



**CENTURY 21**  
Grenada Grenadines

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CENTURY 21 Grenada Grenadines Real Estate, Excel Plaza, St.George, Grenada West Indies

## Laluna Estate - Villa 6

Morne Rouge (St.George) 📍 Grenada

**MLS# 1135554**

Single Family Homes

**5,635,000**



**District/Area:** Morne Rouge (St.George)

**Region/Country:** Grenada

**Prop.Type:** Single Family Homes

**Prop.View:** Ocean View

**Beds:** 4

**Baths:** 5.0

**Living Space:** 7,433 ft<sup>2</sup>

**Building Type:** Detached

**Year Built:** Estimated

**Land Area:** 22,000 ft<sup>2</sup>

**Class:** Residential

### Features and Amenities

**Condition**

Brand New

**Outdoor Features**

Landscaped  
Beach

**Appliances**

Dishwasher  
Microwave  
Stove  
Fridge + Water/Ice Dispenser

**Furnished**

Fully Furnished

**Parking - Type**

Garage

**Air Conditioning**

Air Conditioning  
Fans

**Beach Access**

Path to Beach

**Patio - Deck - Porch**

Patio  
Deck

**Near By**

Shopping  
Town  
Fitness Center  
Church  
University  
Commercial Activities  
Airport  
Restaurants

**Swimming Pool**

Infinity Pool

**Television**Television  
Cable**Rooms**Kitchen  
Living Room  
Laundry Room  
Bedroom  
Guest Bath  
En-Suite Bath  
Home Office  
Veranda  
Wine Cellar**Distinctive Features**Luxurious  
Caretaker Services  
Balcony  
Open Concept**Heating Source / Energy**

Solar energy

**Location Features**Quiet Area  
Water front**Available Services**

Concierge

**Remarks**

Laluna Estate consists of seven luxury villas (four villas currently available for sale), all uniquely designed, built on five acres of prime waterfront land on the Caribbean island of Grenada. The villas of Laluna Estate include all the benefits of Caribbean vacation home ownership and property management, with the bonus of access to the amenities of the adjacent Laluna Resort.

Laluna Estate is brought to you by the owner of Laluna Resort, Grenada's premiere boutique resort. For over 14 years, Laluna Resort has provided guests with luxury Caribbean vacations at our intimate, romantic hotel property. Known for our uniquely Laluna atmosphere, which combines Balinese influences, Italian sophistication, and Caribbean charm, Laluna is a favorite of in-the-know world travelers. Our beachfront resort, which is adjacent to the Laluna Estate property, features an Asian spa, beach yoga pavilion, Italian restaurant, and water sports including hobie cats, standup paddle boards, and snorkeling. All villa owners have unfettered access to Laluna Resort as a benefit of Villa ownership. This provides you with the amenities and services of one of the world's finest resorts, with the privacy and flexibility of a vacation home.

The villas of Laluna Estate are a tremendous alternative to luxury hotel stays or expensive, high-maintenance second-home ownership. These villas provide all the benefits of luxury vacation home ownership, with zero of the hassles. In many cases, second home ownership comes with upkeep headaches; at Laluna Estate, villa owners benefit from a management contract that includes maintenance by on-site staff. Additionally, the villas provide an opportunity for extra income as owners can rent out the villa when not staying at it. All rentals are handled under the management contract, allowing for income to flow in without any of the worries of property management.

Located on the dramatic coastline of Morne Rouge, and conveniently just 10 minutes away from both the capital St Georges' and the Maurice Bishop International Airport, Laluna Estate is a very private and exclusive villa development nestled on over 30 acres of prime waterfront land, designed by two acclaimed Italian architects to offer a warm and intimate atmosphere where you can enjoy the casual and unique Caribbean lifestyle.

Villa owners and Landowners have full access to Laluna services and amenities. Laluna Estate has a Master Plan approved by the Government with a very attractive incentive package. Grenada has a new Economic Citizenship Program, and the buyers at Laluna Estate can apply for a Grenadian Passport for them and their families. (Gov. Fees Apply).

Non Grenadian Buyers pays zero sales tax on the price (usually 11.5%) upon purchasing and 2.5% upon

selling, instead 15%. Laluna is also offering financing of 50% of the sales price at 4.9% interest payable in 10 years.

#### AVAILABLE VILLAS

Villa No. 3 USD3,450,000.00 - (Turn-key fully furnished)

Villa No. 5 USD7,535,000.00 - (Turn-key int. dec ready)