



Verandah Estates

Long Bay

\$450,000

Ref: PW-312

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Email: info@luxurylocations.com

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

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Property Description

Location: Long Bay

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.

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.

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.

These villas are delivered furnished and are move-in ready upon completion. Each 2 or 3 bedroom 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.

AMENITIES & PRIVILEGES

As a Verandah Estates homeowner, you can access some of Antigua's best beaches just a short walk away. There is 24-hour security for ultimate peace of mind and you will also have a plethora of amenities and services provided by 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.-

FAVOURABLE LAND TRANSFER TAX

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.

PROMISING RETURN ON INVESTMENT

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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