



## Lakeside Detached Villa

Valley Road, Orange Valley

# \$595,000

Ref: PW316

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Portofino Offices, Jolly Harbour, St Mary's, Antigua

**LUXURY**  
LOCATIONS  
REAL ESTATE

# Gallery



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# Property Description

**Location:** Valley Road, Orange Valley

Lakeside is a new three bedroom villa at The Palms with pool and garden.

Upstairs, to take advantage of the fabulous views, is a wonderful spacious living/dining area with patio doors leading out to a good sized balcony with room for relaxing or al fresco dining. There is a fully fitted stylish kitchen with appliances plus utility room with washing machine and dryer.

Downstairs are three, well proportioned, bedrooms, all with queen beds, and a family bathroom. The master bedroom has an en-suite bathroom. Both the master bedroom and the second bedroom have their own private balconies and all three bedrooms have fitted wardrobes.

Lakeside has air conditioning and ceiling fans throughout. It has, in total, a living area of 1,471 square feet including a covered veranda. All services and utilities are provided - power, cable TV, broadband Internet. There is a backup water cistern holding 18,000 gallons.

This property is approved by the Government of Antigua and Barbuda for Citizenship by Investment applications linked to real estate purchase which allows buyers to obtain an Antiguan Passport.

Lakeside sits on a fully landscaped tropical garden of 1/3 acre with large swimming pool and sun deck area. There is space and the foundations for another home to be built.

Its location is just a few minutes drive from Jolly Harbour, bars, restaurants, shops and other beaches.

The Palms is set on the banks of the Darkwood Lake in a delightful, peaceful and serene, valley location with panoramic views over Darkwood Beach, the Caribbean Sea and wonderful vistas of the surrounding mountains.

Darkwood Beach is, understandably, an island favourite and probably one of the most photographed beaches in Antigua. As yet unspoilt, with the island of Montserrat in the distance, this beautiful tranquil beach has a good local beach bar and restaurant with beds and shade. It also has a small walk-in reef which is great for snorkelling.

## QUALITY SPECIFICATION

Lakeside is constructed using highly proven and superior materials that offer a low maintenance home with the best protection against infestation, fire damage, high winds and seismic activity. Windows and doors are fitted with impact resistant glass designed to withstand all tropical weather conditions. Virtually all materials are non-combustible giving a very high safety rating.

## RENTAL INCOME

Whilst owners of homes at The Palms are entirely free to make their own arrangements for rental income, Luxury Locations can provide a regular source of rental return.

Our minimum expectation is to obtain 20 weeks booking each year, but with Antigua becoming evermore a year-round destination this should realistically be exceeded.

We will be happy to provide financial illustrations of expected income and expenditure levels upon request.

Luxury Locations also offers a full property management service to take care of your valuable investment throughout the year. Full details for Lakeside upon request.

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# Additional Info

For Sale	Beds: 3	Baths: 2
Type: Villa	Three Bedrooms	Private Balconies
Fitted Wardrobes	Air-Conditioning	Ceiling Fans
Washing Machine	Dryer	Panoramic Views
Jolly Harbour - Few Minutes Drive	Additional land with foundation	Private pool
Detached Home		

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