



## The Gardens - Citizenship/Fractional

Harbour Island, Jolly Harbour, St Marys

# \$300,000

Ref: PW-339

Telephone: +1 268 7645874  
Email: [info@luxurylocations.com](mailto:info@luxurylocations.com)  
Portofino Offices, Jolly Harbour, St Mary's, Antigua

**LUXURY**  
LOCATIONS  
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# Gallery



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# Property Description

**Location:** Harbour Island, Jolly Harbour, St Marys

Welcome to The Gardens at Elmsbridge, an exceptional development offering a turn-key service tailored to deliver your dream home in the heart of Antigua. This unique community allows buyers to select their lot, customize their villa design, choose their preferred finishes, and have their home built and fully furnished to perfection.

## Key Features

Elmsbridge provides a comprehensive service, managing every step of the process from lot selection to final construction. Buyers can choose from multiple villa designs and customize them to suit their preferences at the design office. Each home comes with a landscaping package, and optional furniture packages are also available, fully installed by the Elmsbridge team.

The Gardens also offers extensive additional services, including rental and management options, though owners are free to select any management company on the island. For those considering a longer-term stay or relocation, the in-house citizenship and residency team can assist with citizenship-by-investment or relocation processes.

- Net rental income projected at 2%-5% annually
- No outgoings while villa under construction
- Exit via sale of share OR sale of whole villa (if more than 50% of shareholders wish to sell after 5 years) with each shareholder receiving 1/6th of net sales income.

## Villa Designs and Pricing

The Gardens offers a range of villa designs to suit different needs and preferences. The 2-bedroom "Aloe" design is the property featured in this listing. -Its just been completed and sold under the Citizenship Program. -Multiple new homes are under construction so you can purchase a new build under this program.-

## Ownership Options

Elmsbridge offers whole ownership options ranging from \$1,029,000 USD to \$1,750,000 USD, excluding furniture and closing costs. For those interested in a more flexible arrangement, fractional ownership is available for US\$300,000 USD. This Citizenship By Investment Approved option allows buyers to own 1/6th of a villa, providing 8 weeks of personal use annually, with full management and bi-annual reporting.

### Experience Luxury Living at The Gardens

Embrace the opportunity to own a piece of paradise at The Gardens, Elmsbridge. With bespoke villa designs, extensive customization options, and a range of services to support your new lifestyle, this development offers unparalleled luxury and convenience. Secure your dream home or investment property today!

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# Additional Info

For Sale	Beds: 2	Baths: 2
Type: Houses	Area: 3880 sq m	Land Area: 8000 sq m
Citizenship Approved	Brand New Home	Rental Return
Gated Community	Stunning Interiors	Fractional Ownership
Full Property Management	8 weeks usage a year	Internal Area : 3880 sq m
Land Size : 8000 sq m		

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# FloorPlans

