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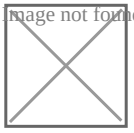
Villa Papillon $7,850,000

Jolly Harbour, St Mary's Ref: PW-388

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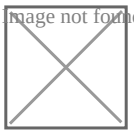
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Property Description

Location: Jolly Harbour, Reeds Point, St Mary's

This stunning six-bedroom luxury villa, spanning approximately 9500sqft and set on 0.39 Acres of land, commands uninterrupted panoramic views of Jolly Beach and beyond is located within the prestigious Reeds Point enclave in Jolly Harbour and is a rare combination of architectural beauty, prime location, and high-performing rental potential.

Surrounded by beautifully terraced gardens, Villa Papillon’s outdoor spaces are spacious and impressive, consisting of an infinity-edge swimming pool with dedicated sun deck, a yoga deck / sunset terrace, perfectly positioned for evening views, an outdoor bar with built-in TV and music system ideal for entertaining and all outdoor areas face due west, delivering spectacular sunsets year-round. A private staircase leads directly down to the calm, swimmable waters below, while the villa is just a short walk to Jolly Harbour’s South Beach, a pristine 1.5-mile stretch of white sand with sun loungers, a beach bar, and casual dining.

Carefully designed by award-winning interior firm Ward & Co, Villa Papillon appeals equally to private owners and high-end holiday guests, the layout flows seamlessly, maximising indoor-outdoor living and ensuring privacy across all six bedroom suites. The expansive open-plan living space opens onto a large west-facing upper terrace, where dining, lounging, and sunset views become part of everyday life. Floor-to-ceiling glass frames the Caribbean Sea, while warm stone tones and thoughtfully selected tiles create a sense of relaxed sophistication throughout.

The fully equipped gourmet kitchen features premium appliances and a generous island with seating, ideal for entertaining, family gatherings, or hosting private-chef experiences.

Each of the six ensuite bedrooms has been designed as a private sanctuary, they all enjoy sweeping sea views, king-size beds, generous room proportions and patio doors opening onto private verandas (with one exception). The ensuite bathrooms are a standout feature, finished with ambient mirror lighting, under lit vanities for night time guidance, rain showers, and feature tile accents, there is also a luxury bath in the master suite - details that reinforce the villa's luxury credentials.

Hidden within a secure gated compound, Villa Papillon offers complete privacy while remaining moments from, Jolly Harbour Marina, Restaurants, cafés and bars, the Golf course, Brand new Athletic Club, Tennis & Pickle Ball Courts and Resident only Pool. The supermarket and pharmacy is close by and some of Antigua's most beautiful beaches.

This is more than a home, it's a ready-made Caribbean investment that delivers breathtaking beauty, effortless ownership, and consistent performance. Whether you're seeking a lock-and-leave luxury retreat, a high-yield holiday rental, or a legacy property in one of Antigua's most desirable locations, Villa Papillon stands in a class of its own.

Private viewings available by appointment.

6 Bedrooms | 6.5 Bathrooms | 9500sqft | Plot Size 0.39Acres

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Additional Info

For Sale	Beds: 6	Baths: 6.5
Type: Villa	Reeds Point Jolly Harbour	Sunset Views
Ward & Co Interior Design	Waterfront Location	Beach Access
Gated Community	Six Bedrooms	

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