



ESTATE AGENTS, VALUERS & SURVEYORS  
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## EMERALD COVE – HILLTOP ESTATE TEXT

### DEVELOPMENT OPPORTUNITY

Situated on a 3-acre hilltop with stunning views across the turquoise waters of Nonsuch Bay to uninhabited Green Island and cooling trade wind breezes. This estate is within the secure gated Emerald Cove resort, once the pinnacle of Italian design within the Caribbean but sadly now somewhat neglected.

Moves are afoot to resurrect the glamour of the resort however the Hilltop Estate must be sold as soon as possible hence the massively reduced price. Once listed for USD 15m **NOW JUST \$8.2m.**

The Hilltop estate comprises four detached villas totaling 17,000 sq ft containing 15-bedroom suites, 2 swimming pools with sun decks and a gym. All of which can be separately gated from the rest of the 200 acre Emerald Cove resort, initially developed in the early 2000's with fine white sandy beaches, a boutique hotel, beach club with restaurant, beachfront bar, a stunning swimming pool, and a proposed golf course with other private residences including the 35,000 sq ft Berlusconi estate on the adjacent hilltop.

New development partners are currently appraising the reimagining of the Emerald Cove resort and once that happens this Hilltop Estate is conservatively estimated to be valued at US\$ 20m so come and grab a bargain while you still can.