



## The Gardens

Harbour Island, Jolly Harbour, St Marys

# \$1,200,000

Ref: PW-340

Telephone: +1 268 7645874

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

**LUXURY**  
LOCATIONS  
REAL ESTATE

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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.

## Villa Designs and Pricing

The Gardens offers a range of villa designs to suit different needs and preferences. The 2-bedroom "Aloe" design, priced at \$1,029,000 USD, is perfect for garden lots and can be expanded with an additional one-bedroom cottage for \$199,000 USD, transforming it into a 3-bedroom villa. The 3-bedroom "Neem" design, also for garden lots, is available for \$1,174,200 USD, with the same option to add a one-bedroom cottage. For waterfront lots, the 3-bedroom "Hummingbird" design is available for \$1,555,000 USD, with the option to add a cottage for an additional \$199,000 USD.

## 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 \$200,000 USD. This Citizenship By Investment Approved option allows buyers to own 1/7th of a villa, providing 6 to 7 weeks of personal use annually, with full management and bi-annual reporting.

### **Plot Availability and Pricing**

Plots are available in both waterfront and internal locations. Waterfront plots are priced at \$450,000 USD each for Plot 55 and Plot 56. Internal plots range in price from \$180,000 USD for Plot 106 to \$200,000 USD for Plots 106 to 111 and Plots 113 to 117. Plots 111 and 112 are priced at \$215,000 USD each.

### **Current Status and Services**

The photos in this listing are of the first villa completed at The Gardens and sold for just over \$1,200,000 USD, including the plot and furnishings.

Additional villas are currently under construction, with 36 lots available in total, 20 of which are still on the market. Elmsbridge also offers rental and management services to ensure your property remains in excellent condition and can generate rental income if desired.

### **Experience Luxury Living at The Gardens**

Embrace the opportunity to own a piece of paradise at The Gardens. 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! -Contact us for viewings.-

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# Additional Info

For Sale	Beds: 2	Baths: 2
Type: Houses	Area: 3880 sq m	Land Area: 8000 sq m
New Builds	Fully Managed By Design & Build Team	Gated Community
Contemporary Beach Interiors	Rental Returns	West Coast
Pool	Internal Area : 3880 sq m	Land Size : 8000 sq m

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