



Excellent Plot of land for sale in Trinity Saint Kitts and Nevis



Agent Info

Naam:	Niall Madden
Bedrijfsnaam:	Esales Property Limited
Mistlampen:	United Kingdom
Experience since:	2002
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefoon:	
Languages:	English
Website:	https://esalesinternational.com

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 59,847.89

Locatie

Aanbevolen Auto Onderdelen:	St Kitts and Nevis
Adres:	Trinity Palmetto Point Parish
Geplaatst:	21-08-2025
Omschrijving:	Excellent Plot of land for sale in Trinity Saint Kitts and Nevis

Esales Property ID: es5554740

Lot 385 East West Farm Housing Development

West Farm, Trinity, St kitts.

An unparalleled opportunity awaits in the heart of Saint Kitts with this prime development land. Situated in the desirable East West Farm Housing Development within the parish of Trinity Palmetto Point, this property offers a blank canvas for your Caribbean dream. Spanning a generous 6,000 square feet, the land is already cleared, fenced, and presents an immediate building opportunity without the typical delays associated with preparing a raw lot. This is a significant advantage, allowing a new owner to move straight to the design and construction phase of their residential project.

The parcel, designated as Lot 485, is nestled in a tranquil and well-established neighborhood known for its peaceful atmosphere and convenient location. The East West Farm area in Trinity is an attractive residential zone, offering a balance of serene island living with easy access to the main road network, connecting residents to the capital city of Basseterre and the island's other amenities. This strategic



position makes it an ideal spot for a permanent residence or a vacation home, providing a perfect base for exploring the rich culture and natural beauty of Saint Kitts. The convenience of a pre-prepared building site, complete with fencing, not only saves time and money but also provides a sense of security and a clear definition of the property's boundaries, a valuable feature for any new homeowner.

The financial aspects of this offering are equally compelling. The property tax for the current year has been paid in full, removing an immediate obligation for the new owner and streamlining the transfer process. This detail, while seemingly minor, reflects a well-maintained and ready-to-go property, indicative of a responsible ownership history. The asking price for this 6,000 square foot parcel is EC\$160,000. It is important for prospective buyers to consider the prevailing real estate market and the benefits of a prepared lot when evaluating this price. Land prices in Saint Kitts can vary significantly based on location, size, and readiness for development. For non-nationals, it is also crucial to be aware of the legal requirements for property purchase, which may include obtaining an Alien Landholding License. This process, along with other associated fees such as stamp duty and legal fees, should be factored into the overall cost of the acquisition.

Saint Kitts and Nevis, as a two-island nation, offers a unique investment landscape. The real estate market is robust, driven in part by a strong tourism sector and the country's Citizenship by Investment (CBI) program. While this particular property may not qualify for the CBI program, its location in a developing residential area offers significant potential for appreciation. The cost of construction on the island can be a key consideration, with estimates for turn-key projects averaging between US\$250 to US\$300 per square foot. Therefore, a 6,000 square foot lot provides ample space for a substantial family home while remaining a manageable size for a new build. The proximity to essential services, schools, and recreational areas, combined with the property's readiness, makes Lot 485 an exceptionally attractive investment for anyone looking to establish a foothold in the thriving Saint Kitts real estate market.

About the Area

Trinity is a small village located on the southwestern coast of the island of Saint Kitts, which, along with the nearby island of Nevis, makes up the two-island nation of Saint Kitts and Nevis. This charming village serves as the capital of the parish of Trinity Palmetto Point. The parish is known for its dramatic coastline, featuring a mix of black volcanic sand beaches and rocky shores. The terrain transitions from coastal lowlands, historically used for sugar plantations, to lush, tropical forests in the more mountainous interior. Trinity itself is situated west of the capital city, Basseterre, along the main road that connects it to Old Road Town.

The history of the parish of Trinity Palmetto Point is deeply intertwined with the colonial past of Saint Kitts. The area was once home to two of the island's largest forts during British rule, located at the prominent coastal points of Bloody Point and Palmetto Point. The villages within the parish, including Trinity, have a rich cultural history. For example, the village of Challengers was the first to be founded by formerly enslaved Africans after emancipation. Today, the area is an important hub for education, hosting several major universities that attract international students and faculty, contributing significantly to the local economy and culture.

The economy of Trinity, and the wider parish, is supported by both tourism and education. While the



nation as a whole has shifted away from its historical dependence on sugar production, Trinity Palmetto Point has seen growth in its tourism sector with the opening of boutique hotels and other accommodations. The presence of universities also plays a crucial role, drawing a steady stream of people to the area. This blend of historical significance, natural beauty, and modern development makes Trinity an integral part of the vibrant life on the island of Saint Kitts.

The nearest major airport to Trinity, Saint Kitts and Nevis is Robert Llewellyn Bradshaw International Airport (SKB). Located in the country's capital, Basseterre, the airport serves as the primary international gateway for the nation. It is a short drive from Trinity, making it a convenient point of arrival and departure for travelers visiting the village and the surrounding areas. The airport handles both international and regional flights, connecting Saint Kitts to destinations in North America, Europe, and other Caribbean islands.

Main Features

- * 558 m² of land for development (6000 sqft)
- * Excellent location close to many amenities
- * Stunning views.
- * Huge Potential in the rental market if developed on.

Contact us today to buy or sell your property in Saint Kitts and Nevis fast online.

Algemeen

Afgewerkte vierkante meter: 538 m²
Lot Afmeting: 538 m²

Lease terms

Date Available:

Additionele informatie

Virtual tour URL: <https://www.youtube.com/embed/8H268yO9udw>

Contact information

IMLIX ID: IX7.451.942

