950,000



Villa Susanna is a fabulous example of the best in Italian design and furnishing. With 3 sumptuous suites in the main house plus a separate guest studio. Set within 12 acres of grounds with uninterrupted panoramic 360 degree vistas across green rolling hills and from the pool deck across the turquoise waters of Non Such Bay to idyllic Green Island with hardly any other properties in sight.

The open plan living room has high vaulted ceilings flooded with natural light, and a separate dining kitchen with the highest quality appliances and designer fittings.

The master suite opens onto it's own private deck and includes a vast bathroom with a walk-in marble clad shower that can be partially filled with water to become a bath.

Beautifully designed and fitted dressing rooms complement the master suite. Two further guest suites, plus a gym and maids quarters complete the main house. The separate guest studio lies alongside the pool

The rear pool deck has covered lounging and al-fresco dining areas with plentiful spaces to lounge in the sun and enjoy the views across fabulous Nonsuch Bay.

A hard tennis court which can also be converted to a soccer pitch sits in the landscaped grounds which are discretely lit by architectural lighting at night.

The property is approached through remote controlled electric gates, and thence along a long winding drive, with remote garaging for four cars and has the benefit of capacious water storage and a back-up generator. With computer controlled systems to manage the lighting, security and air-conditioning Villa Susanna is at the leading edge of modern living.

The 12 acres of land surrounding the villa offer the potential to develop four further properties discretely within the grounds without adversely affecting the privacy and seclusion that Villa Susanna currently enjoys.

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