



Ritika Nanwani
Broker / Owner

Office: (721) 545-5700
Mobile: (721) 526-1819
Mobile: (721) 545-5800
info@c21sxm.com
https://century21stmaarten.com

CENTURY 21 Island Realty, Airport Road Unit# 34 A, Opposite Banco Di Caribe, Sint Maarten

Ultimacy Anguilla Villa For Sale

SXA# 909 Indigo Bay 9 Sint Maarten MLS# 1152042

Single Family Homes

5,000,000



SXA#: 909

District/Area: Indigo Bay

Region/Country: Sint Maarten

Prop.Type: Single Family Homes

Prop.View: Beach View

Beds: 9

Baths: 10.0

Living Space: 15,000 ft²

Land Area: 1 m²

Class: Residential

Features and Amenities

Parking - Spots

Ample Parking

Yard / Landscaping

Garden
Terrace

Swimming Pool

On-Site Pool

Rooms

Home Office

Distinctive Features

Gated Community
Balcony
Walk-In Closet

Location Features

Water front

Remarks

Ultimacy Anguilla Villa

9 Bedroom Oceanfront Anguilla Villa For Sale

Located in Sea Rocks, Anguilla, British West Indies, this is one of the best oceanfront villas Anguilla has to offer including a safe location and close proximity to secluded beach. With 9 bedrooms, 10 bathrooms, 3 powder rooms, 3 living rooms, 4 kitchens and a separate ‘club lounge’ on the top floor this Anguilla Villa is the best in the Caribbean!

Anguilla is booming now! Anguilla is serviced by three weekly flights from Miami to Anguilla and 20 minutes by ferry or private boat from St. Maarten, which has direct flights to New York, Atlanta, Miami, Boston, Washington, DC, Chicago, Amsterdam and Paris.

Anguilla is politically stable British Crown Colony, population 15,000, with legal system based on British law. Note: the Government is presently aggressively pursuing a Residency by Investment Program
Anguilla has no income or capital gains taxes.

Fully furnished 15,000 square foot villa on 1.2 acres (1,400 square meter villa on .48 hectares) consisting of:

9 bedroom Anguilla villa
10 bathrooms
3 powder rooms
3 living rooms
4 kitchens (top floor chef's kitchen with Viking appliances)
Top floor outdoor lounge (600 square feet/55.2 square meters)
1 indoor lounge with wet bar
Heated pool with jacuzzi
Pool pavilion with wet bar and large deck
Business centre, central a/c
85 kw auto start standby power
Wired and wireless internet on all levels
2 car garage
Laundry with 2 twin washers and dryers
Secure property entrance with remote-controlled entry gates
Selling Price: \$ 5,000,000 US
+ 5% transfer tax
+ 5% landholding license tax (negotiable)
Real estate taxes: \$ 3557/year

PROPERTY FEATURES

9 BEDROOMS
BALCONY
BEACH VIEW
GARDEN
GATED
OCEAN VIEW
OFFICE
PARKING
SEA VIEW
SWIMMING POOL
TERRACE
TROPICAL GARDEN
WALK IN CLOSETS
WATERFRONT VIEW