



# Barbuda Bay

Barbuda

# \$35,000,000

Ref: PW-345

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

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# Property Description

**Location:** Barbuda

The Barbuda Bay development is an exceptional opportunity to acquire 46-acres of prime beachfront land on the Western shores of the island of Barbuda, situated on the site of the former Lighthouse Bay Hotel. A preliminary development plan is in place, yet the possibilities for transformation are vast and this land parcel offers incredible versatility for residential, resort, or mixed-use developments.

What sets this site apart is its existing infrastructure—including power, water, and access—providing a substantial financial advantage over other undeveloped land sites on the island. This readiness allows for an accelerated timeline: you can begin selling residential plots immediately, or embark on a resort or mixed-use development with a significant head start.

Barbuda's new international airport, recently opened, enhances the island's accessibility to global travellers and high-net-worth individuals, paving the way for new investment opportunities. So now is the perfect time to invest, ahead of the anticipated growth in demand.

Whether your vision includes luxury residences, beachfront plots, or a world-class resort, this property offers unmatched potential.

Contact us today to register your interest.

## Key Highlights:

- **Beachfront Paradise:** The potential for 23+ beachfront plots offering pristine coastal views.
- **Prime Opportunity:** Other developments in Barbuda have seen land sales exceed \$6M per acre.
- **Existing Infrastructure:**
  - Three operational power generators.
  - Fully functional water supply.
  - Dock at the rear of the property.
  - Helipad for easy access.
  -

Fully equipped staff accommodations on-site.

- **Accessibility:** Barbuda's newly opened international airport makes the island more accessible to international travellers.

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# Additional Info

For Sale	Type: Land	Development Land
Power and water	99 year lease	3529 ft of Beach Front
Boat Dock	Heli Pad	

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