

PLANTER'S | THE PALMS

AN EXCEPTIONAL NEW 4-BEDROOM
VILLA WITH SPECTACULAR VIEWS

Price: US\$1,465,000

- Spacious living area of 4072 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

Planter's is a substantial 4-bedroom villa to be built at The Palms. The home has accommodation spread over two storeys with both external and internal staircases leading between floors. The internal rooms are spacious and well proportioned and there is a large external living area on the upper floor and a gallery that wraps round three sides of the villa. There is a separate dayroom with its own kitchen and living area on the lower level leading out to the large pool deck.

The villa enjoys possibly one of the most spectacular views from a home in Antigua with a delightful panorama across the Caribbean and impressive vistas of the surrounding mountains. It is set in a tropical garden of just under half acre and is accessed via a private road.

Planter's 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.

Planter's 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.

