



## NonSuch Apartments

Saint Phillip, Nonsuch Bay Resort

# \$450,000

Ref: 85

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

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# Gallery



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# Property Description

**Location:** Saint Phillip, Nonsuch Bay Resort

Nonsuch Bay Resort encompasses 40 acres of land in a natural hill-enclosed cove on the east coast of Antigua, with its white sandy beach considered to be one of the island's 'best kept secrets'. The surrounding hills embrace the bay, creating a setting unique in its privacy, serenity and exclusivity. For many, the combination of direct beach access, waterfront living and breathtaking ocean views epitomise the ultimate Caribbean living experience.

The focal point of the development is the clubhouse, with guest reception and concierge, a five-star waterside restaurant, a breakfast and lunch bar, two plunge pools and a stunning infinity pool which wraps around the headland. There are two additional swimming pools, tennis courts and boat moorings. These, combined with an extensive list of services provided, enable residents to enjoy a relaxed and luxurious lifestyle.

Townhouses, apartments and building plots are for sale.

This one-bedroom apartment is perfect for the first time second home buyer. It is spacious and has all the comforts of home at your disposal. The apartment boasts beautiful sea views over the resort with close proximity to the communal swimming pool and just a short stroll to the beach. All appliances and furnishings are available at an additional cost.

The resort has a great rental programme for instant return on investment.

Quality specifications for Nonsuch Bay Resort Construction quality- Pillars, strip foundations and all floor slabs in reinforced concrete.- Basement walls where required in reinforced concrete, interior walls built with solid filled concrete blocks.- Partition walls between apartments will be built with solid filled concrete blocks.- Interior partition walls built with concrete blocks, plastered and with a paint finish.- Sloping roofs shingled with Wallaba hard wood shingles.- External rendering with cement plaster and wood.- First quality paint.- All interior floors excluding bathrooms to be laid in 1" x 4" hardwood flooring with wooden base/skirting board. Living room, dining room and bedrooms- Vaulted ceiling of painted close boarding wood in top floor units, plaster in remaining units. - Walls finished with cement plaster and painted. Bathrooms - Walls tiled in sand-colour contemporary tiles of 16" x 16" round shower and bath.- Remaining walls in cement plaster and painted.- Floors tiled in sand-colour contemporary tiles of 16" x 16" and a wooden baseboard.- Flat wooden ceiling painted. Laundry room- Walls and ceilings finished with cement plaster and painted.- Floors in sand-colour contemporary tiles of 16" x 16".- Space between top and lower kitchen cupboards in cement plaster. Terraces (verandahs, decks and courtyards)- Flooring-tiles over reinforced concrete.- Beach front apartments 1x6 greenheart wooden deckCarpentry work, windows and doors- Hard wood front door, fitted with a security lock, hinges.- Coloured varnished interior doors fitted with bronze handles and hinges.- External windows and doors in hard wood.- Built-in wardrobes including hanging rails and drawers. Doors to match internal doors.- Verandahs and decks with child-safe railing.- Insect screens over all louvered openings.Bathrooms - Top quality Kohler or equivalent sanitary ware.- Shower with

security glass door.- Master bathroom with whirlpool type bath.- Top quality taps from Kohler or similar. Kitchens - Modern style, fitted with Studio Becker or similar. Kitchen in white with Viking- appliances or similar: ceramic hob unit, extractor, American style double fridge-freezer combination with icemaker, integrated dishwasher and microwave/oven.- Silestone worktop.- Washing machine and tumbler dryer in laundry room. Electricity installation- Telephone outlets, cable television in the living room and bedrooms.- Broadband wireless internet connection throughout the project. Safety specifications- 24-hour manned security within gated community.- An electronic room safe in each bedroom. Water and air conditioning system- Water heated by means of electric. - Air conditioning system with independent controls in each area.- Cistern system through central pump.

Outdoors- Landscaped gardens featuring subtropical and tropical plants.- Parking spaces for visitors.- Outdoor swimming pools with sunbathing areas.- Exterior lights.

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