



Sugar Ridge Homes

Sugar Ridge, St Marys

\$550,000

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

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Property Description

Location: Sugar Ridge, St Marys

SUGAR RIDGE

More Than Just a Breathtaking View From Above

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Sugar Ridge is an impressive residential luxury development covering forty-three acres of sloping parkland on the Southwest coast of Antigua. The elevated position offers breathtaking panoramic views over palm tree-lined beaches, and out over the stunning Caribbean Sea beyond.

This desirable gated community offers privacy, tranquility and peace of mind while being located just ten miles from the capital of St. John's, twenty five minutes from VC Bird International Airport and only three minutes from some of the best beaches on this beautiful Caribbean island.

The Retail Village is located just outside the gates of this exclusive luxury development and will encompass a variety of shops, a medical centre and a brand new branch of Basilica, one of Antigua's much loved Italian restaurants. The Retail Village gives homeowners at Sugar Ridge access to two large swimming pools and a state of the art Cybex gym to use.

Buy and Build - Land Plots Available

Although building a property may be a daunting prospect it can be a fantastic and cost-effective way of getting exactly what you want in your dream house. So if you prefer to purchase a plot of land and build your very own bespoke Caribbean dream home, there are currently a variety of fully serviced home sites starting at USD 550,000. All the plots have stunning sea views over the azure Caribbean Sea to the west of Antigua. Plots range from a quarter of an acre to half an acre. All plots have underground water and electricity already supplied to the plots so that building does not require additional infrastructure to be built into the cost.

There is one estate plot available which is approximately two acres and has three hundred- and sixty-degree views. The location used to be the famous Carmichaels Restaurant but due to the development becoming more residentially focused with privacy and serenity in mind, the restaurant has been closed to ensure that only residents of the development have access to the area. See our plot price list below. Once you have chosen your plot Sugar Ridge Home Services will be on hand to guide you through the building process. They have in house design and build team to create the perfect home for you. They also offer the choice for you to use your own builder and architect which gives all buyers great flexibility.

Luxury Locations is extremely proud to announce that we will be the master agents for this fantastic development at Sugar Ridge so do get in touch directly for more information. All of these properties and land plots are approved for the Citizenship by Investment Program and Luxury Locations will be

working closely with the new team at Sugar Ridge to ensure that buyers are supported all the way through the process. Guidance through purchasing, designing, building, and management of your property after the build is completed to keep your house in tip top condition, will take all of the stress out of purchasing your very own piece of paradise.

Existing properties in the Sugar Ridge development have a proven track record of generating a steady rental income for their owners. So purchasing property or land within the Sugar Ridge community means you are not just getting a spectacular holiday home, you are also taking advantage of a lucrative investment opportunity to allow for continuous income to care for your dream home and realise a significant capital gain on your investment.

Plot 5 is the most elevated plot available at Sugar Ridge. It has a gentle slope and panoramic views from Bolan's village over to valley church. Size 18,763.20 sqft. Price US\$650,000

Plot 6 has a gentle slope and positioned correctly the property built on this plot would have incredible sunset views. Size 17,188.50 sqf. Price US\$650,000

Plot 14 is situated in the middle of four built beautiful homes. This site is perfect for a 3 or 4 bedroom property and enjoys views of Jolly Harbour and the turquoise waters. Size 11,975.87sqft. Price US\$695,000

Plot 16 is very versatile and your home could be positioned to take in the mountains and Jolly Harbour or Valley Church beach and the stunning sunset. Size 16,538.77 sqft. Price US\$650,000.

Plot 17 is a large plot with an easy slope and panoramic views. Size 17,976.42 sqft. Price US\$650,000

Plot 29 is a steeper plot which lends itself to a multi-level property which will have outstanding views from all levels. Size 13,457.11 sqft. Price US\$595,000

Plot 30 a lovely corner plot with sloping sides which gives this plot interesting opportunities for a unique build design. Size 12,052.52 sqft. Price US\$550,000

Plot 35 is tucked away at the end of the road giving you extra privacy but not losing any of those spectacular views. Size 14,240.53 sqft. Price US\$650,000

Plot 36 is located new to Villa Seaglass and captures the sunsets perfectly. Size 21,766.40 sqft. Price US\$695,000

Plot 45 is set between two delightful homes and captures a wide view from Jolly Harbour over to fryers beach. Size 22,463.53 sqft Price US\$650,000

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