







Sea La Vie

Hermitage Bay, Sleeping Indian

$1,695,000

Ref: PW-400

Telephone: +1 268 562 8174
Email: info@luxurylocations.com
Portofino Offices, Jolly Harbour, St Mary's, Antigua

LUXURY LOCATIONS REAL ESTATE

Gallery

















Telephone: +1 268 562 8174
Email: info@luxurylocations.com
Portofino Offices, Jolly Harbour, St Mary's, Antigua

LUXURY LOCATIONS REAL ESTATE

Property Description

Location: Hermitage Bay, Sleeping Indian

Sea La Vie, is located in Sleeping Indian, one of the last undiscovered pockets on Antigua's stunning West Coast, just moments from Pelican Point, Hermitage Bay, and Jolly Harbour it is perfectly positioned to capture uninterrupted west-facing views so that you can enjoy spectacular Caribbean sunsets all year-round.

The main residence occupies the upper level of the property and has been thoughtfully designed for comfortable, spacious full-time living. Entry is through a welcoming lobby leading into a spacious open-plan living and dining area complete with a fully fitted modern kitchen. Features include a double refrigerator, air conditioning, ceiling fans, spot lighting, and a wall of large sliding glass doors opening directly onto the terrace and pool area - providing truly spectacular views.

The principal suite is very generously proportioned and includes a sleek en-suite bathroom with double vanities and ample storage, plus a large walk-in wardrobe with custom fitted storage solutions. Again, floor-to-ceiling glass doors frame the sea views beautifully and they open directly onto the pool terrace.

Additional features of the main residence include:

- Guest half-bath
- Storage cupboard
- Flexible additional room, currently used as a workshop, ideal as a home office or studio

Beneath the main residence are two self-contained studio apartments, each with its own outdoor seating area and access to a shared pool. The studios also benefit from separate parking, ensuring privacy and convenience for both owners and guests.

This highly flexible layout is a key feature of Sea La Vie. Currently operated as successful short-term holiday rentals, the studios provide an excellent income opportunity. Equally, the layout lends itself perfectly to extended family living, offering independent guest accommodation while maintaining privacy for all occupants.

Constructed entirely from concrete, the property which is approximately 3294 sqft has been built for durability and low maintenance. While the extensive glass throughout the property ensures the views remain central to the main residence, from the kitchen and living spaces, bedroom suite and through to the pool terrace. The property is set on 0.25 acres of land, so there is plenty of room within the walled bounds.

For years, one thing held this area back - the road in was just a dirt track. The whole area is now undergoing significant growth following the completion of the new road which now connects the main road directly through to Pelican Point and Hermitage Bay. With this improved access driving

increased development the property values are rising, making this the perfect time to purchase in a rapidly developing coastal location.

Key Points:

Hurricane Resistant Glass

Own Generator - Guardian 24kw

Concrete roof-

Stunning Views-

Two Pools-

One Main Villa

Two Income Generating One Bedroom Studio Apartments

3 Bedroom | 3.5 Bathroom |-3294 sqft of built home | 1/4 Acre of land | Hermitage Bay-

-

Telephone: +1 268 562 8174
Email: info@luxurylocations.com
Portofino Offices, Jolly Harbour, St Mary's, Antigua

Additional Info

For Sale	Beds: 3	Baths: 3.5
Type: Villa	Expansive Main Residence	Two Individual Studio Apartments
Strong Rental Potential	Stunning Views	Eight Beaches In Walking Distance
West Facing	One Private Pool For Main Villa	One Shared Pool For Studios

Telephone: +1 268 562 8174
Email: info@luxurylocations.com
Portofino Offices, Jolly Harbour, St Mary's, Antigua

LUXURY LOCATIONS REAL ESTATE

FloorPlans

PDF PDF PDF

Telephone: +1 268 562 8174
Email: info@luxurylocations.com
Portofino Offices, Jolly Harbour, St Mary's, Antigua

LUXURY LOCATIONS REAL ESTATE