



## Luxury 5 Bed Villa For Sale in Grenada West



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 2,285,000

### Elhelyezkedés

Ország:	Grenada
Feladta:	2023. 11. 28.
Leírás:	Luxury 5 Bed Villa For Sale in Grenada West Indies

Esales Property ID: es5553961

### Property Location

Saint David's  
Grenada  
West Indies

Price in Dollars \$2,499,500

### Property Details

'FIDDLERS GREEN' GRENADA, WEST INDIES  
YACHTING MECCA OF THE SOUTHERN CARIBBEAN:  
DEEP WATERFRONT:

JETTYBOAT/YACHT DOCK IN SAFE PROTECTED HARBOR , SECLUDED BAY

RARE OPPORTUNITY TO OWN ACCESS TO THE CARIBBEAN SEA & SOUTH ATLANTIC  
OCEAN FROM YOUR BACK DOOR. 30 FOOT JETTY CAN ACCOMMODATE  
APPROXIMATELY A 9 FOOT DRAFT 2.74 METERS, VESSEL ON A MED. MOORING.  
HURRICANE SAND SCREWS IN PLACE. THERE IS AN APPROXIMATE 12 FOOT 3.65 METERS



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## CHANNEL LEADING TO THE JETTY.

### POSSESSION

Quick possession upon Buyers obtaining Alien Landholders License & Settlement.  
Additional Photos & Links available upon request.

### DETAILS OF HOME

#### COLONIAL FRENCH WEST INDIAN STYLING: EXTENSIVE USE OF EXOTIC WOODS: FRENCH DOORS:

Nestled in the rolling hills of the Parish of St. David's, Grenada. Our home is a tropical retreat located on .5 acres plus, 23,540 square feet/ 2157square meters of gently sloping gardens leading to the sea. Design is reminiscent of French West Indian/ Traditional/ Colonial but with all the modern comforts. Exquisitely clean property.

The courtyard discreetly conceals the Pool from the street, and passersby tucked behind heavy tropical wooden garden gates & doors and framed by lush landscaping. There are panoramic bay views, and a dramatic backdrop of rolling hills in the distance. Abundant flowering gardens lovingly maintained. The house is surrounded with three covered decks and extensive lawns, with many mature tropical fruit bearing trees including banana, citrus, and pomegranate. The home features an open gourmet kitchen (all appliances convey upstairs, as well as downstairs kitchen.) The dining area is for six or more, as well as dining for larger parties on three covered decks. Large living/family room with open kitchen dining and bar area. Designer colors used throughout the home. The Master bedroom has a queen bed and an infinity view of the reef beyond. Three additional bedrooms, plus multipurpose room/at home office off the pool or downstairs. Enjoy a nap in the Garden Room with cool breezes any time of the day or night. Ample sized rooms and storage areas. Marble countertops in Master Bath. Wheelchair accessible upstairs & downstairs. High speed internet and security system in place.

### DETAILS OF NEIGHBORHOOD & PLACES NEAR BY

**PRIVATE:** Gated Community with security on Private Peninsula. (View Plat)

**BEACHES:** 5 beaches within a ten-minute walk from the subject property. (View Plat)

Within a 20-minute drive of home you will delight in the sugar white sands of world famous Grand Anse Beach voted one of the top 7 beaches in the world by the luxury travel magazine, Conde Nast.

**AIRPORT & MEDICAL:** Morris Bishop International Airport, St. Augustine's private hospital & two emergency nurses' stations, major shopping of Spiceland Mall & the Esplanade Mall at the cruise ship terminal, plus a 9 hole golf course with an excellent restaurant all within a 20 minute drive as well as St. George's Medical & Veterinary School. **NOTE:** Earlier in 2023 the Grenadian government announced the approval of a new Medical Teaching Hospital to be built within 10 minutes of the subject property.

**A LITTLE FARTHER AWAY:** For extra night life away, and a change of pace, Barbados is only a fifty-five-minute flight from Grenada. Carriacou, our stunning 'Sister Island' to the north, is only a short hour and a half to two hours sea voyage aboard a high-speed ferry, from St. George's harbor.



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**TRANSPORTATION:** A ten-minute walk to the bus station.

**CONVENIENCES:** There are two grocery stores within 8 minutes, and restaurants. A little farther away there are bakeries, gas stations, pharmacies, music lessons & fresh fruit stands. Fresh from the sea, seafood delivered by the fishermen, straight to your door occurs with pleasure.

**NATURE PRESERVE:** Live in peaceful harmony within our private protected Nature Preserve in the rolling hills of our private gated community of Westerhall Point.

**MARINE FACILITIES:** Two Boat Yards/Haul Out facilities, and Marinas, with restaurants and happy hour daily.

**NEIGHBORS:** Classy 'high end homes' where the residents are doctors, judges, pilots, attorneys, professors from the St. George's Medical School, and local business owners, most in the mature years of their lives, with a sprinkling of younger families as well.

**PRIVATE ISLAND:** The private island of Calivigny is about four miles ( as a crow flies) and is owned by a Frenchman, George Cohen & wife. The rates are \$ 130,000 US per night ( but then again – it's all inclusive smile.

**STAFF:** Hired help live close by, and rates are still very affordable.

## YEAR BUILT: REASON FOR SALE: ABOUT THE OWNERS

**YEAR BUILT:** 2008: Construction was supervised personally, during all stages of construction, daily by the Owners/Builders of this magnificent seaside home while they lived aboard their catamaran.

**REASON FOR SALE:** Age-Related.

**ABOUT THE OWNERS:** A Retired Merchant Marine Captain and real Estate Broker/Builder wife lived and sailed the turquoise waters of the Caribbean for seventeen years beginning in 1989. Later they established, through their church at Grace Lutheran, an empowerment program for young underprivileged girls of the island. They have also mentored five island children.

## ENGINEERS & ARCHITECTS

**ENGINEERS:** Work was drawn & monitored by Grenadian Master of Science/ Civil Structural Engineer, Kendrick Gabriel and British/ Grenadian Structural Mechanical Engineer, Alan Messenger.

**ARCHITECT:** Architectural Design by Owners/Builders, & Grenadian Architect involved with this project, Eric Johnson of Grenada.

## MEASUREMENTS & ROOMS OF THIS SPACIOUS HOME

All measurements are 'Interior Measurements.' All measurements are under the roof. Updated Oct 04 2023.

All measurements are approximate. Most rooms overlook the sea.



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## UPSTAIRS:

Entry Foyer/Storeroom & Laundry Room: 16'x18'4"

Garage 2 Car with work bench area 20'20'

## UPSTAIRS: CONTINUED

Garden Room/Entry foyer: 9'10"x 45' Includes Stairway to Downstairs

Powder Room: 4'4" x 7'4" + Powder Room Shelves 1'6" x 1' 8"

Livingroom: 15'6"x 26' Overlooking the Sea

Dining Room & Bar: 13'6"x 26.4 Overlooking the Sea

Master Bedroom/Bath/Dressing Room/Closets: 15'4"x 40' + Extension to Shower 3'2x 5'9"  
Overlooking the Sea

Outdoor Bath Extension/Porch with sink: 4'x7'

Kitchen/Gourmet Galley Kitchen, with Pantries: 9'5"x 25' Overlooking the Sea

## UPSTAIRS: SEPARATE ROOM:

Arawak Room: Bedroom & Bath off Pool: 10'2"x26'6" At Home Office/Multi use room,  
Overlooking the Sea

## UPSTAIRS CONTINUED: COVERED PATIO AREAS:

Balcony: 10'x28' Overlooking the Sea

Pool Deck facing tropical gardens 13'x45'8" Overlooking the Sea

Lani/Indoor/Outdoor Patio With Wooden Louvers: 17'x26' Overlooking the Sea

POOL: 13'x 24 Overlooking the sea Depth Max 5.5 feet

1.67 meters

## DOWNSTAIRS:

Foyer & 2 large Closets 10'6"x15'10'

Front Bonus Closet: Separate from Foyer: 14'8"x15'6" Overlooking the sea

Bedroom/At Home Office/Bath/Kitchenette: 15'9"x24' Plus Shelf area 2'2"x 4'6"

Livingroom: 12'4"x21'6" Overlooking the Sea

Dining Room/Kitchen 15'5"x19'6" Plus 3'9"x6' hall : Overlooking the sea

Back Bonus Closet: Store Room: 8'2"x13'5" – jut for Stairs 4'x6'

Bedroom/Shower/Sink Area: AKA: Qua Room: 13'6"x21'9" Overlooking the Sea

Bath: of Qua Qua Room: 6'3"x10'6" Overlooking the Sea

Bedroom: AKA Petit Bacye Room/Bath 13'6"x15' Overlooking the Sea

## DOWNSTAIRS: ADDITIONAL STORAGE AREAS/WORKSHOP ECT:

Sail Loft/ Storage Room/At Home Gym: 7'10'22'

Workshop & Equipment Storage Room: 7'10"x 21

Gardners room

## DOWNSTAIRS CONTINUED: COVERED PATIO AREA:

Balcony: 3'7"x27'9" Overlooking the Sea



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## SEA PAVILION: LOCATED JUST AT WATERS EDGE:

Sea Pavilion: Irregular measurements. Overlooking the Sea

## SEA PAVILION CONTINUED: PATIO AREAS:

Covered Patio 13'x31' Plus 7'x15. Overlooking the Sea

## TOTAL SQUARE FOOTAGE: Interior Measurements under roof:

Living space 5,520 Square feet 513 square meters.

Covered Porches: 2,433 Square feet 226 square meters. Garage 400 square feet 37 square meters.

Sea Pavilion: 400 Square feet 37 square meters.

4 Buildings Total.

## RENTAL/LETS & AIRBNB POTENTIAL

Desirable, high-end property. Money machine/Ideally located for exclusive holiday Lets/Rentals or Seasonal Rentals/Lets. Private Guest Suites with separate entrance, 2 Bedrooms 2

Baths/Kitchen/Dining/Living Room. Sea Pavilion/Boat House diversified uses. Extensive entertainment possibilities with both.

## WHO THIS HOME WOULD MOST APPEAL TO

Yachties, blue water sailors, divers, deep sea fishermen, swimmers & marine oriented people.

Value for Dollar/Pound/Euro, people who understand the exceptional value of this exceedingly strong, well-built home in this type of neighbourhood.

Independent, free spirited, non-conventional, 'think outside the box' adventurer type. Individuals who love sophistication but appreciate casual elegance.

Nature/animal lovers, beach goers, hiking and climbing, outdoors men and women.

Exotic wood lovers.

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### Gyakori

Hálószobák:	5
Fürdőszobák:	7
Kész négyzetméter:	513 nm

### Building details

Outdoor Amenities:	Pool
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### Lease terms

Date Available:

### További információ

Weboldal URL:	<a href="http://www.arkadia.com/UAJM-T2255/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/UAJM-T2255/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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# IMLIX

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<https://www.imlix.com/hu/>

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## Contact information

IMLIX ID:

18703-es5553961

