



## Nonsuch Bay Resort

### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: EUR 799,908

### Location

Country: Antigua and Barbuda  
Posted: Feb 26, 2024

#### Description:

Located in Nonsuch Bay.

A waterfront, fully furnished, three-bedroom villa set on two levels within the private, gated community of Nonsuch Bay Resort. Resort amenities include a private beach and Rokuni, a fine dining Asian Fusion restaurant with infinity pool and patio. The villa is within minutes of the renowned wonder, Half Moon Bay beach, listed as one of the best beaches in the Caribbean, with the well know Beach Bum Bar and Restaurant featuring local cuisine.

Spacious and tastefully furnished, this 3500 sq. ft. villa is entered on the ground floor via an attractive gate into a stone featured courtyard, completed with patio furniture and water fountain. The foyer leads to an open plan living, dining and kitchen area. The view is amazing here, looking out onto Ayers Creek and the Atlantic Ocean. Be ready to gasp at the beauty. A guest bedroom is located on this level complete with comfortable twin beds, French doors opening onto the courtyard, and a nicely appointed full bathroom, with shower and single wash basin. The living room area and separate dining room area are ideally suited for entertaining guests and opens onto the large waterfront patio and private swimming pool and deck. This villa is one of the few with direct waterfront access.

A wide staircase provides easy access to the upper floor. This leads to additional storage closets with a comfy chair and television on the landing area. The master bedroom suite is on this level with a large en-suite bathroom. The spacious bathroom is fitted with a walk-in shower, jacuzzi bath, double sink vanity, and a separate toilet. There is a large walk-in closet next to the bathroom. From the master bedroom, one walks through wooden/glass double French doors into the large covered, netted balcony sitting room, perfect for enjoying your favorite novel and observing the many frigate birds flying high above colorful ocean and stingrays and turtles swimming in the water. The peacefulness and Caribbean aroma of warmth



and love surround you as you sit in this area and enjoy the ocean by day and moonlight reflecting on the sea by night. The third bedroom is also on this level, with a king bed, en-suite bathroom and private balcony. The interior's high ceilings and French doors ensure plenty of natural ventilation from the constant cooling north-easterly trade winds. The villa is fully air conditioned to provide additional cooling if desired.

Enjoy warm breeze afternoons walks or escape on your paddle board or kayak exploring the numerous inlets of these calm and peaceful waters. The villa comes with adequate parking and is set away from the rest of the resort in a private and quiet cul-de-sac.

Amenities: • Entertainment: TV, DVD player, cable TV, wireless broadband, board games.

•Resort: Gated community, 24-hour security, resort accepts credit cards, linens and towels provided. Bar and restaurant.

•Kitchen: double fridge freezer, ice maker/water dispenser, dishwasher, wine chiller, separate standalone freezer, microwave, oven, electric hob, coffee maker, place-settings, cutlery, cooking utensils, toaster, juicer, and kettle.

•Utility: washer/dryer, iron & ironing board.

•Dining: breakfast bar, dining table for 6.

•Balconies: arm chairs, loungers, tables, rugs and lighting.

## Common

Bedrooms: 3  
Lot Size: 3500 sq m

## Building details

Outdoor Amenities: Pool  
Number of Floors: 2

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/MGPD-T9875/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MGPD-T9875/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 7103191

