



## ESTATE AGENTS, VALUERS & SURVEYORS

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### **PALM VILLA, SUGAR RIDGE, ANTIGUA**

**US\$2,100,000**



Palm Villa is a recently refreshed 3 bedroom 3.5 bathroom villa built 7 years ago in the exclusive gated Sugar Ridge residential resort in an elevated position on a hillside with panoramic views and stunning sunsets over the Jolly Harbour marina and across an azure sea on Antigua's famed west coast.

Built to demanding standards, exquisitely designed and detailed, the villa which extends to over 2,800 sq ft and comprises the master bedroom suite plus two guest bedroom suites each with luxurious bathrooms, king size beds and large closets, all with ocean views. The

master suite plus one guest suite are on the main level, the third bedroom suite is on the lower level. A cloakroom and large store room complete the accommodation. The interior accommodation is fully air-conditioned.

The picture windows slide back into pockets in the walls opening up the open-plan indoor living spaces with their cathedral ceilings and Italian designer kitchen to the outdoor al-fresco living spaces

Outside there are shady covered verandahs for lounging and dining leading to open sun decks by the infinity pool and a gazebo, the perfect place to sip cocktails while watching the stunning sunsets.

Palm Villa sits on a fully fenced and gated plot of 0.45 acres with plenty of space to add a further 2 bed guest villa. The outdoor decks are totally private and secluded and the villa is being sold fully furnished with designer furniture, turnkey.

Sugar Ridge is a stunning and unique development, located in a gated 43 acre estate on the west coast of Antigua with 24 security and offering a peaceful retreat in a gated and secure residential community.

The beautiful white sandy Jolly Beach adjoining the Jolly Harbour marina golf resort is little more than a stone's throw away, just one of several spectacular beaches close by along with a fine selection of beach bars and restaurants.

The nearby Jolly Harbour Marina Golf residential resort offers a good selection of local amenities including a supermarket, banks, car rentals, doctors surgery and pharmacy in addition to the marina and golf course. The capital St Johns is no more than 15 minutes drive and the international airport is just 30 minutes away.