



## Beachfront Land in Canouan

### 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 878,960

### Location

Country: Saint Vincent and the Grenadines  
Posted: Sep 19, 2026  
Description:  
Located in Friendship Bay.

In the hierarchy of Caribbean real estate, St. Vincent and the Grenadines offers an island for every specific profile of ultra-high-net-worth investor. While Mustique serves as the highly visible enclave for global celebrities, Canouan operates on a different frequency. Though not a private island, it is arguably far more private than Mustique—a quiet, frictionless sanctuary designed explicitly for a community of billionaires who demand absolute discretion alongside world-class infrastructure.

Investors do not come to Canouan to observe the yachting lifestyle; they arrive with their own. The island facilitates seamless access via a state-of-the-art superyacht marina and a 5,900-foot illuminated runway built specifically for heavy private jets. Daily life offers a sophisticated duality: playing a championship golf course by morning, and dining at the Mandarin Oriental, Soho House, or authentic local establishments by night.

However, acquiring prime beachfront land here is an exceptionally rare endeavor. The vast majority of Canouan's premium real estate is locked within master-planned luxury resort estates. Available raw beachfront plots that offer true autonomy outside of these resorts command premier status and are strictly, tightly held.

### Location

This beachfront parcel represents a highly unusual opportunity for the buyer who prefers independence vs. a master-planned community. Situated perfectly between the authentic charm of the island's northern



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fishing village and the ultra-luxury southern marina, the property extends from the former airport road directly to the water's edge. The shoreline is protected by a vibrant, living coral reef teeming with marine life and sea turtles, ensuring calm, crystal-clear waters. From the sand, the property commands uninterrupted, panoramic views of the Tobago Cays, Petit St. Vincent, and Union Island.

### **Development Potential**

The development possibilities for this blank canvas are plentiful. With previous planning permission granted for a boutique hotel—the remains of which provide a tangible footprint for scale—an investor can pursue several avenues (subject to final planning approval):

**A Legacy Private Compound:** Design a bespoke, luxury oceanfront villa for personal use, completely detached from resort governance.

**The Island's Premier Beach Club:** Capitalize on the elite marina traffic by developing a world-class, owner-curated beach bar, restaurant, and boutique suite destination.

**A High-Yield Enclave:** Construct a two-story architectural asset featuring four ultra-luxury apartments for high-yield elite rentals

Furthermore, the site presents the compelling opportunity to operate entirely off-grid. The installation of a discreet solar array and a private saline treatment plant would render this beachfront asset fully self-sufficient.

This parcel is a strategic foothold on one of the Caribbean's most exclusive islands, delivering the ultimate luxury: autonomy.

To request further site details, please contact us directly.

### **Key Features:**

- 18,916-square-foot beachfront parcel
- Direct Beachfront Access: Extends straight from the access road to the white sand.
- Rare Independence: Located outside of master-planned resorts, offering complete architectural and operational autonomy.
- Off-Grid Potential: Ideal site for solar integration and private saline water treatment facilities.
- Natural Surroundings: Enveloped by lush, undeveloped tropical flora.
- Existing Footprint: Remains of a former boutique hotel on site (historical planning permission previously granted).
- Uninterrupted Ocean Panoramas: Direct sightlines to the Tobago Cays, Petit St. Vincent, and Union Island.
- Protected Reef: Waterfront sheltered by a living coral reef, teeming with sea turtles and tropical marine life.
- Location & Infrastructure (Canouan Island):
- Aviation: 5,900-ft illuminated runway designed specifically for private jet arrivals.
- Nautical: State-of-the-art superyacht marina nearby.
- Lifestyle: Easy access to a premier championship golf course, the Mandarin Oriental, and Soho



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House.

## Common

Finished sq. ft.: 1757.35 sq m

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/MGPD-T20815/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MGPD-T20815/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: vcc2f1737176bb

