



## Morning Star Manor Villa For Sale in St Kitts And Nevis



### Agent Info

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### Listing details

Property for: Sale  
Price: USD 882,463.05

### Location

Country: St Kitts and Nevis  
Address: Saint John Figtree Parish  
Posted: Aug 14, 2025

Description:  
Morning Star Manor Villa For Sale in St Kitts And Nevis

Esales Property ID: es5554733

For Sale: Morning Star Manor – Exquisite Retreat in Nevis

Reduced Price: \$875,000 USD

Discover Morning Star Manor, a truly exceptional retreat on the stunning island of Nevis, offering a sanctuary where space and quietness meet breathtaking beauty. Perched at an elevation of 800 feet on the island's serene Western quadrant, this magnificent property boasts unobstructed panoramic views stretching across the azure Caribbean Sea and the rolling green hills that gracefully fade into the infinite blues of the sky. This is more than a home; it's a lifestyle, providing a tranquil escape while keeping the charming capital city of Charlestown within sight.

### A Privileged Location and Thoughtful Design

Tucked away up a private, two-lane concrete track road, Morning Star Manor enjoys an exclusive setting



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amidst a handful of large, secluded properties, ensuring unparalleled privacy. This tranquil neighborhood perfectly complements the villa's design as a true retreat, remaining out of sight until you are almost upon its gates. The entrance at the lower end of the lot opens to a long, winding driveway, elegantly lined on one side by a charming stone wall crafted from indigenous materials collected on the land, and on the other by vibrant native plants.

Built in 2007 as a personal haven by its discerning owners, Morning Star Manor is an impressive construction that masterfully incorporates traditional West Indian architectural elements with contemporary lines. It stands as a solid, resilient home, thoughtfully designed for the tropical climate of Nevis. Every detail has been meticulously considered, from the inviting Porte Cochere at the end of the drive to the practical, single-level accommodation throughout the main house, ensuring effortless living. The generously proportioned, well-ventilated rooms, equipped with air-conditioned bedrooms and ceiling fans, provide consistent comfort and a refreshing ambiance, benefiting from the cooling breezes prevalent at this elevation.

### Elegant Interiors and Versatile Living Spaces

Step inside Morning Star Manor through its grand double entrance doors, which open into a welcoming foyer that flows seamlessly into a remarkably spacious living area. This expansive zone extends effortlessly into a screened outdoor space, blurring the lines between indoor comfort and Caribbean charm. The living room, crowned with tall cathedral ceilings, is bathed in natural light and enjoys superb cross-ventilation from multiple windows.

Off the main living area, the fully equipped gourmet kitchen is a culinary delight, featuring abundant built-in cabinetry and a central island perfect for casual dining or entertaining. A separate laundry room is conveniently located immediately off the kitchen. The villa's thoughtful layout divides the sleeping quarters into two distinct wings, housing four generous ensuite bedrooms, each connected by wide, airy corridors. All bedrooms are appointed with individual air conditioning units, ceiling fans, large closets, and spacious, private bathrooms. Two beautifully built-in bookshelves elegantly embellish the hallways, adding a touch of bespoke character. For enhanced convenience and security, the house is equipped with an intercom system connecting the bedrooms to the kitchen, as well as a security system with concealed wiring.

Adding to the property's remarkable versatility, a self-contained studio is situated on the ground floor. This comfortable annex includes its own galley kitchen and bathroom, making it an ideal private space for a live-in staff member, a children's nanny, or a dedicated caregiver, offering independence while remaining part of the main property. In total, the manor boasts 5 bedrooms and 5.5 bathrooms, providing ample accommodation.

### Enchanting Outdoors and Unrestricted Potential

The exterior of Morning Star Manor is just as captivating as its interior. The South-West facing side of the house features one long, inviting screened veranda, offering multiple access points from three of the main bedrooms, the kitchen, and the living room. A section of this veranda thoughtfully extends outwards, presenting the most breathtaking, unobstructed views over the gently sloping landscape, the



pristine shoreline, and the endless Caribbean Sea – a perfect setting for relaxing, dining, or simply soaking in the idyllic surroundings.

The property sits on a generous 2.5+ acres of land, with a total property size of 4,500 Sq. Ft. under roof plus a garage. The low-maintenance garden is designed to harmonize with the natural environment; decorative walls have been skillfully created using stones collected directly from the land, while ornamental tropical plants introduce vibrant colors and visual interest. A sprawling lawn surrounds the villa, featuring a large flat area that is ideal for the future addition of a swimming pool, offering immense potential to further enhance the outdoor leisure experience. With no restrictions on the title, the substantial size of the land allows for a multitude of future projects, from farming activities to additional accommodation, ensuring the options for customization and expansion are truly endless.

### Move-In Ready and Competitively Priced

Built with solid concrete construction, featuring a gabled roof adorned with latticework and elegant stone quoins, and topped with durable Galvalume roofing, Morning Star Manor is a robust and enduring structure. The property is currently served by reliable NEVLEC electricity, and its water supply is a combination of efficient Government water and ample cistern water, drawing from two large cisterns (22'4' X 8' and 31' X 8'), ensuring a consistent and sustainable water source.

This competitively priced property has been meticulously kept in excellent condition and is ready to move in. The house is being sold unfurnished, except for the essential appliances, providing a blank canvas for its new owners to infuse their personal style and create their dream Caribbean haven. Morning Star Manor represents a unique opportunity to acquire a spacious, private, and beautifully maintained retreat in a coveted location, offering tranquility, stunning views, and significant potential for future enjoyment and enhancement.

### ABOUT THE AREA

Morning Star Manor is nestled in a tranquil, elevated setting on the Western quadrant of Nevis, offering exceptional privacy and breathtaking panoramic views.

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### A Secluded Haven with Panoramic Vistas

Morning Star Manor is ideally situated in a serene and highly private area on the Western quadrant of Nevis, positioned at an elevation of 800 feet. This privileged location ensures consistent cooling breezes and provides unobstructed panoramic views that sweep across the sparkling Caribbean Sea, transitioning into the lush, rolling green hills of the island, which gracefully merge with the distant horizon. The property itself is accessed via a private, two-lane concrete track road, leading to a handful of other secluded estates, guaranteeing exceptional privacy and a peaceful atmosphere that allows residents to fully immerse themselves in the tranquility of the surroundings.

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## A Neighborhood of Exclusivity and Charm

The immediate vicinity of Morning Star Manor is characterized by a quiet, exclusive neighborhood comprising other large properties, contributing to its serene ambiance. Despite its secluded feel, the manor is strategically located to offer both retreat and convenience. The charming capital city of Charlestown, with its historical architecture, local markets, and various amenities, is within sight and easily accessible. This allows residents to enjoy the peacefulness of their elevated sanctuary while maintaining proximity to the island's main hub for dining, shopping, and cultural experiences.

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## Embracing Nevis's Natural Wonders and Lifestyle

The wider area surrounding Morning Star Manor offers an abundance of natural beauty and opportunities for an active or relaxed Caribbean lifestyle. Nevis is renowned for its lush landscapes, dominated by the majestic Nevis Peak, a dormant volcano that forms the island's verdant heart. The elevation of Morning Star provides a perfect vantage point to appreciate this natural splendor. The island is dotted with pristine beaches, hiking trails through rich rainforests where vervet monkeys play, and vibrant coral reefs ideal for snorkeling and diving. This diverse natural environment encourages outdoor pursuits and a deep connection with nature, contributing to a healthy and invigorating way of life.

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## Accessibility and Nearest Airports

For residents and guests of Morning Star Manor, accessibility to and from Nevis is straightforward. The island is served by the Vance W. Amory International Airport (NEV), located directly on Nevis itself, which primarily handles regional flights and private charters. For international arrivals from major cities, travelers typically fly into Robert L. Bradshaw International Airport (SKB) on the neighboring island of St. Kitts. From SKB, Nevis is just a short and scenic 15-minute boat transfer across 'The Narrows,' or a longer ferry ride, providing a seamless connection to this Caribbean paradise.

## MAiN FEATURES:

- \* 419m<sup>2</sup> of living space
- \* 10118m<sup>2</sup> plot ( 2.5 Acres )
- \* 5 Bedrooms
- \* 6 Bathrooms
- \* Stunning Views
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to 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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Condition: Excellent

### **Common**

Bedrooms: 5  
Bathrooms: 6  
Finished sq. ft.: 419 sq m  
Lot Size: 10118 sq m

### **Rental details**

Furnished: No

### **Lease terms**

Date Available:

### **Additional information**

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

### **Contact information**

IMLIX ID: IX7.429.955

