



Verandah

Verandah Estate, Long Bay, Verandah

\$450,000

Ref: PW-312

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

LUXURY
LOCATIONS
REAL · ESTATE

Gallery



Property Description

Location: Verandah Estate, Verandah Estates, Long Bay, Verandah

EXPLORE THESE VILLAS IN ANTIGUA'S PRESTIGIOUS VERANDAH ESTATES

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Are you on the hunt for exquisite, newly-built villas in Antigua with the added allure of resort amenities and the opportunity to apply for the Antigua Citizenship by Investment Program? Your search ends here.

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Welcome to Verandah Estates, an impressive 25-acre gated residential community, seamlessly affiliated with the luxurious Verandah Resort & Spa and the renowned Elite Island Resorts Group. Nestled beside the majestic Verandah Resort and the captivating Devil's Bridge National Park, investing at Verandah Estates paves your way to apply for coveted Antiguan citizenship.

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These remarkable villas are architected with a keen eye for space and sophistication. The interiors flaunt generous living areas, a fully-equipped kitchen, and two resplendent bedrooms, including a master suite with an en-suite bathroom. Externally, each villa comes with a private splash pool nestled within a lush patio and garden.

FEATURE-RICH LIVING

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These villas are delivered furnished and are move-in ready upon completion. Each villa is loaded with a plethora of features including air conditioning, modish lighting, plumbing, and a carefully curated furniture package that boasts flat-screen TVs in the living area and master bedroom, along with major appliances such as refrigerator/freezer, dishwasher, oven, stove, washer, dryer and much more.

VILLA OPTIONS TO SUIT YOUR TASTE

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Choose from a variety of formats to meet your unique requirements:

- 2-bedroom villas
- 3-bedroom villas

AMENITIES & PRIVILEGES

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As a Verandah Estates homeowner, you can access to some of Antigua's best beaches just a short walk away. You can also avail of all the amenities and services of the Verandah Resort & Spa at guest prices. Additional perks include a hefty 50% discount on standard hotel rates for 35 days within the first five years of ownership. The cherry on top? All-inclusive facilities and amenities if you choose to stay at the hotel.-

Relax in the comfort of 24-hour security for your ultimate peace of mind.-

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FAVOURABLE LAND TRANSFER TAX

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Purchasers at Verandah Estates benefit from a significantly reduced Land transfer tax rate – from the usual 7.5% to a negotiated 2.5% rate, amplifying your savings.

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PROMISING RETURN ON INVESTMENT

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Maximize your investment with the community's rental program. This optional program ensures all major ownership expenses are covered, offers hassle-free ownership, and promises an attractive Return on Investment. As part of this program, you can expect zero holding expenses – all property taxes, insurance, utilities, gardening, pool maintenance, and association assessments are taken care of. Coupled with all holding expenses, the rental program is estimated to generate returns roughly equating to 1% of rental income ROI annually.

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Additional Info

For Sale	Beds: 3	Baths: 2
Type: Home	Area: 1500 sq m	Show Home
New builds	Two or Three bedroom options	pool
detatched	short walk to beach	Close to Devils bridge
Long Bay Area	CIP APPROVED	Internal Area : 1500 sq m

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