



ESTATE AGENTS, VALUERS & SURVEYORS

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## SEA LA VIE, SUGAR RIDGE, ANTIGUA

**US\$2,600,000**



*Sea La Vie* is a new build 4 bedroom 4.5 bathroom detached luxury villa with an infinity pool in an elevated position in the exclusive Sugar Ridge gated resort on the famed west coast of Antigua, boasting panoramic views across the turquoise Caribbean Sea, stunning sunsets and a choice of unspoilt and undeveloped powdery white sandy beaches lined with palm trees. Completion is due in April 2023.

Sugar Ridge is an impressive residential luxury development covering forty-three acres of sloping parkland on the Southwest coast of Antigua. This desirable gated community offers privacy, tranquility and peace of mind while being located just ten miles from the capital of St. John's, twenty five minutes from VC Bird International Airport and just a stones throw from some of the best beaches on this beautiful Caribbean island.

The Sugar Ridge Resort is separate to this exclusive luxury development and encompasses all the usual amenities, including a new Italian restaurant and bar, two large swimming pools and a state of the art Cybex gym to use.

*Sea La Vie* is designed with a stunning blend of modern innovation and classic Caribbean design. With vaulted ceilings, wood porcelain tiles, and top-quality aluminum louvered windows and doors to take advantage of the cooling tropical breeze passing over the ridge toward the Caribbean Sea. In addition, *Sea La Vie* comes complete with a large pool and swim-up bar, ideal for year-round indoor / outdoor living and entertainment.

### **Kitchen:**

The white kitchen features modern European cabinets, 36" fridge, cooktop stove, dishwasher and double ovens. The waterfall island in the centre has a seamless Quartz worktop. All cabinets have LED lighting, including toe kicks giving the kitchen that extra special lighting and ambiance.

### **Bedrooms:**

The master bedroom is slightly larger than the other three bedrooms and is situated away from the pool area for more privacy. The three other ensuite rooms are equal in size, and all the rooms on the property have spacious, fully tiled bathrooms with twelve-inch square rain showers and double vanity sinks, plus fully fitted walk-in closets.

### **Pool:**

The pool is fully tiled, heated for the cooler months, and has four seats at the swim-up bar plus an infinity edge. The built-in bar area is the best place to enhance your enjoyment of your outside space, which comes complete with a built-in BBQ, fridge, ice machine (optional extra) and sink. Perfect for poolside alfresco lunches, evening cocktails and all-day relaxing.

### **Outside Space:**

The outside space will be fully fenced with a four-foot fence and have a gated remote-controlled entrance. The property will have a complete backup generator to run the property in the event of a power outage. There is covered parking for two cars and additional parking for another two vehicles.

The house design reflects a considerable amount of thought to integrate all aspects needed for indoor-outdoor living. The flow between the areas has been carefully laid out to maximise the space and create a tranquil Caribbean paradise with views over the west coast of Antigua and the Caribbean Sea.

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