



On the Caribbean west coast of Antigua, a thirty-minute drive to the capital St John's and the airport, The Palms is a small development of five private homes set on a wooded hillside above a delightful valley location with panoramic views over Darkwood Beach and the turquoise sea beyond. Darkwood is a fabulous and very scenic beach, an island favourite and certainly one of the most photographed.

Still unspoiled, with the island of Montserrat in the distance, Darkwood Beach has two good local beach bar/restaurants with beds and shade.

The valley is peaceful and serene and surrounded by dramatic mountain peaks. There are several other bars and restaurants on nearby adjoining beaches, and the extensive facilities of Jolly Harbour are just a five-minute drive away.

The Palms Estate extends to 2.6 acres and ranges between 80ft and 200ft above sea level. Each home has uninterrupted panoramic westward views over the Caribbean Sea.

The peaceful hillside setting is just a few hundred yards from the beach and access to the estate is via a private road. The villa gardens are landscaped with many feature palms and a selection of other exotic tropical trees and flora. Perimeter fencing with border hedging and a separate gated entrance provides each home with additional privacy and security.

Two of the villas, Calabash and Cotton Cottage, are already built and occupied by their owners. Construction of the remaining three villas is scheduled to commence later in 2021.



ABOUT US

We are Howard and Cheryl Adams and we have spent much of each year in Antigua since 2005. The Palms is our second development in Antigua. The first was Hamilton Estate, which we completed in 2007.

We also run Jolly Villas a very successful property rental and management company which supports the homes we have built. Whilst owners of homes at The Palms are entirely free to make their own arrangements, Jolly Villas can provide a regular source of rental return if desired.

Our full property management service for non-resident owners takes care of their valuable investment throughout the year.

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.



For those wanting a permanent home on this island paradise then there is no safer or more pleasant haven than one of the villas at The Palms. There are already permanent residents in one of the completed villas and we will be living there as well.

If you are considering a second home to visit occasionally or often, then we can help you maximize the financial return and well-being of your important investment.



OUR OFFER

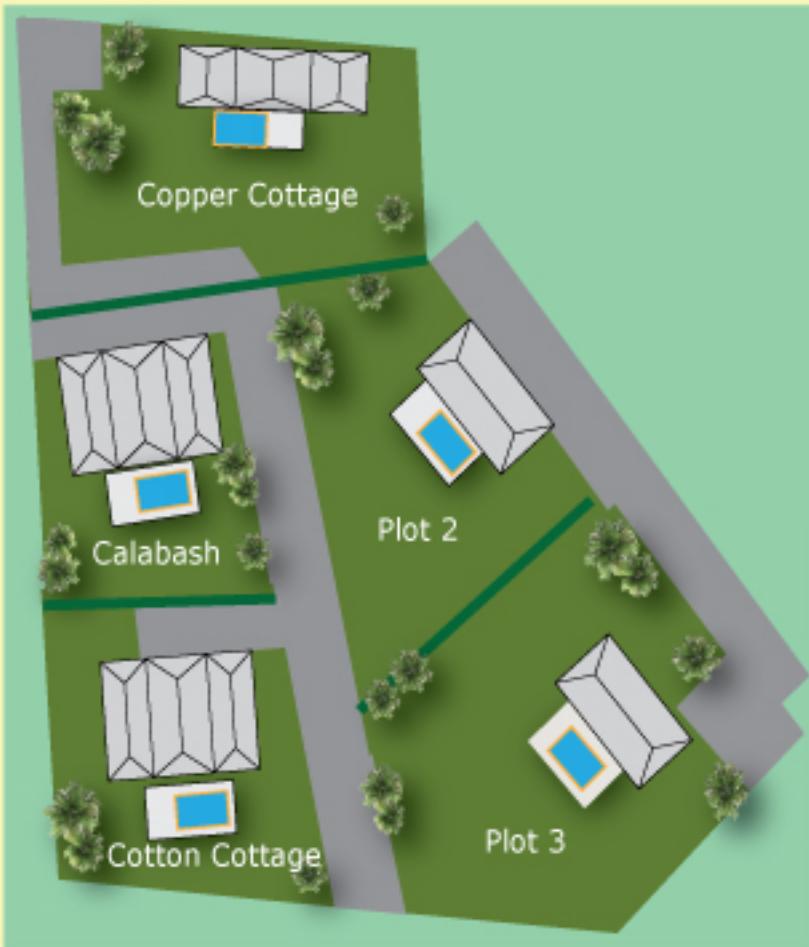
We are seeking two investors to join us in completing The Palms development. We are asking for an initial investment each of US\$275,000 or £198,000 towards the cost of finishing the infrastructure and landscaping of the estate.

In return, each investor will receive a plot of land, upon which we will build the home of their choice at cost. The investor will be able to help design and specify their home to reflect their preferences and budget and be as involved as they wish in the construction process.

We have designed four styles of homes that can be built on the remaining plots to reflect what can be built at a range of budgets. These designs can be modified for each investor's needs or an entirely new design can be produced.

The homes will be constructed using highly proven and superior materials that offer low maintenance 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.

The Government of Antigua and Barbuda approve all the homes at The Palms for Citizenship by Investment applications linked to real estate purchase.



GINGER COTTAGE - 2 Bedroom Option

Construction Price US\$150,000

Internal living space of 903 square feet in size.
The veranda, pool and deck add 364 square feet

Construction time on site is approximately 16 weeks.



GINGER COTTAGE - 3 Bedroom Option

Construction Price US\$185,000

Internal living space of 1169 square feet in size.
The veranda, pool and deck add 494 square feet

Construction time on site is approximately 16 weeks.



COPPERWOOD - 2 Bedroom Option

Construction Price US\$330,000

Internal living space of 2039 square feet in size.
The veranda, pool and deck add 848 square feet

Construction time on site approximately 18 weeks.



COPPERWOOD - 3 Bedroom Option

Construction Price US\$380,000

Internal living space of 2373 square feet in size.
The veranda, pool and deck add 848 square feet

Construction time on site approximately 18 weeks.



PLANTERS - 3 Bedrooms en-suite

Construction Price US\$370,000

Internal living space of 2100 square feet in size.

The veranda, pool and deck add 756 square feet

Construction time on site approximately 18 weeks.



FOXTAILS

2 Bedroom Option

Construction Price US\$360,000

Living space of 2375 square feet including veranda, pool and deck

3 Bedroom Option

Construction Price US\$425,000

Living space of 2805 square feet including veranda, pool and deck

4 Bedroom Option

Construction Price US\$465,000

Living space of 3005 square feet including veranda, pool and deck

Construction time on site approximately 20 weeks.



For further information about
The Palms please contact:

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