

## PAPAYA HOUSE | THE PALMS

A SPACIOUS NEW 4-BEDROOM VILLA  
WITH SEPARATE GUEST SUITE

Price: US\$1,350,000

- Spacious living area of 3160 square feet including covered veranda
- Fully fitted kitchen with oven, hob, fridge/freezer, dishwasher, microwave
- Utility room equipped with washing machine and dryer
- Large sun deck and swimming pool size 28 feet x 14 feet
- Air conditioning and ceiling fans throughout
- All services and utilities provided – power, cable TV, telephone, Internet
- Backup cistern holds 20,000 gallons of rainwater

Papaya House is a contemporary designed villa with accommodation over two floors. The main house has 3 principal bedrooms with en-suite bathrooms, a spacious internal living area, a large covered external living area and a wide veranda. The lower floor has a guest suite with additional bedroom, bathroom and living area opening to an impressive sun deck and swimming pool.

The villa enjoys a delightful panoramic view across the Caribbean and impressive vistas of the surrounding mountains. The villa is set in a tropical garden of just under half acre and is accessed via a private road.

Papaya House is set on a wooded hillside in a delightful valley location just above Darkwood Beach, an island favourite and certainly one of the most photographed beaches in the Caribbean. Still unspoiled, with the island of Montserrat in the distance, it has a good local beach bar and restaurant with beds and shade. There are several other bars and restaurants on nearby adjoining beaches and the extensive facilities of Jolly Harbour are only five minutes drive away.

Papaya House is constructed using highly proven and superior materials that offer a low maintenance home with the best protection against infestation, fire damage, high winds and seismic activity. Windows and doors are fitted with impact resistant glass designed to withstand all tropical weather conditions. Virtually all materials are non-combustible giving a very high safety rating. A choice of quality furniture packages are also available.



### Rental Income

Whilst owners of homes at The Palms are entirely free to make their own arrangements for rental income, Jolly Villas can provide a regular source of rental return. Our minimum expectation is to obtain 20 weeks booking each year, but with Antigua becoming evermore a year-round destination this should realistically be exceeded. We will be happy to provide financial illustrations of expected income and expenditure levels upon request.

Jolly Villas also offers a full property management service to take care of your valuable investment throughout the year. Full details upon request.



### The Palms Estate

The Palms is a small private development of eight homes set on a wooded hillside on the west coast of Antigua with fabulous views over the Caribbean Sea; offering the ideal location for those seeking a holiday home and investment opportunity away from the bustling crowds yet within easy reach of the local activities and venues.

The Palms is our second development in Antigua. The first was Hamilton Estate, which we completed in 2007. We are making our home at The Palms and this exciting project is enabling us to build superb value homes for ourselves and a small number of other families appreciative of the increasing desirability and importance of Antigua as a holiday and investment destination.

