



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

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.