



**CENTURY 21**  
Grenada Grenadines

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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 ft<sup>2</sup>

**Building Type:** Detached

**Year Built:** Estimated

**Land Area:** 11,554 ft<sup>2</sup>

**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

**Yard / Landscaping**

Yard  
 Large Yard  
 Garden  
 Landscaped

**Patio - Deck - Porch**

Patio  
 Deck  
 Balcony

**Near By**

School(s)  
 Shopping  
 Golf Course  
 Fitness Center  
 Tennis Courts  
 Church  
 Park - Green Area  
 University  
 Commercial Activities  
 Highway  
 Public Transportation  
 Recreational Activities  
 Airport  
 Other  
 Restaurants  
 Marina

**Swimming Pool**

Inground Pool  
 Plunge Pool

**Rooms**

Kitchen  
 Family Room  
 Living Room  
 Dining Room  
 Breakfast Area  
 Bedroom  
 Bathroom  
 En-Suite Bath  
 Great Room  
 Hallway  
 Veranda  
 Other  
 Foyer

**Distinctive Features**

Luxurious  
 Hot Tub / Jacuzzi  
 Balcony

**Location Features**

Quiet Area  
 Water front  
 Accessible

**Floors**

Wood

**Topography**

Sloped

**Sewage system**

Septic tank

**Yard Aspect**

West

**Remarks**

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.

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.

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.

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.

There are 5 large suites, each boasting varied views of the sea.

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.

#### 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.