



**CENTURY 21.**  
Grenada Grenadines

**Paula La Touche**  
Sales Associate

Office: (473) 440-5227  
paula@c21grenada.com  
<https://c21grenada.com>

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

## Villa Beachcliff

Lance aux Epines (St.George) 📍 Grenada

**MLS# 1145467**

Single Family Homes

**1,850,000**



**District/Area:** Lance aux Epines (St.George)

**Region/Country:** Grenada

**Prop.Type:** Single Family Homes

**Prop.View:** Beach Front

**Beds:** 6

**Baths:** 6.0

**Living Space:** 5,500 ft²

**Building Type:** Detached

**Year Built:** Estimated

**Land Area:** 11,554 ft²

**Class:** Residential

### Features and Amenities

#### Condition

Well Maintained

#### Outdoor Features

Landscaped  
Beach  
Garden

#### Parking - Type

Outdoor Parking

#### Storage

Large Storage

#### Air Conditioning

Air Conditioning  
Ceiling Fans

#### Beach Access

Near Beach  
Path to Beach  
Beach Access  
Private Beach Access

<b>Yard / Landscaping</b>	<b>Patio - Deck - Porch</b>	<b>Near By</b>
Yard	Patio	School(s)
Large Yard	Deck	Shopping
Garden	Balcony	Golf Course
Landscaped		Fitness Center
		Tennis Courts
		Church
		Park - Green Area
		University
		Commercial Activities
		Highway
		Public Transportation
		Recreational Activities
		Airport
		Other
		Restaurants
		Marina
<b>Swimming Pool</b>	<b>Rooms</b>	<b>Distinctive Features</b>
Inground Pool	Kitchen	Luxurious
Plunge Pool	Family Room	Hot Tub / Jacuzzi
	Living Room	Balcony
	Dining Room	
	Breakfast Area	
	Bedroom	
	Bathroom	
	En-Suite Bath	
	Great Room	
	Hallway	
	Veranda	
	Other	
	Foyer	
<b>Location Features</b>	<b>Floors</b>	<b>Topography</b>
Quiet Area	Wood	Sloped
Water front		
Accessible		
<b>Sewage system</b>	<b>Yard Aspect</b>	
Septic tank	West	

Remarks
<p>This 5.5 bedroom beachfront villa is set along 150 feet of Caribbean beachfront in highly desirable Lance Aux Epines on the southernmost tip of Grenada.</p> <p>Nestled on over a quarter of an acre of grounds, the property enjoys beach access, cooling trade winds and spectacular 360-degree views of the Atlantic Ocean and the Caribbean Sea.</p> <p>In total the property delivers over 5,500 square feet of living space exuding understated elegance and authentic island style, making it the perfect place for complete relaxation and rejuvenation.</p> <p>The interior features a spacious formal dining room seating up to 14, inviting great room and a galley kitchen with concrete countertops and professional 6 burner gas stove.</p> <p>There are 5 large suites, each boasting varied views of the sea.</p> <p>Outside, there are expansive covered areas for relaxing, including multiple decks, verandas, pergolas and an elevated lookout, as well as 2 swimming pools, an outdoor Jacuzzi, and an outdoor BBQ area.</p>

#### INCOME-GENERATING OPPORTUNITY

This villa would make an idyllic private vacation home as well as an income-generating investment opportunity.

The property is a well established and profitable vacation rental business with a 10 year track record, a fully operating website and a presence on other websites such as VRBO, Airbnb, Flipkey, TripAdvisor, and The Grenada Tourist Board.

The sale will include all images, websites, marketing materials, guest contacts, etc. as well as a commitment to assist with orientation and training of the new business owners/managers, providing the buyer with a ready-made, income-generating opportunity.

#### OTHER PROPERTY DETAILS

The property is offered with fixtures, furniture and equipment (full inventory available) and comes equipped with air conditioning in the 5 suites, a 35,000 gallon cistern and on demand hot water with solar backup.

#### IDEAL LOCATION IN LANCE AUX EPINES

Located in prestigious Lance aux Epines on the most southerly tip of Grenada, this villa is just a 10 minute drive from Maurice Bishop Airport, Grand Anse Beach, and the island's best shopping and dining.

The location makes this villa the ideal base for all kinds of activities including snorkeling, scuba diving, whale and turtle watching, surfing, paddle boarding, kayaking, deep sea fishing and hiking.