



## Excellent 4 Bed House for redevelopment for Sale in Madras Trinidad and Tobago



### Agent Info

|               |  |
|---------------|--|
| Naam:         | ArKadia  |
| Bedrijfsnaam: |  |
| Mistlampen:   | United Kingdom   |
| Telefoon:     |  |
| Languages:    | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Advertentie details

|                |                 |
|----------------|-----------------|
| Vastgoed voor: | Koop            |
| Prijs:         | USD 1,172,314.6 |

### Locatie

|                             |                     |
|-----------------------------|---------------------|
| Aanbevolen Auto Onderdelen: | Trinidad and Tobago |
| Postcode:                   | 510234              |
| Geplaatst:                  | 21-08-2025          |

Omschrijving:

Excellent 4 Bed House for redevelopment for Sale in Madras Trinidad and Tobago

Esales Property ID: es5554742

Boy Cato Road

Light Pole number 62

Madras Settlement

Cunupia

Trinidad and Tobago

A Premier Development Opportunity in Central Trinidad

Situated in the heart of Central Trinidad, this property presents an exceptional opportunity for an ambitious redevelopment project. Located just a ten-minute drive from Piarco International Airport, the site combines accessibility with immense potential. This is a chance to acquire a significant piece of land with an existing structure, offering a unique canvas for a visionary developer or a homeowner seeking to create a bespoke residence. The property spans 2.71 acres, providing ample space for expansion, landscaping, or even a future housing project. The existing unfinished, split-level house is the focal point



of the site, awaiting completion and customization.

The current structure is a spacious, four-bedroom house with an intriguing layout that includes two loft areas and a large veranda on the first floor. The ground floor covers a substantial 223 square meters, while the first floor adds an additional 94 square meters of space. This layout offers a solid foundation for a magnificent home, with the potential to design a floor plan that perfectly suits your needs. The verandas and loft areas are ideal for creating spaces that capture the island breezes and provide stunning views of the surrounding area. While a swimming pool is not currently on the property, the land offers more than enough room to add one, along with other recreational features.

## A Natural and Strategic Location

Beyond the main structure, the land itself is a valuable asset. It features a unique tilapia pond, which could be a source of fresh food or a beautiful water feature. The property also boasts several exotic fruit trees, offering a taste of the tropical abundance of Trinidad and Tobago. The elevated position of the property is a significant advantage, as it is located on a hill, ensuring it is safe from flooding. This is a crucial factor in a tropical climate and provides peace of mind for any future development.

The strategic location of the property is another key selling point. It is situated in close proximity to four new housing developments, indicating a growing and desirable residential area. This growth suggests strong demand and future appreciation for properties in the region. The nearest large city, Chaguanas, is just 10 kilometers away, offering a wide range of amenities, including shops, restaurants, and schools. This proximity provides the perfect balance between a peaceful, suburban lifestyle and access to urban conveniences.

## Abundant Utilities and Connectivity

The property is already well-equipped with all necessary utilities, including a good supply of water, electricity, telephone, and Wi-Fi. This is a major advantage for any development project, as it reduces initial setup costs and time. The reliable access to these services makes it easy to live on-site during the construction phase and ensures a seamless transition to a fully functional home or business. The availability of high-speed internet is particularly important for modern living and for anyone who plans to work from home.

This property is not just a building; it is a gateway to a vibrant and evolving community in Central Trinidad. Its unique blend of a prime location, a substantial plot of land, a solid existing structure, and essential utilities makes it an unparalleled investment. Whether you envision a grand family estate, a boutique housing development, or a creative mixed-use space, this property provides the foundation for success. The combination of its natural beauty and strategic location offers endless possibilities for a developer or an individual with a vision for the future.

## ABOUT THE AREA

Madras Settlement, located in the Cunupia area of Central Trinidad, is a community with a rich history rooted in the indentureship of East Indians. After the abolition of slavery, Indian laborers were brought to



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Trinidad to work on the sugar and cocoa plantations. Many of these indentured workers, after their contracts ended, chose to remain on the island. They were often given small parcels of land in exchange for their return passage to India, which led to the formation of small, tightly-knit communities. The name 'Madras' itself likely harks back to the city of Madras (now Chennai) in India, a major port from which many of the indentured laborers departed. This settlement became a place where these new citizens could build a new life, preserving their cultural and religious traditions while contributing to the diverse tapestry of Trinidadian society.

Today, Madras Settlement is a peaceful, residential community that is experiencing growth and development. The area's history as an agricultural hub is still visible, with fertile land and an abundance of fruit trees. However, modern housing developments are increasingly common, transforming the landscape and attracting new residents. The community is known for its sense of tranquility and a strong connection to its rural roots. Despite its quiet atmosphere, it is far from isolated. Its strategic location offers a comfortable balance between a serene, country lifestyle and convenient access to essential services and commercial centers.

The property's location provides excellent connectivity to the rest of Trinidad and beyond. The nearest major city, Chaguanas, is a mere 10 kilometers away. As one of the largest and most dynamic cities in Trinidad and Tobago, Chaguanas is a commercial and cultural hub, offering a wide array of shopping centers, restaurants, entertainment venues, and other urban amenities. The short drive makes it easy for residents to access everything they need, from daily necessities to leisure activities. This proximity to a bustling city while residing in a tranquil setting is a significant advantage of the area.

For travel, both domestic and international, the property is exceptionally well-situated. The nearest and most convenient airport is Piarco International Airport (POS), which is located in Piarco, just a short drive from Madras Settlement. This airport is the primary international gateway for Trinidad and Tobago and a major hub for Caribbean Airlines. It offers flights to various destinations in North America, South America, Europe, and the Caribbean. This close proximity is a huge plus for frequent travelers or for business purposes, as it makes commuting a breeze. The other international airport, A.N.R. Robinson International Airport (TAB), is on the sister isle of Tobago and is a practical option for travel to or from this location on the island of Trinidad.

## MAiN FEATURES:

- \* 317m<sup>2</sup> of living space
- \* 10983m<sup>2</sup> plot room to develop further
- \* 4 Bedrooms
- \* 2 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of the Caribbean
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com



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## Algemeen

Slaapkamers: 4  
Badkamers: 2  
Afgewerkte vierkante meter: 317 m<sup>2</sup>  
Lot Afmeting: 10983 m<sup>2</sup>

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/UAJM-T3044/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/UAJM-T3044/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 18703-es5554742

