



# ESTATE AGENTS, VALUERS & SURVEYORS

Richard Watson MRICS - Chartered Surveyor

## FAIR WINDS, SUGAR RIDGE, ANTIGUA

**PRICE US \$1,600,000**

Fair Winds is a beautifully presented 4-bedroom 4-bathroom villa built 4 years ago in the exclusive gated Sugar Ridge residential resort occupying a commanding position on a hillside with panoramic views and stunning sunsets over an azure sea on Antigua's famed west coast.

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Built to demanding standards, exquisitely designed and detailed, the villa which extends to over 3,200 sq ft comprises the master bedroom suite plus one guest bedroom suites each with luxurious bathrooms and king size beds on the main level, all

with ocean views, the third bedroom suite plus the fourth bedroom currently being used as an office are on the lower level. A cloakroom and large sort room complete the accommodation.

The picture windows slide back into pockets in the walls opening to the 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 sundecks by the infinity pool and a gazebo, the perfect place to sip cocktails while watching the stunning sunsets. There is even an outdoor kitchen with a wood fired pizza oven and BBQ.

Fair Winds sits on one of the larger plots in Sugar ridge where the outdoor decks are totally private and secluded and is being sold fully furnished with an eclectic selection of designer furniture and high-quality artworks.

Sugar Ridge is a stunning and unique development set around a 60-room boutique spa hotel with fine dining and designer retail outlets. It is located in a 43 acre estate on the west coast of Antigua 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.

Jolly Harbour offers a good selection local amenities in addition to the marina and golf course. The capital St Johns is no more than 15 minute drive and the international airport is just 30 minutes away.

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