







# Villa Santa Maria

# $2,500,000

**Ref: PW-402**

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

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# Gallery

















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# Property Description

**Location:**

Perched within the prestigious gated community of Galley Bay Heights, Villa Santa Maria is an exceptional contemporary residence where refined Italian design meets the spectacular beauty of Antigua's west coast. Offering complete privacy, uninterrupted Caribbean Sea views, and effortless indoor-outdoor living, this elegant four-bedroom villa presents an outstanding opportunity as both a luxury residence and an investment property.

Designed by renowned Italian architect Salvatore Perna and completed in 2009 by developer Fausto Fattarelli of New Systems, the villa showcases Perna's signature minimalist aesthetic, seamlessly integrating modern architecture with its natural surroundings.

Set on a 12,197 sq. ft. plot with approximately 2,700 sq. ft. of interior living space, every detail has been carefully considered to maximise comfort, light, and the breathtaking panoramic scenery.

From the moment you step through the grand entrance foyer, oversized glass doors frame captivating ocean vistas stretching from historic Fort Barrington to the endless horizon, creating an immediate sense of tranquillity and escape.

The open-plan living area flows effortlessly into a beautifully appointed kitchen featuring custom cabinetry, stainless steel appliances, a generous kitchen island, breakfast bar, and distinctive concrete-finished stone countertops. Designed for entertaining as much as everyday living, the space opens directly onto the expansive covered verandah where indoor and outdoor dining blend seamlessly against a backdrop of uninterrupted sea views.

The luxurious master suite occupies its own private wing and offers direct access to the infinity-edge pool and outdoor lounge. A spacious walk-in wardrobe and thoughtfully designed spa-style bathroom complete the retreat, featuring separate vanity and WC areas alongside an open-concept shower and bathtub perfectly positioned to capture the magnificent ocean outlook.

A second ensuite bedroom is also located on the main level, while the lower ground floor offers two detached ensuite guest suites nestled amongst natural stone walls, providing exceptional privacy for family or visitors while maintaining a close connection to the surrounding landscape.

The villa's outdoor living spaces are among its finest features. The infinity pool appears to merge effortlessly with the Caribbean Sea, while the covered terrace and landscaped gardens create the perfect setting for alfresco dining, sunset cocktails, or peaceful relaxation in complete seclusion.

Additional amenities include a dedicated office, laundry room, air conditioning throughout, spacious garage, backup generator, high ceilings, balcony, and generous entertaining areas.

Just a short walk or drive away, residents enjoy access to an intimate private beach overlooking

picturesque overwater bungalows, offering a secluded escape rarely found on the island.

Conveniently located approximately 15 minutes from St. John's and 35 minutes from V.C. Bird International Airport, Villa Santa Maria combines peaceful island living with easy access to Antigua's restaurants, marinas, shopping, and international travel connections.

Whether as a permanent residence, holiday retreat, or luxury rental investment, Villa Santa Maria offers a rare opportunity to own a sophisticated Caribbean hideaway where architecture, privacy, and panoramic ocean views exist in perfect harmony.

Villa Santa Maria is an elegant sanctuary designed for those seeking exceptional privacy, timeless architecture, and one of Antigua's most captivating coastal settings.

4 Bedrooms | 5 Bathrooms | 2,700 sqft Interior | 12,197sqft Land Plot |-Infinity Pool | Galley Bay Heights

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# Additional Info

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|---|---|---|
| For Sale | Beds: 4 | Baths: 5 |
| Type: Villa | Exclusive gated community | Infinity-edge swimming pool |
| Panoramic Caribbean Sea views | Private beach access | Jacuzzi bathtub |
| Landscaped gardens and terrace | | |

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