



# The Beach Houses

Saint Paul, Falmouth Harbour

# \$1,920,566

Ref: PW444

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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 Paul, Falmouth Harbour

Welcome to the exclusive private community of opulent homes nestled within the tropical paradise of Antigua, "The Beach Houses". This gated sanctuary, featuring 24-hour security manned with monitored cameras, provides you with a haven of tranquility and peace of mind. Each homeowner has privileged access to a magnificent 400 feet of pristine beachfront, reached via idyllic paths woven through the community.

Ranging in price from \$1.5M to \$5M USD, the homes accommodate a variety of lifestyles and preferences. The most accessible property, priced at \$1.5M, boasts a generous 2,206 sq ft footprint. Enjoy two master en-suite bedrooms, a spacious open plan living area, and a private outdoor living space that incorporates a pool and sun deck. This gem, positioned on a 1/3 acre plot, is accessed through a private gated entrance.

The development is guided by a Canadian / European family business boasting over 25 years of development experience. Having completed several successful projects across the Caribbean and North America, the developers specialise in creating private community homes for the discerning homeowners. -The developers are currently constructing three projects on the island, including this highly anticipated development.

The meticulous planning process includes working closely with professional engineers to prepare the sites. To maintain the highest quality, the developers work with five local contractors, each with a proven track record, to bid on the houses. -The Beach House development is innovatively built on piles to ensure stability and longevity.

The show villa, Villa 3, constructed on 28 piles driven 40ft into the ground, is a testament to the quality-focused approach. Complying with local regulations, the development plans are approved by the Development Control Authority in Antigua, the National Park, and sometimes by the UNESCO development team in Brussels.

The unique architectural designs focus on open-plan spaces and feature traditional pickle ceilings, hip roofs, and vaulted ceilings. The developers value your privacy and optimise the views, ensuring the orientation of each home enhances both. The finishes are of the highest quality, with pre-selection by the renowned Elmsbridge design team. -Offering custom options with materials and colours of your choice from over 100 suppliers across North America and Europe.

The exquisite furniture package allows you to step into a fully furnished home, curated to perfection down to the forks and picture frames. Optional add-ons include an art package featuring domestic and regional artists, and a pool and beach package for all your seaside activities. -To complete the aesthetic, each home is surrounded by a curated landscape featuring indigenous plants, trees, and flowers.

Here, luxury is redefined. -Each detail is thoughtfully curated, each view deliberately captured, and every experience tailor-made for your utmost comfort. -Become part of the community, where every day feels like a vacation in your dream home.

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