



5 Bedroom Renovation Project Estate For Sale In Fortlands Basseterre Saint Kitts



Agent Info

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Listing details

Property for: Sale
Price: EUR 627,000

Location

Country: St Kitts and Nevis
Posted: Mar 30, 2026

Description:

5 Bedroom Renovation Project Estate For Sale In Fortlands Basseterre St. Kitts

Esales Property ID: es5554991

Fortlands, Basseterre, St. Kitts.

Development Opportunity: Historic Sea-View Estate in Fortlands, Basseterre

A Prime Canvas for Your Architectural Masterpiece

Asking Price: £543,000 GBP (or equivalent in USD \$725000) or 627,000 Euro

Presenting a rare and prestigious real estate opportunity in the heart of Fortlands, Basseterre, one of the most established and sought-after residential enclaves in St. Kitts. This expansive property, situated in the Parish of St. George, offers the perfect blend of historical prestige and modern potential. For the visionary investor or homeowner, this is an invitation to rebuild and customize a grand residence in a neighborhood defined by its stability, community spirit, and breathtaking Caribbean vistas.

The Property: Potential Rising from the Foundation



The estate spans a generous 17,693 sq. ft. of gently sloping land, providing a sense of space and privacy that is increasingly hard to find so close to the capital. The property is currently secured by a sturdy, complete wall fence, offering immediate security and a clear boundary for future construction.

While the original 4-bedroom, 4-bathroom home was unfortunately gutted by fire, the 3,823 sq. ft. concrete and masonry shell remains. This existing structure provides a significant 'head start' for development, allowing a new owner to leverage the solid footprint and reinforced concrete work to recreate a luxury villa or a multi-unit colonial-style residence.

Key Features:

- * **Unrivaled Views:** The elevated position offers a serene and permanent view of the Caribbean Sea.
- * **Ready Infrastructure:** All essential services—water, electricity, cable TV, and telephone—are already available at the site.
- * **Excellent Access:** The property is corner-bounded by public streets and Cardin Avenue, featuring paved road access on multiple sides.

The Neighborhood: The Heart of St. Kitts

Fortlands is synonymous with St. Kitts' architectural heritage. The immediate surroundings consist of high-quality, similar-sized masonry homes, ensuring that your investment is protected by a consistent and upscale community aesthetic. There are no adverse influences in the area, making it a peaceful sanctuary just moments away from the pulse of the island.

Unbeatable Proximity to Amenities: The location is exceptionally convenient, placing you within walking distance or a very short drive of the island's most critical infrastructure:

- * **Government & Safety:** 1/8 mile from the nearest Police Station.
- * **Education & Childcare:** Only 1/4 mile from the nearest daycare, preschool, and primary school.
- * **Healthcare:** 1/2 mile to the health center and 1 1/8 miles to the main hospital.
- * **Transport:** Only 2 miles from Robert L. Bradshaw International Airport (SKB) and 2 1/4 miles from the deep-water seaport.

Investment Summary

Basseterre is the commercial and cultural heartbeat of the Leeward Islands. By acquiring this property in Fortlands, you are securing land in a parish where property values remain remarkably stable and zoning requirements are strictly upheld to maintain the area's prestige.

Important Information for Interested Parties

1. **Location Map:** You can view the general area of Fortlands in Basseterre on Google Maps [suspicious link removed]. (Note: For the exact pin of the lot, please contact the agent).
2. **Photos & Documentation:** As an AI, I cannot directly send image files or host downloads. However, I



can help you draft a request to the listing agent or the Land Registry to obtain the most recent survey maps and site photographs of the remaining structure.

3. Furnishings: Please note the property is being sold unfurnished and in its current 'guttled' state. This is a 'as-is' sale, perfect for those looking to design a bespoke interior from scratch.

ABOUT THE AREA

Fortlands is one of the most prestigious and historically significant residential neighborhoods in Basseterre, the capital of St. Kitts. Situated on a gentle bluff on the western edge of the city, the area derives its name from Fort Thomas, an 18th-century British stronghold that once guarded the harbor. Today, the neighborhood is characterized by a blend of colonial-style masonry and modern Caribbean architecture, offering a quiet, upscale atmosphere that remains just a short walk from the bustling commercial center of the capital and the Port Zante cruise terminal.

The district is highly valued for its prime real estate, featuring expansive lots and elevated positions that provide commanding views of the Caribbean Sea and the Basseterre harbor. It has long been a favored location for professionals and expatriates, home to boutique hotels like the Ocean Terrace Inn (historically) and a variety of high-end apartments. Recent government initiatives have targeted the old Fort Thomas site for a multi-million dollar redevelopment, which aims to transform the area into a cultural and heritage hub featuring museums, botanical gardens, and an amphitheater, further increasing the area's investment appeal.

Living in Fortlands offers a unique level of convenience, as it sits at the crossroads of history and modern utility. Residents are within a quarter-mile of essential services, including primary schools, churches, and police stations, making it one of the most practical 'walkable' luxury neighborhoods on the island. The area's geography—bounded by the sea to the south and lush hills to the north—ensures a constant cooling breeze, a vital feature for tropical living that has made the bluff a desirable residence for centuries.

The nearest major airport is Robert L. Bradshaw International Airport (SKB), located approximately 2 miles (3.2 km) to the northeast. The drive from the airport to Fortlands typically takes less than 10 minutes, making the neighborhood exceptionally accessible for international travelers and residents who commute frequently. This proximity to the island's main air and sea ports cements Fortlands' status as a premier gateway location within the Federation of St. Kitts and Nevis.

MAiN FEATURES:

- * 356m² of living space
- * 1645m² plot
- * 5 Bedrooms after redevelopment
- * 5 Bathrooms after redevelopment
- * 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 Sain Kitts



- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Common

Bedrooms:	5
Bathrooms:	5
Finished sq. ft.:	356 sq m
Lot Size:	1645 sq m

Rental details

Furnished:	No
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX8.287.685
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