

LUXURY

LOCATIONS • MAGAZINE

ROCKS GROUP

ANTIGUA'S PREMIER COLLECTION OF
AWARD-WINNING RESTAURANTS ANNOUNCES
NEW LOCATION FOR ROKUNI

Great British Menu presenter Andi Oliver talks rum, restaurants and the 'invisible importance' of her Antiguan roots

Celebrity Antiguan chef Kareem Roberts shares his favourite foods and top tips

Nikki Beach prepares to bring its sleek, sexy, South Beach vibe to Antigua: Exclusive interview with Lucia Penrod

Considering building or renovating a home? We share our secret list of trusted local professionals

Miss Antigua and Barbuda Ischikelle Corbin: 'I'm living my childhood dream'

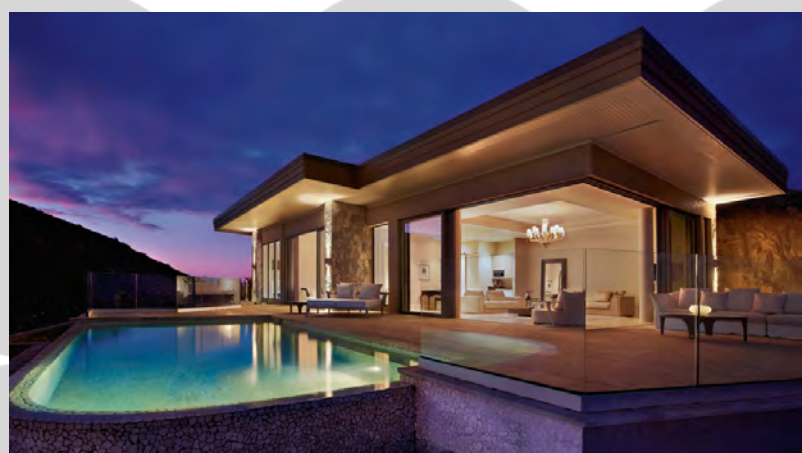
Adopt-a-Coastline: Meet the Antiguan children on a mission to save their environment

Property market: All signs indicate a rosy outlook for 2024





THE BUILDING PROFESSIONALS





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CREDITS

HEAD OFFICE, LUXURY LOCATIONS, PORTOFINO OFFICES, JOLLY HARBOUR, ST MARY'S, ANTIGUA
 TELEPHONE: +1268 562 8174 · INFO@LUXURYLOCATIONS.COM · WWW.LUXURYLOCATIONS.COM

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LETTER FROM LUXURY LOCATIONS

How does one define a sense of home? For some it's the place we live, for others it's the place where we were born. And for a few, like Andi Oliver, it's somewhere we feel a sense of identity, an amorphous rootedness. For Andi, Antigua may as well have had an invisible thread anchoring her emotionally to her parents' homeland.

In this 23rd edition of *Luxury Locations Magazine*, the British celebrity chef and TV presenter speaks exclusively about her indelible affinity with the island she first visited when she was 16 and to which she has been a frequent visitor for much of her adult life. Caribbean influences are at the core of her cuisine, flavoured with her own unique flair. Don't miss the chance to find out more about her mission to steep the international food scene with the region's flavourful piquancy on page 56 – not to mention her own recipe for salmon gravlax.

Kareem Roberts knows how Andi feels. For the renowned fellow chef who grew up in Antigua before moving to the UK, there's nothing like the aroma of the island's fresh produce to trigger a deep-seated

affection for home. Both Andi and Kareem were among a handful of famous faces to take part in this year's Restaurant Week festivities, aimed at raising the profile of local dishes from saltfish to souse. Kareem shares his culinary journey and tells us what ingredients are currently whetting his appetite in our feature on page 64.

You may well have heard the exciting news that Antigua is soon to see the creation of a Nikki Beach Resort & Spa – just the second place in the Caribbean to welcome the global hospitality brand with an ethos of celebrating life. The group's co-founder and owner Lucia Penrod gives us the lowdown on page 60.

Also found within these pages are our regular features like the Luxe List, the latest news from some of Antigua's leading resorts and restaurants, and the Dyson Way which offers a snapshot of things to see and do on island through the eyes of *Luxury Locations'* owners Sam and Nadia Dyson and their children.

As always, there's a broad selection of properties available for sale and rent towards the back of the magazine, plus a

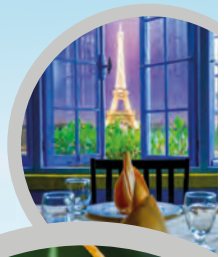
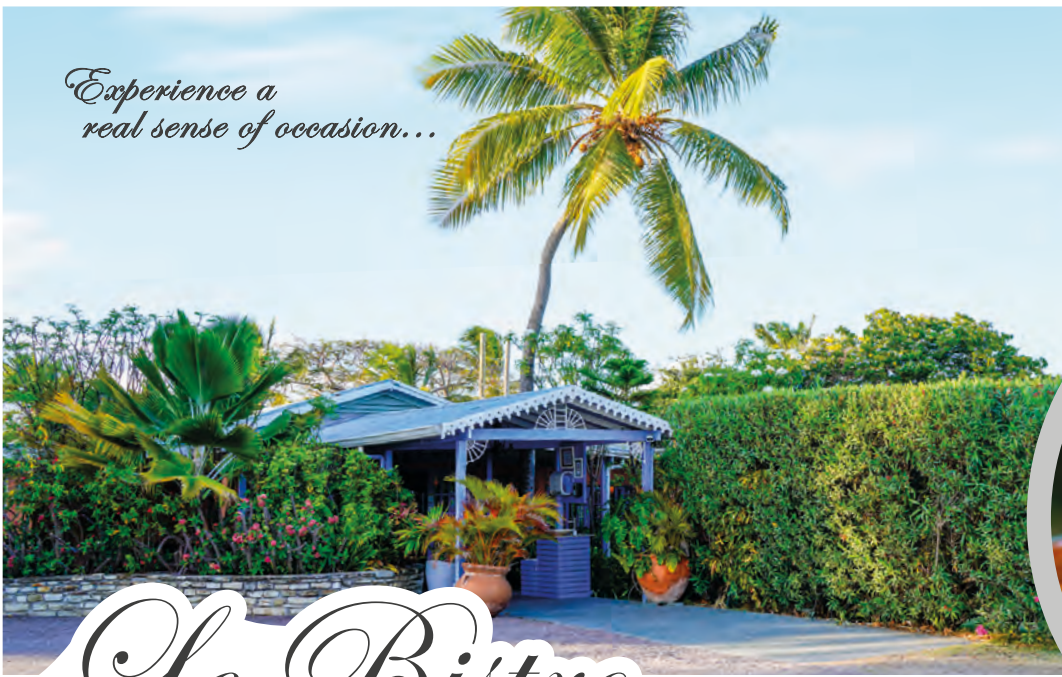
large section devoted to the ins and outs of building or renovating your own home.

You may already be in love with our charming isle, you may be on the verge of falling for it. So, if you too feel that irresistible tug, read on. Across several pages we introduce you to some of our most trusted contacts who will be happy to help you create your dream abode here in Antigua – a place where, for more and more people each year, is truly where the heart is. ■



You will see QR codes like this throughout the magazine. Scan with your camera and view the videos connected to the articles and properties.

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MEET THE TEAM AT LUXURY LOCATIONS REAL ESTATE

LUXURY
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ESTATE AGENTS

Welcome to Luxury Locations Real Estate, Antigua's multi-award-winning real estate agency, renowned for our excellence in real estate sales and property management. In 2024, we proudly received accolades for Best Real Estate Agency, Best Marketing, and Best Development Consultancy from the International Property Awards. These honours are just the latest of accolades we have received over the years and underscore our commitment to excellence, solidifying our position as market leaders for over a decade.

Owned and managed by Sam and Nadia Dyson, our small but dedicated team excels in forging long-term relationships through hard work and integrity. Whether it's a record-breaking real estate sale or meticulous property management, we always prioritise our clients' needs, ensuring exceptional value and service.

At Luxury Locations, our primary focus is on delivering exceptional real estate services. We are passionate about helping clients discover their perfect homes or investment properties in Antigua & Barbuda. Additionally our offerings span a wide range

of property services, including sales, rentals, and comprehensive management of property.

With over thirty years of combined industry experience, our expertise also encompasses development consultancy, project planning, refurbishment advice, and comprehensive marketing services across print and digital media, with a strong focus on engaging video and photography to entice and engage.

Our success as industry leaders is driven by our energetic and committed team, each member bringing expert knowledge to the table. We consistently go above and beyond to surpass our clients' expectations. As the only Marriott Homes & Villas approved company in Antigua, we provide full property management services.

Stop by our welcoming office in Jolly Harbour, where you will meet our dedicated team members, all striving to make Luxury Locations the top choice for discerning clients. Whether you're buying, selling, or seeking meticulous property care, we always put our clients' needs first, guaranteeing exceptional value and service.

OUR DISTINGUISHED TEAM



SAM DYSON

As CEO, Sam oversees all operations at Luxury Locations, bringing both an MBA and a law degree to the role. With twelve years of experience at the company, Sam has been instrumental in its growth and success. His focus on leadership and long-term development ensures the business thrives in every organizational aspect. Sam also heads the award-winning Development Consultancy, guiding developers to align their projects with market demands in the Caribbean property market.



CARLY DAVIES

Although Carly Davies is a relatively new addition to Luxury Locations, her impact has been significant. With a background working for multiple CEOs, Carly's determination and hard work have quickly made her the organizational hub of the business. She excels in implementing her organizational skills and has developed a strong passion for real estate.



JOELLE SPENCER

Joelle Spencer is responsible for the back-office organization and accounting systems at Luxury Locations. With six years of experience at the company, Joelle ensures all business administration aspects are smoothly handled. Her in-depth knowledge of the business operations allows her to efficiently manage various tasks and support the company in multiple capacities.



NADIA DYSON

Nadia Dyson founded Luxury Locations fifteen years ago and is an entrepreneurial driving force within the organisation. With nearly two decades of experience in Antigua's real estate market, Nadia is known for her calm demeanour and extensive knowledge of both real estate sales and the rental market. She ensures daily operations run smoothly and is well recognised as the most seasoned real estate agent in Antigua.



JOVANNA DECEMBER

Jovanna December specializes in property management and guest satisfaction. She ensures properties are maintained in top condition and that guests have an excellent experience in Antigua. By overseeing property checks, maintenance, and other services, Jovanna ensures properties increase in value and provide solid returns for their owners.



Our offices in the Portofino building, Jolly Harbour, are open Monday to Friday.
The team can also be reached by emailing info@luxurylocations.com or calling +1 268 562-8174.

And don't forget to follow us on Instagram and Facebook



ADMIRAL'S INN & GUNPOWDER SUITES

OLD WORLD CHARM WITH A MODERN APPEAL

Travel trends may come and go but one thing that never goes out of style is personal customer service that makes every guest feel like family. At Admiral's Inn and Gunpowder Suites – loved for its warm ambience and informal elegance – the iconic location is just the icing on the cake.

At this charming family-run hotel, a winning formula of attention to detail, exquisite cuisine and friendly, personal service have stood the test of time. The antipode to today's formulaic all-inclusive resorts, guests get to truly immerse themselves in everything the historic district has to offer.

Set in the heart of 18th century Nelson's Dockyard – a UNESCO World Heritage Site named after the British Admiral who once called it home – the character-filled boutique hotel offers luxurious accommodation, two acclaimed restaurants and a recently expanded spa.

The main hotel boasts 18 exquisite rooms, while across the water, adjacent to the Georgian-era Gunpowder House, there are 12 more spacious suites all with stunning harbour views and just steps from the pool. There are also two deluxe garden rooms in a remodelled cottage with private patios.

US-trained Antiguan chef Angela Joseph heads an expert team who consistently create

culinary magic.

"Our restaurants have been going from strength to strength; we are getting a lot of repeat customers," says the hotel's co-director Astrid Deeth.

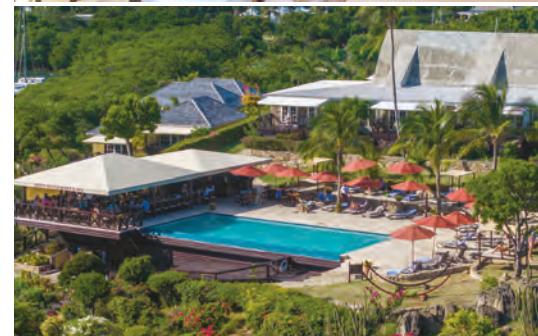
Pillars is loved for its waterfront backdrop with graceful stone pillars and international food with a contemporary twist. Saturday night is the popular 'Taste of the World' evening complemented by the sound of a local jazz group. Wednesdays hone in on the gastronomic delights of the region, complete with a live steel band.

Laidback poolside eatery Boom offers delectable lunch delights with an unbeatable view. Day passes are available if you want to make Boom an all-day hangout.

The serene setting yet close proximity to the hub of English Harbour makes Admiral's a prime location for vacations and staycations, plus multi-generational events like weddings and birthdays. There are activities to suit all age groups and tastes, from enjoying the area's nightlife and unique shops, to exploring its centuries-old fortresses and hiking trails.

But it's the hotel's friendly faces that keep guests returning year after year.

Astrid adds: "People feel well taken care of; they frequently tell us it was the staff that made their holiday." ■



*To make a booking, call +1 268 460-1027,
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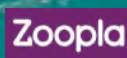


LIST WITH LUXURY LOCATIONS

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As a multi-award winning real estate agency we are proud to be large and successful with noteworthy extensive sales. Year on year, we have led the market in sales, achieving significantly higher results than all others, including international agency brands. Our marketing reach is unrivalled, with the huge online presence as well as the largest social media footprint giving your property the most exposure to the right buyers.

So, if you want to get your property noticed and sold then speak to the best Antigua has to offer.



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- In-person video walkthroughs
- Inclusion in our biannual property and lifestyle magazine *Luxury Locations Magazine*
- Social media marketing on Facebook, Instagram, YouTube and more

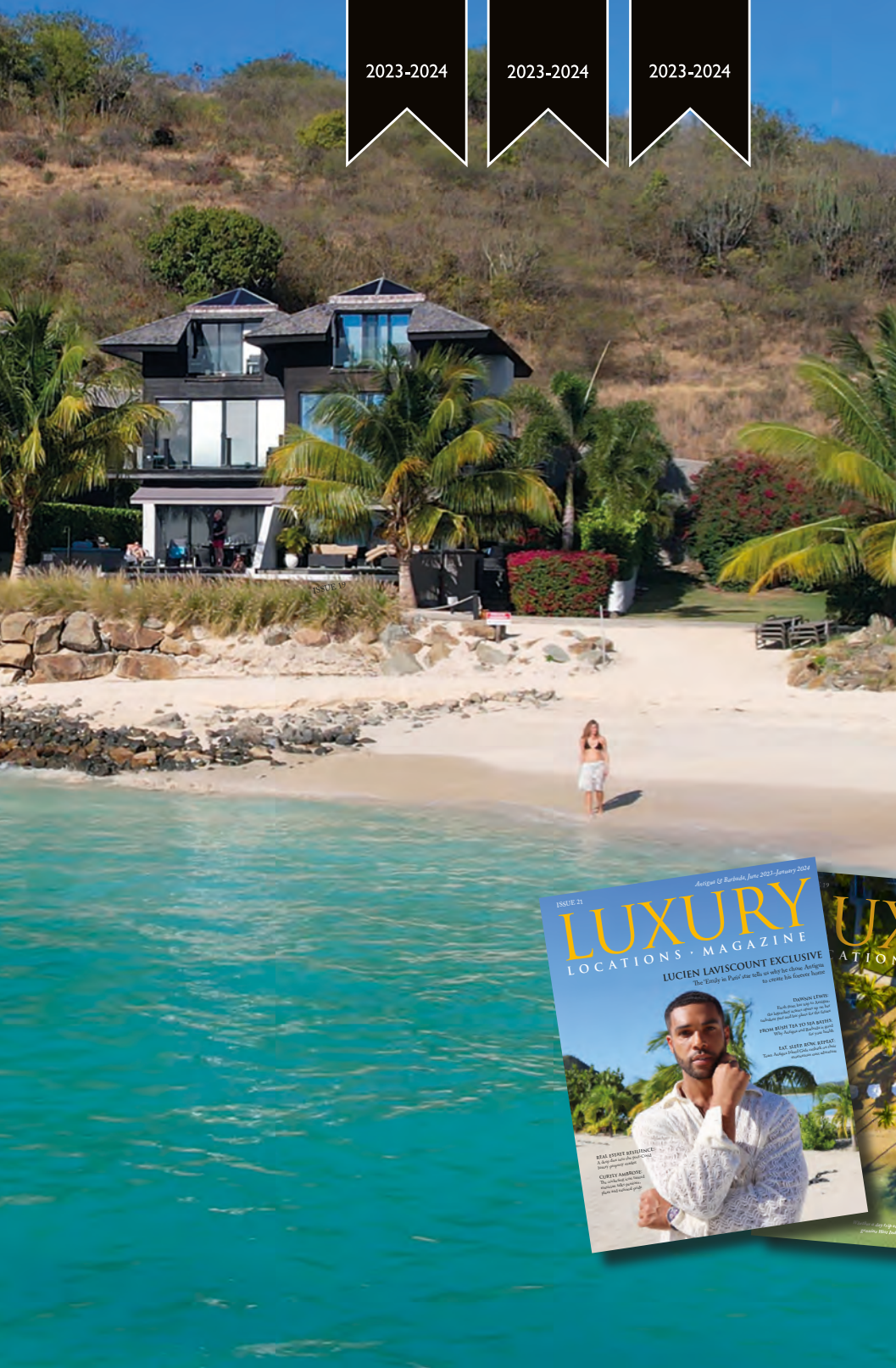
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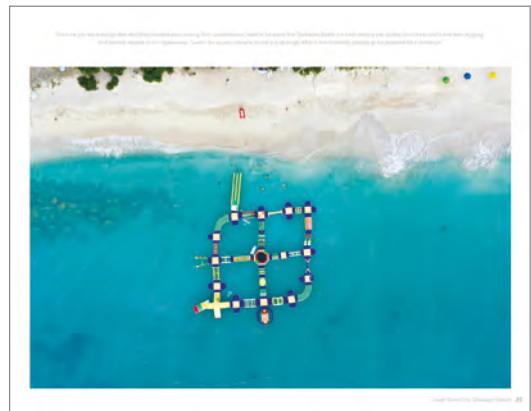
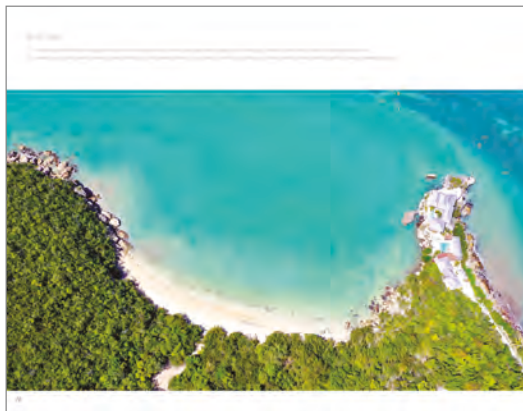
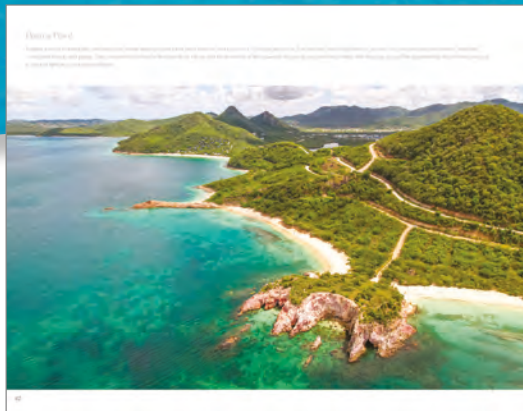
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Available now!



Featuring some incredible images, lensed by four extremely talented local photographers; Sam Dyson, Jervez Lee, Tonya Norris and Alex Rhodes, this stunning coffee table book produced by long time resident of Antigua & Barbuda; Nadia Dyson, takes us on a breathtaking visual journey around the spectacular coastline of this stunning twin-island nation she is extremely proud to call home. This captivating coffee table book is one you are sure to want to delve into often. It is the perfect holiday gift, and a wonderful way to take a piece of paradise home with you.



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ANTIGUA & BARBUDA



Imagine a magazine that doesn't just tell you about Antigua and Barbuda but rather embraces you in a journey through paradise.

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The latest magazine published by Luxury Locations, on behalf of the Antigua and Barbuda Hotels and Tourism Association (ABHTA), and in conjunction with the Antigua and Barbuda Tourism Authority, is the pinnacle of tourism publishing in the Caribbean and will be the in-room magazine for the country's leading hotels. The magazine provides an in-depth view with a unique perspective for those visiting Antigua and Barbuda from those who were once tourists themselves.



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THE EVER-EVOLVING ROCKS GROUP

ANTIGUA'S PREMIER COLLECTION OF AWARD-WINNING RESTAURANTS ANNOUNCES NEW LOCATION FOR ROKUNI

In the vibrant culinary landscape of Antigua and Barbuda, one name stands out as the epitome of refined indulgence, accessible luxury, and excellence: Rocks Group.

Established with a commitment to providing unparalleled dining experiences, Rocks Group has become synonymous with quality, innovation, and top tier service.

Parent company to Sheer Rocks which has earned the title of 'Caribbean's best restaurant' three times, as well as Catherine's Café, Rokuni, and Roquita, the 14-year old Rocks Group continues to grow. This season will see the company's fourth venue opening in just three years.

A new chapter for Rokuni

Originally located on Antigua's east coast at Nonsuch Bay, Rocks Group's third venue, Rokuni, joined sister restaurants, Sheer Rocks and Catherine's Café, in November 2021. Alongside the extensive Asian-inspired menu, designed for sharing, Rokuni also boasts a dynamic cocktail programme.

After three successful seasons on the east coast, Rocks Group decided it was time to bring Rokuni closer to its guests.

The Rocks Group team are ready to officially drop the news: Rokuni will have a new setting conveniently located on the island's west side, at Sugar Ridge which is currently undergoing a major makeover.

The new location, previously known as



Sugar Club, promises to elevate the Rokuni experience, which will open with a focus on dinner service, as well as brunch on weekends.

Rocks Group has brought in an acclaimed design team from Europe to transform the venue into a lush, tropical oasis, featuring a dedicated sushi bar and private dining spaces. Belgium-based Sempre In & Outdoor Living is credited with crafting immersive atmospheres in locations as diverse as Singapore, Miami, Russia and Ghana.

Keep an eye out for vibrant parties with live entertainment in the expansive lounge. The enchanting setting, combined

Pigeon Point Beach, home of Catherine's Café





with an updated model of the innovative, Asian-inspired menu, will make Rokuni a highlight on the west coast's roundup of sought-after restaurants.

Rokuni's new location is designed to immerse guests in a unique dining environment where the natural beauty of Antigua seamlessly blends with the temperature-controlled interior, which can be sealed up to allow air conditioning on those hot summer days, and will feature lush greenery and artful lighting to create a serene and inviting ambience.

At the heart of Rokuni's philosophy is a commitment to upholding Rocks Group's five pillars: fantastic food, superb drinks, an unforgettable location and design, stellar music and live entertainment, and fun and thoughtful service from the team that makes it all possible.

The enchanting setting, combined with an updated model of the innovative, Asian-inspired menu, will make Rokuni a highlight on the west coast's roundup of sought-after restaurants.

Expanding horizons with Rocks Group

In addition to Rokuni's new home, Rocks Group is sharing more exciting projects that further cement the brand's reputation as Antigua's premier hospitality group.

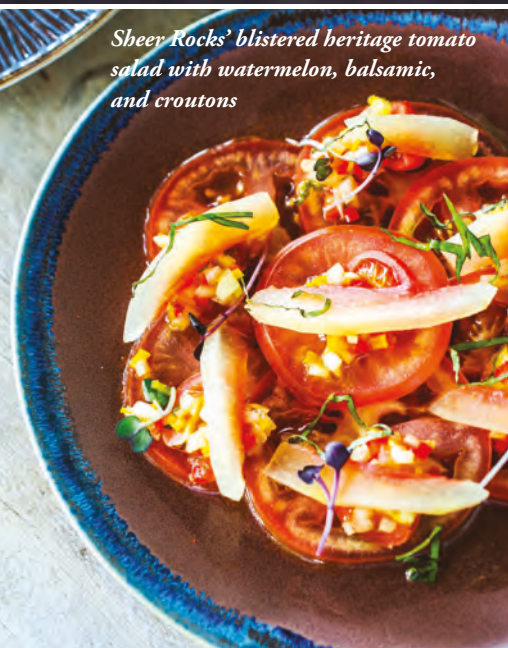
Along the picturesque west coast, overlooking a mesmerising expanse of Caribbean Sea, Sheer Rocks, started in 2010, stands as the original Rocks Group restaurant.

Guests make their way through bougainvillea-draped walkways, twinkling lights, and lush greenery to a stunning backdrop for lounging in the sun. Offering tapas-style lunches, thoughtful à la carte dinners, and curated tasting menus with expertly paired wines, the philosophy behind the Rocks Group experience is clear. From food and drink to music, service and the stunning location, details matter here.

This season, Sheer Rocks is launching two exciting new spaces on the rocks.

The Cove at Sheer Rocks

Guests are invited to enjoy life on the rocks through Sheer Rocks' unsurpassed experiences, featuring daybeds at the venue's



Sheer Rocks' blistered heritage tomato salad with watermelon, balsamic, and croutons



Sheer Rocks' red snapper ceviche with pickled tomato, jalapeño, lime, dried olives and chilli beef salad with zucchini and radish noodles and coriander

three superb cliff-front plunge pools, including its newest secluded space, The Cove.

Sheer Rocks' Infinity Bar

In an exciting collaboration with Nicholson, Sheer Rocks introduces the Infinity Bar, located even closer to the sea, where those Negroni Spritzes hit just right.

No reservations are needed at this ultimate sunset spot, designed for stopping in for a sundowner.

A legacy of excellence

From the sun-kissed plunge pools of Sheer Rocks to the beachfront bliss of Catherine's Café, Rocks Group continues to set the standard for culinary excellence in Antigua and Barbuda. The brand's commitment to innovation, development, and creating unforgettable moments is at the core of everything it does.

As Rocks Group embarks on a new chapter, with the relocation of Rokuni, the team invites everyone to join them on this

exciting journey.

Rokuni is poised to become a new icon on Antigua's west coast, attracting visitors from around the world who seek an unparalleled dining experience. With its commitment to excellence, sustainability and innovation, Rocks Group continues to push the boundaries of what is possible in the world of hospitality.

Raise a glass to the next chapter of Rocks Group's legacy, where every sip tells a story. ■

For bookings and inquiries, contact reservations@itsrocksgroup.com or call +1 268 463-6161.

WhatsApp +1 268 464-5283.

Websites and Instagram handles:

www.sheer-rocks.com @sheerocks
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www.drinknicholson.com @drinknicholson
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Evening cheers at Catherine's Café's dinner service



Sheer Rocks nestled into a rocky bluff below Cocobay Resort





Exotic Emeralds

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From unique boutiques to designer emporiums, Antigua boasts a vibrant array of shopping experiences. We foraged through a few to bring you this hand-picked selection of must-haves and just-wants worthy of the Luxe List.



PRETTY IN PINK

US\$115

Knock 'em dead in this attention-grabbing, hot pink two-piece from Banana Moon. The Californian swimwear brand melds West Coast surf style with French chic for a young, vivacious vibe.

Available at Sunseekers in Heritage Quay, St John's. Call +1 268 462-4523.

SIGNATURE VERSATILITY

US\$416

Easy to see how this upbeat little bag earned its moniker. 'The Smile' is a breezy accessory to any look and brings its own audacious attitude.

Available at Longchamp in Heritage Quay, St John's. Call +1 268 562-5301.

CONTEMPORARY COOL

US\$415

Worn across the body with its vibrant peppy shoulder strap, this mini Le Pliage bag in smooth cowhide leather embodies hip urban style.

Available at Longchamp in Heritage Quay, St John's. Call +1 268 562-5301.



UNRUFFLED FEEL

US\$269

Keep your cool all summer in this light and flouncy cotton tunic with ruffle trim. Featuring Devotion Twins' signature silhouette, it incorporates clean lines and traditional ethnic patterns.

Available at Gingerlily in Heritage Quay, St John's. Call +1 268 462-3168.





GUILT-FREE DIAMONDS

US\$2,248

No need to worry about the origins of these sparklers. This exquisite engagement ring from the aptly named Smiling Rocks brand features lab-grown diamonds set in 14k yellow gold.

Available at Sterlings in Heritage Quay, St John's. Call +1 268 562-5662.

NAUTICAL MAGIC

US\$398

Keep Antigua's turquoise water close to your heart wherever you go with this coastal-inspired necklace from Dune Jewellery. The bold sterling silver links lay perfectly on your collar while the classic toggle closure reflects chic sophistication and a splash of fun.

Available at Sterlings in Heritage Quay, St John's. Call +1 268 562-5662.



SEDUCTIVE SCENT

US\$146 for 100ml bottle

With floral, amber and aquatic aromas, Gaultier's La Belle Paradise Garden represents freedom and sensuality. The bottle evokes the image of Eve with her alluring curves, symbolising seduction and temptation.

Available at Abbott's Jewellery & Perfumery in Heritage Quay, St John's. Call +1 268 462-3107.



TO HER, WITH LOVE

Top US\$1,799

Bottom US\$1,799

Celebrate momentous occasions with either of these 14k white gold diamond necklaces, sure to dazzle for years to come.

Available at Colombian Emeralds in Heritage Quay, St John's. Call +1 268 462-3462.

COLOURFUL GEMS

US\$1,299

Elevate your style with a pop of colour. These stunning prismatic earrings in 14k yellow gold are guaranteed to help you sparkle on any occasion.

Available at Colombian Emeralds in Heritage Quay, St John's. Call +1 268 462-3462.



FOR HIM THE LUXE LIST



LAIDBACK AURA

Shirt US\$149

Trousers US\$139

These cool-as-a-cucumber linen trousers and shirt epitomise the relaxed Caribbean lifestyle, with quality fabrics inspired by the luxurious vibe of the private island that lent the Pink House Mustique brand its name.

Available at Sunseekers in Heritage Quay, St John's. Call +1 268 462-4523.

FUNKY FOOTWEAR

US\$69

No need to tread carefully in these Reef sandals, designed for optimum comfort whether strolling soft sands or traversing uneven island terrain. Available at Sunseekers in Heritage Quay, St John's. Call +1 268 462-4523.



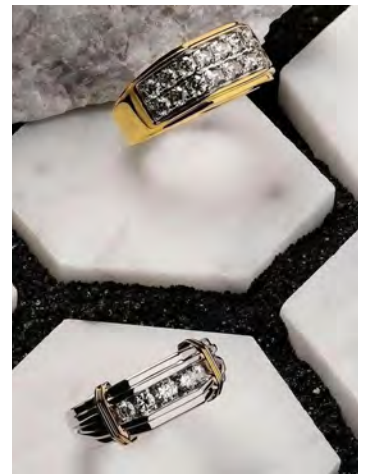
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Bottom US\$1,599

These skilfully crafted diamond rings in 14k yellow gold and 14k white gold add a touch of sophistication and swagger to your style.

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CLASSIC FRAME

US\$231

Protect your peepers from the sun's harsh glare with these Clubmaster Classic shades from RayBan. The timeless frame is enhanced by polarised lenses and adjustable nose pads.

Available at Sterlings in Heritage Quay, St John's. Call +1 268 562-5662.



ADVENTUROUS SPIRIT

US\$305

It's simple, stylish, functional and reliable. The San Fran duffle bag just might be the perfect companion for all adventures. It can be carried by its handles, as a crossbody or on your shoulder by adjusting the straps.

Available at LAND in Heritage Quay, St John's. Call +1 268 462-0746



HIGH ACHIEVERS

US\$203

Oakley's new Spin-Shift collection brings the brand's classic frames into a new light. The revolutionary design is aimed at athletes who need both protection and an extended field of vision.

Available at Sterlings in Heritage Quay, St John's. Call +1 268 562-5662.



UPCYCLED STYLE

US\$2,600

With a dial made from recycled fishing nets, each Oris X Bracenet timepiece is unique. The result is an ocean-inspired dial - a daily reminder of your contribution to protecting our seas.

Available at Abbott's Jewellery & Perfumery in Heritage Quay, St John's. Call +1 268 462-3107.



ARM CANDY

US\$300

Handcrafted in Italy, this woven black leather men's bracelet from Phillip Gavriel features a sterling silver cable bar and lobster claw clasp.

Available at Sterlings in Heritage Quay, St John's. Call +1 268 562-5662.

TEXTURED ELEGANCE

US\$580

A textured cable-inspired border highlights the flat braided look of this sterling silver men's bracelet from Angelucci to create an effortlessly elegant look.

Available at Sterlings in Heritage Quay, St John's. Call +1 268 562-5662.



DISTINGUISHED GENT

US\$320

Layton's floral and oriental fragrance opens with bergamot and a tangy passion, while lavender and geranium blend into a fresh note that is simultaneously chic and chivalrous.

Available from Lipstick in Heritage Quay, St John's. Call +1 268 562-1133.

BON VOYAGE

US\$95

This spacious toiletry case from Boxford has two zipped compartments, a handle and a washable interior. The two-tone canvas is decorated with a Russian leather trim for a rich three-dimensional effect.

Available at Longchamp in Heritage Quay, St John's. Call +1 268 562-5301.



SUPER STYLING: UNIQUE PIECES FOR AN IMPECCABLE INTERIOR

Furnishing and styling a home is an opportunity to create a space that reflects your personality, lifestyle needs, and is meaningful to you and your family. It can also be a daunting process. Experts suggest a three-pronged approach: pick your palette, choose the largest pieces first - and make it unique. The latter is particularly important. No one wants their new pad to look like a replica of an Ikea catalogue. And besides, there should be no place like home.

Thankfully, there are a number of exceptional outlets on island, offering charming, high quality, climate-resistant, and even custom-made pieces. We did some of the leg work for you by tracking down a few select items we think you'll like, to help you create a beautiful place you'll love to be in for years to come. ■



Artsy Yardie by Stacie-Ann Shaw in Barbuda
 +1 268 722-2921
www.artsyyaadie.com



Ashley Furniture Homestore, Piggotts
 +1 268 562-4644



Courts, St John's
 +1 268 484-1640
www.courts.com





D'Gon Furniture - Contact Jason for bespoke furniture at dgonfurniture@gmail.com



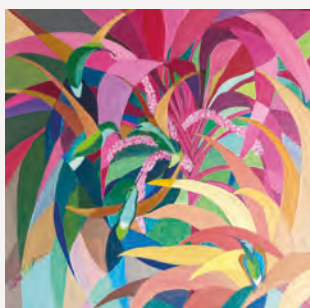
**El Caribe – Perry Bay, St John's
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**So Teak, English Harbour
+1 268 725-8521**



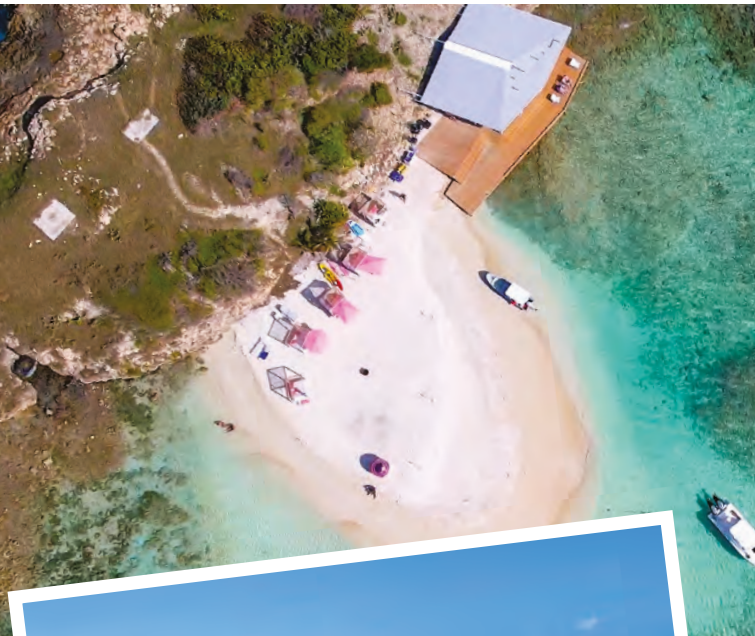
**Gilly Gobinet, Fitches Creek
+1 268 464-6084
www.gillygobinetart.com**



**Townhouse Megastore, St John's
+1 268-481-3200**

EXPERIENCE ANTIGUA THE DYSON WAY

FROM OCEANIC SHINDIGS TO PRIVATE ISLANDS, ANTIGUA OFFERS AN ARRAY OF ACTIVITIES TO GET ACTIVE, COOL OFF OR KICK UP YOUR HEELS. THESE ARE SOME OF OUR FAMILY'S FAVOURITES.



ROCK UP TO KAIKOCONUT ▼

Think catamarans are just for cruising? Kaikoconut's party boat might be the hottest thing on the water. With waterslides, daybeds, DJ and even an upper-deck VIP section, this stylish split-level cat has more exhilarating features than you can shake a stick at. Capable of holding up to 175 people, the festive feels are guaranteed. There's a fully-loaded bar and the on-board kitchenette serves up burgers, wraps and finger food. Tenders run every 30 minutes from Little Pfyres Beach. Feeling brave? A dive shot from the boat's top deck is the ultimate IG upload.

www.kaikoconut.com



KICK BACK ON A PRIVATE ISLAND ▲

When we're feeling private-paradise-playground vibes – a la Richard Branson and Shakira – we take the kids over to Prickly Pear. It's not an exclusive island but it's the closest thing to it. Think palm trees, snorkelling in translucent shallow water, and scenery straight from a picture postcard. The half-acre cay - a short boat ride from the Hodges Bay Resort - also has a fabulous restaurant and bar. The oversized loungers are just the ticket for an afternoon siesta.

www.hodgesbay.com/pricklypear



PUSH THE BOAT OUT ▼

When pint-sized aspiring pirates want to channel their inner Jack Sparrow, what better than a private cruise aboard Jabberwocky? Captain Simon lets kids and big kids alike take turns at the helm of his sailboat which comes equipped with an assortment of glee-inducing water toys like kayaks, paddle boards and a floating mattress. When we want to step things up a notch – such as for our most recent office party – his catamaran Jabbacat has oodles of space for lounging and sipping bubbly, along with a trampoline area for optimum comfort while doing so.

www.adventurecaribbean.com/jabbercat-boat-tours



BOAT OVER TO BARBUDA ▲

Know why they call frigatebirds ‘man o’ war’? They’re famous for mugging other birds of their freshly caught fish mid-flight. When they’re not airborne, our national birds can often be found roosting en masse at Barbuda’s famous frigatebird sanctuary. It’s the largest colony in the hemisphere and visitors can get up close and personal by taking a small boat through the salt pond. These pterodactyl-like creatures are not the only reason to visit Antigua’s little sister though. The pink sand beaches, fresh lobster dishes, and caves complete with Arawak petroglyphs are a few more. The Barbuda Express ferry departs five days a week from St John’s and runs day trips from Jolly Harbour on Tuesdays and Thursdays.





▲ SIP COCKTAILS WITH TOES IN THE SAND

From Sunday's 'brunch on the beach' to TFI Friday's rosé and taco specials, most days of the week are ideal for a trip to Loose Cannon. Michelin-starred chefs serve up an array of imaginative dishes at this hip, family-friendly spot set just inches from the calm waters of Galleon Beach. We love to treat ourselves to a private cabana and a cocktail or two while our boys play on the floating islands. First one to spot a sea turtle!

www.loosecannonbeachbar.com



◀ ENJOY A BRUSH WITH NATURE

It's not just the free nature lesson that makes Adventure Antigua's eco-tour such a hit with our family. The vast marine reserve that spans the island's north-east is achingly beautiful and best observed aboard the 52ft catamaran specially designed to get into shallow waters and tight reefy spots. Sightings of herons, pelicans, starfish and stingrays are common, and the kids love learning about the mangroves almost as much as snorkelling at Hells Gate Island.

www.adventureantigua.com/activities/the-eco-tour

ART GALLERY THAT CREATES A SCENE



Gilly Gobinet's enchanting space stirs the senses and captivates the soul

Set among tropical gardens overlooking a seductive seascape, Gilly Gobinet's working Art Gallery offers scenes as pretty as a picture. And that's before one even begins to browse the delightful paintings on display.

Inside, one wall is devoted to an effervescent collection of paintings in acrylic of tropical flora and fauna such as bougainvillea, hibiscus, pelicans and turtles.

Gilly is one of few artists on the island who specialises in watercolours. These adorn the walls in both figurative and semi-abstract styles.

Barely a square foot of Gilly's gallery in Needs Must Circle, Fitches Creek – a short drive from the international airport – has been excluded from this bacchanalia of colour and canvas. Hand-painted murals adorn exterior walls and even the periphery of the swimming pool.

"Inspiration is never lacking when you're surrounded by all of this," she says brightly, gesturing towards her verdant garden and the ocean beyond.

Anyone wishing to browse Gilly's sundry creations will be treated to a full tour of the property, beginning with the gaily embellished hallway before heading

into the bathroom which also houses several pieces. Hundreds more original works in all shapes and sizes, displayed for sale, bedeck the interior rooms, verandah and courtyard. The latter is where Gilly can usually be found at work, brush in hand.

"Most artists are recognisable by one specific style but I am extremely versatile," she says. "I can do anything from cartoons, to delicate pen and ink, to very detailed or loose watercolour and acrylic – practically anything anyone asks me to."

While most of the pieces exhibited are the result of her own impulse, much of Gilly's work is commissioned, particularly her pet portraits for which she donates 10 per cent to local animal charity Dogs and Cats of Antigua. Nearly all her paintings are suitcase-friendly, or can be shipped already stretched or rolled into a tube for convenience. Colourful greetings cards are also available.

British-born Gilly, who has lived in Antigua since 1984, adds: "What I love most is the feeling of achievement when you've created something you love – and you hope others will too." ■



Visitors can call in 9am to 1pm Mondays to Fridays or by appointment. Visit www.gillygobinetart.com, email gillygobinet@me.com or call/WhatsApp +1 268 464-6084. Visa and MasterCard accepted.



CARLISLE BAY: THE LUXURY ALL-INCLUSIVE THAT GIVES BACK TO NATURE

Nature blessed Carlisle Bay with its sublime setting fringed by a crescent of white sand and a backdrop of verdant rainforest. And that's just part of the reason the award-winning resort is keen to give back to Mother Earth through an array of pioneering green initiatives.

One way Carlisle Bay is showing love to the environment is by partnering with local NGO Adopt-a-Coastline and nearby Old Road Primary School to participate in monthly beach and community clean-ups. The resort is sponsoring schoolchildren to be trained as coastal stewards, tasked with planting trees and helping keep the area's



prized coastline pristine.

Last year, to mark its incredible 20th anniversary, Carlisle Bay joined forces with sustainable beachwear brand, Love Brand & Co, to launch a new limited edition collection made from recycled biodegradable fibres. The collection – on sale at the resort and via Love Brand's website and London Chelsea store – includes linen shirts and swimming trunks from recycled plastic. In March, the resort also launched a limited edition sunglass collection with Taylor Morris London. The luxury shades, which offer optimum protection from the bright Caribbean sunshine, are available exclusively from the resort's boutique.



As a member of 'The Leading Hotels of the World' organisation, Carlisle Bay consistently strives for excellence. Its 87 luxury suites are a vision in sleek, contemporary design and each have their own private balcony or terrace leading directly to the shore.

There is a range of activities on offer, including sunrise yoga, Pilates and meditation sessions, watersports, world-class sailing, guided rainforest treks, five tennis


courts including two pickle ball courts, and a state-of-the-art gym with on-call personal training sessions to suit all levels of fitness and experience.

The property also features an ultra-chic library with fibre-optic lighting, a 42-seat private screening room, four restaurants and a 17,000 sqft spa.

At CARA Organic Spa, a personalised consultation precedes all treatments which range from luxurious facials to deeply

restorative massages. There are also intensive health retreats to restore inner harmony and balance. The spa is proudly partnered with ESPA which takes its knowledge from traditional holistic therapies and combines this with the scientific power of the purest natural ingredients from around the world, developing a range of natural skincare products and treatments.

The resort's four restaurants offer a diverse range of cuisines using locally

A woman with dark curly hair, wearing sunglasses and a long white sleeveless dress, is walking barefoot on a sandy beach. She is smiling and looking towards the camera. The background shows a clear blue sky, a calm blue ocean with gentle waves, and a lush green hillside with some buildings in the distance.

Carlisle Bay's 87 luxury suites are a vision in sleek, contemporary design and each have their own private balcony or terrace leading directly to the shore.

sourced and seasonal produce. Indigo on the Beach, an open air eatery overlooking the sea, serves up traditional Caribbean delights with a Mediterranean twist such as freshly grilled whole lobster tail with garlic and lemon butter.

Hand-carved wooden doors lead the way to Asian-themed East with its exquisite sushi menu and unforgettable dishes inspired by Japanese, Thai and Indonesian traditions.

There is a range of activities on offer, including sunrise yoga, Pilates and meditation sessions, watersports, world-class sailing, guided rainforest treks, seven tennis courts including two pickle ball courts, and a state-of-the-art gym

Ottimo, a casual poolside restaurant with wood-fired pizza oven, offers authentic Italian cooking with ingredients taken from the head chef's own herb and vegetable garden.

The Jetty Grill, located at the end of the beach with an open kitchen and barbeque, presents local dishes such as saltfish fritters, jerk chicken and goat water.

Head Chef Kumar also specialises in mouth-watering light and healthy vegan options; try a personalised tasting menu, including spiced barbeque pulled jack-fruit.

Children are welcome at Carlisle Bay and will feel cherished by the resort's warm and friendly staff. The on-site Cool Kids Club will keep them busy and engaged, allowing parents to relax and enjoy their stay. ■

reservations@carlisle-bay.com
+1 268 484 0000
www.carlisle-bay.com

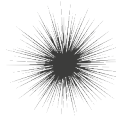
Luxury day passes available at US\$300 per person, subject to 25% tax and service charge (included – three course lunch, all beverages by the glass, one-hour signature massage at CARA Spa, EPSA organic skincare amenities and access to fitness facilities and beach).





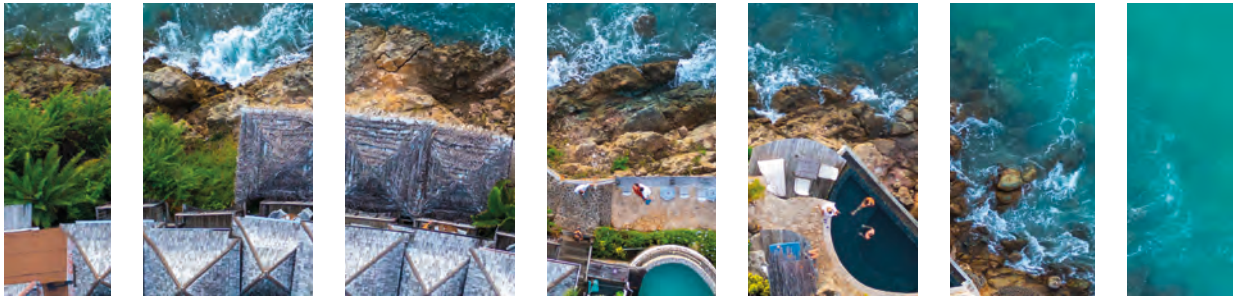
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THE



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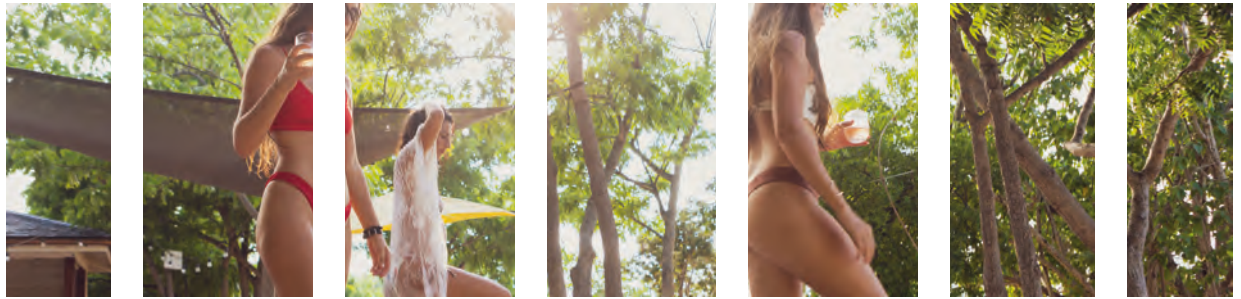
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ANNUAL CONTEST SPELLS SUCCESS FOR YOUNG WRITERS

Writing gives children an outlet for self-expression, while enhancing their creativity and improving their focus.

The second instalment of a summer writing challenge saw dozens of entries from local schoolchildren aged six to 17. The annual contest, presented by the Ministry of Education and sponsored by British philanthropist Cheryll Rogers, invited youngsters to submit a poem or piece of prose on one of five themes – globalisation, identity, man and animals, self-awareness, or tourism.

Cheryll told *Luxury Locations Magazine* she was delighted with the students' creativity and their understanding of the issues associated with each of the themes.

The second instalment of a summer writing challenge saw dozens of entries from local schoolchildren aged six to 17.

The winning entries in each age category were selected for publication.

Kerrisa Anthony, 9, of Old Road Primary, claimed the 6–9 age category with a piece of writing entitled 'What it Means to be Antiguan and Barbudan'.

Thirteen-year-old Maahi Joshua, of Island Academy, came first in the 10–13 age group with an insightful poem called 'My Family's Roots and Wings'.

The 14–17 age category was won by Ariadne Wilson, 16, of Divine Academy of Excellence, with a poignant poem entitled 'Life is an Illusion'. ■



Kerrisa Anthony, 9
Old Road Primary
WINNER IN 6–9 AGE CATEGORY

‘What it Means to be Antiguan and Barbudan’

Kerrisa Anthony is my name, and I am from Old Road on my twin island state of Antigua and Barbuda. I am a very proud Antiguan and Barbudan. Do you want to know why! Come let’s explore.

My island states have some of the world’s best and beautiful beaches. We are known to be some of friendliest people in the Caribbean which make me happy. SOUNDS INTERESTING!

Though claimed by England; we became Independent 1st November, 1981, I am super happy. Antigua has six wonderful and cultural parishes; and I am from St Mary’s parish which houses the sweetest pineapples in the world and our famous Fig Tree Hill. Some of the most attractive sites can be found in English Harbour where there is a hidden land-lock harbor that houses beautiful and expensive yachts from all around and historical sites like Shirley’s Heights.

Oh Barbuda consists of a main town called Codrington and interestingly, we have an offspring gem called Redonda. Redonda is hub to a number of sea birds, also a source for guano. Barbuda also known for its gorgeous pink sandy beaches, the rare frigate birds, and mouthwatering food like lobster and fungi, also exotic caves. Additionally, the late Princess Diana visited Coco Point Beach now renamed ‘the Princess Diana Beach’ in her honor. To have us experience this is dynamic.

Did you enjoyed what my islands mean to me, beautiful Wadadli.



Maahi Joshua, 13
Island Academy
WINNER IN 10–13 AGE CATEGORY

‘My Family’s Roots and Wings’

My family,
A strong tree
With deep,
Rich roots
From farmers,
To freedom fighters
Doctors,
to teachers and bankers

Hit by many storms
Bruised but still standing tall
Our family’s legacy will never fall

Our ancestors were one of a kind,
The most educated for their time
Their names are known nationwide
People of humble beginnings we were,
Becoming Indian heroes was the way they served

With faith, hard work, determination, and courage
We follow the path paved by our elders,
While looking ahead for a future golden and bright

Focused on our goal,
We will do what is right
As I lead my family in pride

The new generation,
The wings that take us higher
It is up to us to continue this legacy,
So our family name does not turn to history

The ‘Mani’ name,
The foundation of the future,
These are our roots and wings as a family
This is our culture as the Mani family.



Ariadne Wilson, 16
Divine Academy of Excellence
WINNER IN 14–17 AGE CATEGORY

‘Life is an Illusion’

She wakes up to the same routine and the repetition,
Taken from her dreams; hit with realization.
The burdens of her past and present come raining down,
In her overwhelming thoughts she slowly begins to drown.

The unnoticeable; misunderstood; underrated truth,
The girl has already given up on her miserable, pathetic youth.
With hatred and anxiety her outbursts flare,
Frowned upon by the giants, she trembles in fear.

Their countless expectations; the girl’s many obligations,
Both seem to endlessly crush her.
She lives to please and make them proud,
But her mind and heart betray her.

Wishing for freedom that doesn’t exist,
Wishing for relief she can’t find.
The girl continues living her life,
With “those thoughts” plaguing her mind.

A cold; lonely void is her mind,
A gaping hole is her heart and soul.



Artsy Yaadie



**“WHEN I POSITIONED MYSELF
as a fine artist
IN BARBUDA, THEY LAUGHED AT ME...”**



(268) 722-2921



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SHARED BY FEW, RIVALLED BY NONE

PEARNS POINT CONTINUES TO TAKE SHAPE - AND ANNOUNCES NEW VILLA PROGRAMME

Pearns Point, a beautiful beach and oceanfront development in Antigua, continues to take shape. All key elements of the infrastructure are in place, its first super luxury residence is completed, one is near completion and two more are starting this summer with three commencing later in the year.

For those who dream of waking up to uninterrupted views across the Caribbean Sea and walking along spectacular deserted beaches, Pearn's Point offers a rare and exciting opportunity to own a property in a prime and unspoiled location, while still close to many first-rate amenities.

This community of luxury homes on Antigua's west coast is being built on a picturesque peninsula, which is joined to the mainland by a narrow causeway. With the feeling of a national park, the peninsula is an area of outstanding natural beauty, surrounded by eight idyllic and secluded beaches. Buyers have a choice of beachfront, oceanfront or ocean view lots, each offering stunning vistas across the iridescent turquoise sea.

Antigua's property market is booming

Antigua's high-end property has been in great demand of late. Alongside the traditional Antiguan buyers, many high-net worth individuals have relocated to the island as digital nomads in recent years and seen first-hand the benefits of having a base in Antigua.

Traditional high-end buyers continue to arrive from the UK, US and Canada, but there is now worldwide interest from countries as diverse as France, South Africa and Singapore.

Beachfront properties are also in high demand, which has led to a surge in sales at five-star gated developments. Pearn's Point

has already seen more than U\$45m in land sales to date. Just 10 minutes from Pearn's Point, the eagerly awaited redevelopment of Jolly Harbour Marina with its planned new commercial area, restaurants, tennis club and luxury apartments will add both great value and enjoyment to Pearn's Point residences.

Building sustainably

Increasingly important to many international buyers is a development's sustainability ethos and practices. It's also a cause close to Pearn's Point owner Albert Hartog's heart. Pearn's Point pays the utmost respect to the island's native fauna

and flora, utilising natural resources and locally sourced materials wherever possible and blending them seamlessly with the landscape.

The area consists of over 137 acres of mature landscaping that has been carefully sub-divided into residential lots, a third of which have already been sold.

Local workers and companies are mainly employed in the project's construction, translating to jobs for approximately 50 Antiguan. Existing roads on the peninsula are now complemented by lush tropical landscaping.

The homes are designed to be energy





efficient, reducing power consumption for air conditioning and pool systems. Solar panels will provide a ready source of renewable energy for the residences, keeping energy bills low for owners.

“It’s like a national park” says site architect Richard Hywel Evans whose ‘naturally modern’ philosophy gives an entirely new angle to Antigua’s renowned super-luxury villa designs “and it needs preserving as best we can”.

New ‘plot and plan’ programme

Buyers at Pearn’s Point have always been able to design and build their own dream home on their plot. Now, not only can they make use of the developer’s extensive design programme, they can have their villa built for them at a pre-agreed price.

Over the last several months the Pearn’s Point team have been working diligently with their international designers and building partners to be able to offer, for the first time, a set price for a completely finished villa.

This translates to both simplicity and peace of mind for buyers who can make use of the team’s extensive local knowledge. Choosing between two designs – ‘classically glamorous’ or ‘naturally modern’ – buyers will be guided through the whole process to arrive at a turnkey luxury villa.

Both options have been designed by internationally renowned architects familiar with Pearn’s Point and offer a perfect balance of tropical indoor/outdoor living using sustainable techniques and materials. With some adjustments on agreement with the buyer, each design can be adapted to suit different lots at Pearn’s Point.

“This is a great option for those who, like many, have fallen in love with the natural beauty of Pearn’s Point but who may otherwise lead busy lives and really just want the villa built for them,” says Sales Director Adam Gobat. ■

Villas spanning 5,000 square feet with pools, on a two-third acre lot, start at US\$6,080,371 including land. Visit www.pearnspoint.com for more information or call Adam Gobat on +1 (268) 720 2225.

TAKING THE PLUNGE: THE BENEFITS OF BUILDING YOUR OWN HOME

Your home is likely the most expensive purchase – and biggest investment – you will ever make. And while many of us will have a clear idea of what our dream abode might look like, finding one that meets all our needs and desires can be a challenge.

In many parts of the world, including Antigua and Barbuda, self-build is the norm. In recent years we have seen more and more clients opt to create their own property, attracted by the prospect of crafting a customised house perfectly suited to their lifestyle.

Whether building a permanent place for your family, a second home in the sun or an investment property, having freedom over the design can also mean getting more for your money.

Designing and building a property from scratch allows you to adopt an

energy-efficient approach too – such as incorporating solar panels to maximise Antigua’s year-round sunshine – reducing your carbon footprint and saving money on energy bills to boot.

Considering a fixer-upper?

Purchasing a property that needs a little work can be an excellent investment opportunity. With some smart renovation work, you can significantly increase the value and sell it on for a much higher price.

The costs of materials must be taken into consideration – not least in largely import-dependent Antigua which can mean stiff freight costs and heavy duties. And the disruption involved – especially if you plan to live in it while the renovation is underway – is certainly not for the faint-hearted.

But – as our clients frequently testify – choosing a fixer-upper not only means a lower initial price-tag, it also offers great customisation potential, allowing a buyer to tailor a property to their preferences, increase its liveability and create a unique home.

With two decades’ experience in Antigua’s real estate industry, we have developed a treasure trove of trusted professionals with whom we work. Over the coming pages, we will let you in on a few of our secrets by introducing you to some of them. Whether looking to build your own home from the ground up or breathe new life into an existing property, these highly rated experts will help you proceed with confidence. ■



MEET KAL DOBBIN: CREATIVE DIRECTOR OF ELMSBRIDGE

Kal Dobbin is no stranger to the region, having lived and worked in the Eastern Caribbean for the last two decades. Elmsbridge is a development company she co-founded with husband Brian 15 years ago. The company is currently developing two private residential communities – The Gardens in Harbour Island, Jolly Harbour, and The Beach Houses in Falmouth Harbour – comprising two, three and four-bedroom villas.

Elmsbridge offers a full turnkey service, from choosing a plot and home design to finishes and furnishings and even rental management.

Nadia Dyson caught up with Kal to find out more.

Why can a client expect from Elmsbridge?

They would first meet with Brian and I, we would tell them a little about our background here, show them around our projects and give the opportunity to review the plots available and the

villa designs. We also have pre-selected furnishings that we have chosen especially for their durability in the tropical climate and because they can be easily maintained.

We really help guide clients so they can create peaceful retreats. Quite often they know what they would like at the end but not exactly how to get there to end up with a beautiful furnished home. Because we have been here and been through all of that and are delivering it for clients on a daily basis, we are really a one-stop shop offering a complete service.

Tell us a little about your clients.

Typically, they come from North America or Europe, and increasingly, other parts of the world too. They are often busy so finding all the different elements to put together a home can be a challenge, especially if you have not done it before. It can be fun finding your own team but it can also be stressful and time-consuming.

We are a central point where you can have all of those things done for you. We

oversee everything and are your one point of contact, keeping you updated all the way through. Our clients find it ends up being a really enjoyable process.

Where do you source materials from and how long does the building process generally take?

We work with over 100 different suppliers and many of our materials and partners are sourced locally. For example, our doors and windows for The Gardens are made in Antigua by carpenters who have been in the business for more than 20 years. We use sustainably sourced hardwood from Dominica, working alongside the Forestry Commission there.

After finalising designs, it usually takes about 12 to 14 months to build a 2,500-3,500 square foot home. ■

Nadia's full interview with Kal can be viewed via this QR code:



LA-DANA FFRENCH: BUILDING DREAMS FROM THE GROUND UP

One of few women in the construction industry, La-Dana Ffrench's diligence, efficiency and eye for detail quickly earned her a name as one of Antigua's most respected building contractors.

She started her eponymous construction, renovations and maintenance company in 2008 with the motto "we make dreams a reality".

La-Dana has been a right-hand woman for the Luxury Locations team for over a decade and is currently working on the high-end residential development The Gardens in Jolly Harbour.

What's the most interesting project you've worked on?

The most interesting is the one that I am currently working on, The Gardens.

What do you know now that you wish you had known when you started in the industry?

How important it is to be able to adjust quickly to changes. Also, one must have patience and tolerance when dealing with clients and employees alike.

What's a common misconception about building or renovating a home?

This applies to both contractors and homeowners: it looks like "an easy fix" until the works begins and you come across issues that were not foreseen. The renovation or the building then becomes more expensive than what was budgeted for.

Are there any special considerations that should be taken into account when undertaking such a project in Antigua?

There is regularly a shortage of materials on island and this can cause setbacks in terms of the completion timeframe. Also, there is a

constant spike in the cost of materials and this can contribute to spending more than what's been budgeted for.

What's the most important piece of advice you would offer a client?

Before purchasing a property that was previously owned, get a certified contractor to do a thorough inspection so you won't be faced with any surprises when you decide to start a renovation. ■





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EMC^S: TRUST, TRANSPARENCY AND A PROVEN TRACK RECORD

An open invitation to reach out to any previous client for a testimonial is a pretty good indicator of a company's confidence in its work. But then Emc^s – which prides itself on creating ultra-luxurious homes from scratch – broke the mould long ago.

Just four years after starting work in Antigua – on uber-deluxe Pearn's Point no less – the breakneck pace of the firm's rise to local dominance is further evidence of the quality of its services. The company boasts more than 12 years' experience in the Caribbean and has also created properties at exclusive Jumby Bay and Sugar Ridge.

As one of the region's leading contractors, Emc^s covers all aspects of the building process, from conceptual project planning and design to completion and everything in between.

Sam Dyson caught up with Project Manager Mark Fuller.

Tell us how the company took off so fast in Antigua.

We came to Antigua from the British Virgin Islands, not expecting to grow as quickly as we have. Our success came from a need here. The first two years we were really just setting up and putting down roots. Getting the right people, plus transport and machinery, takes time.

The renovation of Sugar Ridge was something different for us; we normally do new builds. We worked really hard and showed the world what we can do – and it all took off from there.

Who do your clients tend to be and why do they choose Emc^s?

Our typical clients are fairly wealthy and looking for a luxury, finished villa. They pay for managerial services as well and we are able to offer good communication and transparency. We provide monthly reports so they know where they are financially;

everything is written line by line.

To most people a house is one of the biggest investments you will make so it's vital to use a company you can trust, and we have a proven track record. Anyone can start a project, but to finish it – to the level a client wants – is the hard part.

How do you manage working with clients remotely?

Most of our projects have been that way; we are not new to that scenario. Our aim is to remove all stress. Our procurement and pricing is transparent all the way through; every month a client can see exactly what they're paying for, what's been shipped and what's coming. They can also reach us any time; we communicate continually. Anyone thinking of using us is welcome to speak to any of our previous clients for reassurance. ■

Sam's full interview with Mark can be viewed via this QR code:



‘IT STILL TAKES MY BREATH AWAY’: PEARNS POINT’S ADAM GOBAT

Seven years have passed since Adam Gobat first set eyes on the bewitchingly beautiful Pearn's Point. “It took my breath away then, and every morning when I arrive at work it still takes my breath away,” the development’s Sales Director says.

The 137-acre site lays claim to eight white sand beaches, offering buyers a rare opportunity to purchase a generous beachfront plot skirting the Caribbean Sea upon which to create the home of their dreams.

Adam told Nadia Dyson what else sets this eagerly anticipated development apart.

What are the benefits of buying at Pearn's Point?

There are a lot of good developments in Antigua and each have their own attributes but being that close to the water is definitely a plus. We have sold some beachfront plots but some remain, and with every plot you only have a short walk to the beach.

It’s a previously undeveloped peninsula so you’re not looking at any old dilapidated

structures; it really feels new and fresh. And its location allows for a variety of views; some look north, some look south and some look out at the mountains, so it has a bit of everything.

It’s also really secure. There is only one road in and one road out, and security staff are there at night.

How soon can a buyer expect to move in after choosing their plot?

Generally within two to three years. We encourage people to start building as quickly as possible. Six months after the title transfer we expect people to have submitted designs to the planning authority. Within a year of receiving final planning approval they should have started construction, and two years after they start building they should have finished. It’s a pretty generous timeline; many people want to go faster.

How do you see the future of Pearn's Point?

Low-density and high-end. It’s a naturally peaceful place and I don’t think it will ever be overrun with too many buildings. It is

a 10-year project and buyers will have to accept there will be construction on some parts of the property, but it is a very large piece of real estate and noise doesn’t usually disturb anyone.

Ultimately, it should be the premium luxury property in the Eastern Caribbean. I don’t see anything that’s going to rival it.

Any tips for people relocating here?

As someone who also relocated here – albeit from another Caribbean island – I’d say give it a go. They will be moving to a place with fairly impeccable weather, beautiful beaches and beautiful water. It’s very friendly, very safe, there are good hospitals, good schools and frequent airlift. ■

Nadia’s full interview with Adam can be viewed via this QR code:





REMARKABLE RENOVATION: HOW ONE COUPLE TRANSFORMED A RUNDOWN VILLA INTO A STYLISH WATERFRONT RETREAT

When Ladesa and Ian Williams were looking for an investment property, Jolly Harbour ticked all of their boxes. With two young children, maximising their space was a key priority. The pair, who already have a first home in Antigua, took the plunge and embarked on a major refurbishment project to create their dream weekend retreat.

Sam Dyson met with the couple to find out more about the renovation process which saw a total overhaul of Villa 413C.

Why did you choose Jolly Harbour?

Ladesa: We love the beach and wanted to be close to the water. Jolly Harbour has two beaches, plus great restaurants like Al Porto and Curry House, sports facilities, a supermarket, and hiking. We live in Antigua but come here every weekend so it's our weekend home. My daughter loves the beach; we go to North Beach to swim and generally we're the only people there.

Ian: The kids love it here, especially the pool – our son is a competitive swimmer so he uses it a lot – and the fact that they can ride their bikes around.

Tell us about the renovation you undertook.

Ladesa: When we bought the villa it was



in a dire state. We were initially going to keep the floors but, on the advice of the contractor, we decided we may as well go the whole way and do a full refurbishment. We wanted a beachy but modern feel, with an open concept. We have small children so we wanted to maximise the square footage. We converted the garage so that it has four uses: a mud room, pantry, beverage station, and laundry area. We also added a full deck to give more space.

Ian: With any construction work there will be challenges. One of the first hiccups was when the contractor ordered the wrong size glass door; it wasn't tall enough. But for the most part, things went very smoothly.

Ladesa: We were hoping to complete the work in three months. Maybe that was

ambitious; it took five. Much of the delay was waiting for approval to get the dock fitted.

What's your favourite feature of the property?

Ladesa: I really do like the kitchen and laundry area. It took a lot of thought to create it. When you have kids you need space and storage. I like the house to look a certain way so it was important to me to have space to put lunchboxes and shoes away; there's a space for everything.

Ian: I love the deck and patio space – and obviously the gorgeous TV wall I came up with.

How much did you spend in total?

Ladesa: We purchased the villa at the end of 2022 for US\$250,000 and put in an additional US\$125,000 for the renovation, new appliances and soft furnishings. We were able to do a full gut and end up with a property that we love, are proud of and enjoy. ■

Sam's full interview with Ladesa and Ian can be viewed via this QR code:



W & Co

INTERIORS

WARD & CO INTERIORS: CREATIVE BY DESIGN

With multiple awards and the interiors of some of the world's most prestigious addresses under their belts, mother and daughter design duo Sarah and Rosie Ward are known for creating refined interiors for discerning clientele.

The pair, from Chelsea, London, have more than 30 years' experience in the business, developing interiors for everything from city apartments and countryside homes to alpine chalets and Caribbean coastal retreats.

Tell us more about Ward & Co and what a client can expect from your services.

We offer all aspects of interior design, working alongside the architect and the wider team. We provide comprehensive drawings for the site contractor to refer to,

which also enable them to purchase and install the hard specification. The studio will concurrently work on the furnishing package for client approval.

Our studio has the experience and creative agility to work on residential new builds, refurbishments and hospitality projects. Our team are well versed with all things interiors, ranging from the initial interior architecture and hard specification, bathrooms, kitchen and lighting, to furnishing, installation and dressing.

Like many creatives, we're storytellers at heart, and each of our interiors has a different narrative. We spend precious time getting to know our clients before embarking on a project, so we can create mindful interiors with personal meaning. Whether the brief is for a private home

or hospitality venue, we always take a bespoke approach.

What interiors have you designed in Antigua?

Villa Papillon, an 8,500sqft new home at Reeds Point; Santigua, a 22,000sqft new build beachfront house at Pearn's Point; and a refurbishment and extension to 12,000 sqft La Casa at Jumby Bay. We are also working on two new build projects at the Four Seasons Resort in Nevis, and we have several more in the pipeline.

What are the benefits of using your services?

To draw upon our knowledge of Caribbean projects and to achieve a perfectly designed and specified property.

Like many creatives, we're storytellers at heart, and each of our interiors has a different narrative. We spend precious time getting to know our clients before embarking on a project, so we can create mindful interiors with personal meaning.





Where do you source your materials?

From the UK, Europe, the US, Brazil and Bali.

Do you have a signature style?

Our role is to respond to the client's aesthetic. If given a free hand, we lean towards clean lines, a less-is-more approach, and supreme comfort to provide a place to relax and wind down. I think the skill lies in creating a welcoming ambience that gives a feeling of cocooning the inhabitants.

What advice would you give someone looking to build and design a home in Antigua?

Know what the priorities are in terms of your desired lifestyle and what you wish to achieve for the property, such as whether you plan to live in it or rent it out. Get the best team in place with experience of working in the Caribbean. Start a Pinterest board with ideas and dreams to share with the team. ■



ROBBIE KERR

MA (Hons), DIPL Arch, FRSA, RIBA, ARB
DIRECTOR

Q&A

'At ADAM Architecture we place great emphasis on craftsmanship and making sure every detail is accurate and perfectly realised.'



Q *Does traditional and classical architecture work in the Caribbean? How much have you worked here?*

Classical architecture has been adapted to reflect local, cultural identity around the world from Peru and Cuba to China and the Caribbean. The set of rules in classical architecture can be adapted to meet most situations. Our understanding and adaptation of the local vernacular, wherever we work, evolves to ensure that it is always relevant to the way buildings are used today.

Our architectural experience spans across the Caribbean, including a modern interpretation of traditional design in Antigua, and two houses in The Bahamas which demonstrate how a more classical approach to design can work in these locations.

Q *What sets your service apart?*

Clients often aspire to have a traditionally or classically designed building, but it's not always delivered with the rigour they would hope for. At ADAM Architecture we place great emphasis on craftsmanship and making sure every detail is accurate and perfectly realised.

As a practice of around 140 designers and support staff we can handle projects of all sizes and give bespoke attention to each project. There's no set formula - but in every case we prioritise listening carefully to the client's needs and aspirations and delivering their dream in a cost-effective way. It can be a challenge, but it's a great one to have.



Q *What is classical architecture and why do you enjoy designing in this way?*

Classical architecture is a language, a set of rules based on proportion, composition, and symmetry which, when handled skilfully, can be adapted and applied to buildings of every type and scale. The language has evolved over more than 2,000 years to meet shifting political, economic, environmental constraints and situations. It is an architectural language with elegance, beauty and harmony at its heart.





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SANDS OF TIME: THE ANTIGUAN CHILDREN ON A MISSION TO SAVE THEIR ENVIRONMENT

SMALL CARIBBEAN ISLANDS ARE FACING AN EXISTENTIAL CRISIS FROM CLIMATE CHANGE. HERE IN ANTIGUA, YOUNG PEOPLE ARE TAKING MATTERS INTO THEIR OWN HANDS.

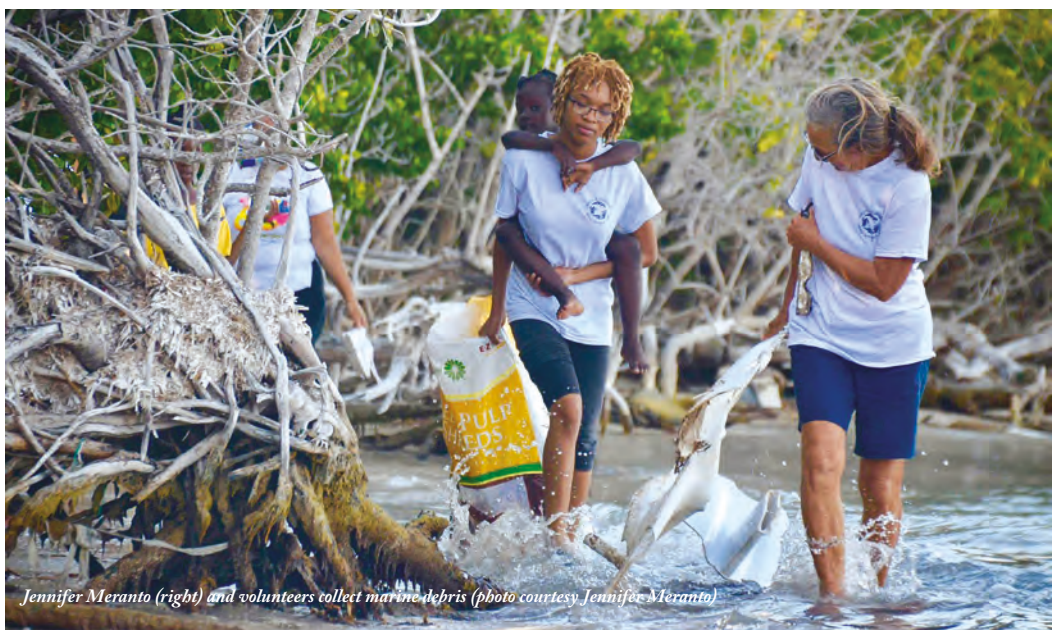
An army of pint-sized eco warriors has been taking to beaches island-wide armed with gloves and bags, seedlings and shrubs.

They're young, tenacious and on a crusade to enhance their environment and play their part in battling the climate crisis.

In Antigua and Barbuda, like the rest of the Caribbean, the impacts of changing weather patterns are a daily reality, evidenced in receding beaches, worsening hurricanes, debilitating droughts and increasingly suffocating summers.

One local NGO, however, has enlisted a crew to fight back.

Adopt-a-Coastline has trained more than 60 children as coastal stewards, tasked with planting indigenous trees to slow coastal erosion, protecting the nesting sites of critically endangered turtles, collecting litter, and making and managing beach bins.



Jennifer Meranto (right) and volunteers collect marine debris (photo courtesy Jennifer Meranto)



ABOVE: Kib'Nyiah McKay (photo courtesy Adoptacoastline)



Jennifer Meranto (left) and Alison Sly-Adams, one of the NGO's corporate partners



The project has been so successful it was selected for a US\$100,000 grant from the United Nations' Global Environment Facility (GEF) last August, one of just 23 ventures chosen from 600 applications.

Ten-year-old Kadeedra Willock, from Five Islands, has been helping remove trash from Deep Bay beach. "I've learned that you should not litter because littering is very bad for the environment," she says.

Terique Spencer, 9, lent a hand planting shrubs. "I've been helping save the trees so we can breathe," he explains.

In recent months, Adopt-a-Coastline's team has planted scores of trees including coconut palms, guinep, almond and neem. Several people took part in a snorkelling workshop aimed at cleaning the shallow sea floor at Turners Beach, while youth stewards from Johnson's Point have been learning the value of the circle economy by transforming

plastic trash into keyrings, pots and combs for sale.

Kih'Nyiah McKay from Old Road may be just 11 but she's already keenly aware of the unprecedented challenges facing the Caribbean's marine environment. "Young people need to save the Earth," she says with a solemnity that belies her age.

The GEF funding will enable Adopt-a-Coastline to roll its pioneering work out to three other small Caribbean islands – Antigua's sister Barbuda, plus Nevis and Carriacou – later this year.

A key part of the work is encouraging women and girls to "have more of a voice", explains the NGO's executive director Kat Byles.

Traditional gender roles are still deeply ingrained in much of the Caribbean and the project aims to instil new skills, like collating and analysing eco data, into the





Kaiesha Joseph (photo by Gemma Handy)

next generation of women and inspire them into taking leadership roles.

Old Road Primary School principal Ryona Shaw-Joseph was delighted to get involved by rounding up a clutch of kids to take part and pitching in with a beach clean-up.

“We need to teach children to take care of what we have so it can be sustained for the future,” she says. “And it’s important to show the girls a different path,” she adds.

Kaiesha Joseph is one who needs little convincing.

At 24, the youth parliamentarian dreams not of working for the government but running it, by one day becoming the country’s first female prime minister.

For now though, she has her sights set on taking her younger peers along for the ride by supporting Adopt-a-Coastline’s endeavours and mentoring the girls involved.

“We have developed a culture in Antigua and Barbuda where certain roles are for men, and many women still gravitate towards nurturing jobs like midwives, teachers and secretaries,” she explains.

“They would rather assist from the back and let the men step forward.”

“The kids say they love being by the water because it makes them feel calm. In addition to learning about corals and turtles, they get the opportunity to be free outdoors, swim in the water and feel alive.”

Carolyn Perry, from the government’s youth affairs department, says while more females are now exploring tertiary education, they still struggle to attain upper management jobs.

“If we empower them from a young age, we will see our communities transformed,” she asserts.

Adopt-a-Coastline was founded in 2009 by long-term resident Jennifer Meranto.

“I added up all the trash I’d contributed to Antigua over the last 20 years. People have a misconception that if they throw something away, it goes away. But it doesn’t; much of it ends up in the ocean. I decided I wanted to erase my own footprint,” she

explains.

Jennifer began by removing 1,000 bags of litter from the island’s beaches.

Others began to join her and the organisation expanded organically.

For Kat, a crucial aspect of the project is the feeling of wellness that being by the ocean brings.

“The kids say they love being by the water because it makes them feel calm. In addition to learning about corals and turtles, they get the opportunity to be free outdoors, swim in the water and feel alive,” she smiles.

She is now looking forward to expanding the work across the region.

“We know that if we fail to act, by 2050 there will be more plastic in the ocean than fish. There are some very depressing statistics that can make you feel hopeless, but by working with the next generation we can do something positive,” Kat adds.

“We can rant and rave on Facebook but by taking the time to be by the ocean, become part of nature, listen to nature, plant trees and care for them, we are actually nurturing ourselves too.” ■

by Gemma Handy



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'CARIBBEAN FOOD HAS A RICH AND POWERFUL STORY'

CELEBRITY CHEF ANDI OLIVER TALKS RUM, RESTAURANTS AND THE 'INVISIBLE IMPORTANCE' OF HER ANTIGUAN ROOTS

It's a stuffy afternoon in May and Andi Oliver is still catching her breath from the long-anticipated launch of one of her most personal projects to date.

The 'Pepperpot Rum Shop' – a pop-up experience melding the emblematic Caribbean tittle with some of the celebrated British chef's own dishes – has been 12 months in the making.

"You know when you've pictured something, held it in your heart, and suddenly you're in it and it's a reality?" Oliver enthuses. "Well, today has been one of those days."

If her 2023 debut cookbook 'The Pepperpot Diaries' was a billet-doux to her Antiguan heritage – steeped in the aromas of her childhood and seasoned with anecdotes – then this latest venture goes deeper still.

And it's not just for her love of rum.

"Rum is my favourite drink in the whole world," she says, adding that Antigua's English Harbour Rum is the finest of all.

"The traditional rum shop is an interesting idea to me. I mean, the whole of life is really a rum shop."

Endemic to the region, rum shops have dotted the Caribbean landscape for centuries; tiny informal bars often selling homemade versions of the liquor, abuzz with barbershop banter, raucous games of dominoes and comradeship.

"The Pepperpot Rum Shop celebrates Antigua and Barbuda through food in a simple way and with a pan-Caribbean lexicon; it celebrates our history, our now, our present, while looking to the future," she explains.

"Rum is my favourite drink in the whole world," she says, adding that Antigua's English Harbour Rum is the finest of all.

Oliver is in Antigua for the second instalment of Restaurant Week – a two-week gastronomic extravaganza organised by the Tourism Authority (ABTA), offering fixed price menus and special dining experiences nationwide. This year, 65 eateries ranging from roadside 'cookshops' to high-end resorts signed up.

The Pepperpot Rum Shop is a collaboration between Oliver, the ABTA and host venue, the Treehouse Beach Club, one of the island's hottest new spots found hugging the Fort James coastline. Over 100 days all the way through to July, foodies can tuck into some of Oliver's most beloved dishes, like chocolate curried goat, while enjoying music, art and the beachfront hangout's experiential vibe.

At the time we chat, Oliver has only been

here a day and a half and she's hit the ground running with the unbridled enthusiasm that saw her quickly endear herself to UK television audiences as a judge and now presenter on the Great British Menu.

Her signature gap-toothed grin and rapid-fire speech are both in full force as she relates the breakneck pace of her trip to date – and the weather. (She may be of Antiguan parentage but she's a Brit after all.) The weather, frankly, has been "bananas" – fluctuating between torrential rain and blistering sun in true Caribbean fashion.

"We've been celebrating one year since the launch of my book which celebrates Antigua and Barbuda heritage and culture through the prism of food. It's a recipe book but it's also about my family life, my thoughts, my dreams, my desires. It's done really well," she adds. It's a modest understatement. Rave reviews routinely use words like "fascinating", "remarkable" and "divine".

Restaurant Week is important, Oliver thinks, as it honours what is still something of a niche in the international food index.

"Too often food served in the Caribbean is from elsewhere. It's great to cook food from all over the world, and it's good to be connected in that way, but sometimes we need to showcase our own too," she imparts.

"Caribbean food has a rich and powerful story. It's incredibly diverse with influences



“We’ve been celebrating one year since the launch of my book which celebrates Antigua and Barbuda heritage and culture through the prism of food.”

from Portugal, Italy, China, Spain. Restaurant Week really commemorates that; it jazzes the history up and celebrates the here and now.”

Growing up in the Suffolk countryside with Antiguan parents, one of few families of colour in those days, Oliver’s Caribbean roots were “invisibly important” throughout her childhood.

“It was part of the thread of my life, the way we approached life, the way we approached education, the way we approached excellence. Our ideas of the world were all really based in the Caribbean; it was just the way we were,” she recalls.

“I didn’t really realise how powerful that heritage was until I got older and started to realise how Caribbean we were.”

Pressed for an example, she laughs.

“My parents were very strict for a start – and we were always polite to our elders.

“My mum was very liberal,” she continues. “She always taught me to follow my heart and be brave. If you come from a migrant family who have travelled thousands of miles to make a new life for themselves, that spirit and courage is inherent in how you approach life.

“I inherited my mother’s spirit of adventure; she was a very powerful woman.”

Fun fact: Oliver, mother of TV personality Miquita Oliver, is closely related to another Antiguan-rooted clan of high acclaim in Britain – the Kanneh-Mason musical siblings.

“Their father Stuart is my first cousin,” she explains. “I’m very proud of my family and the way we strive for excellence.”

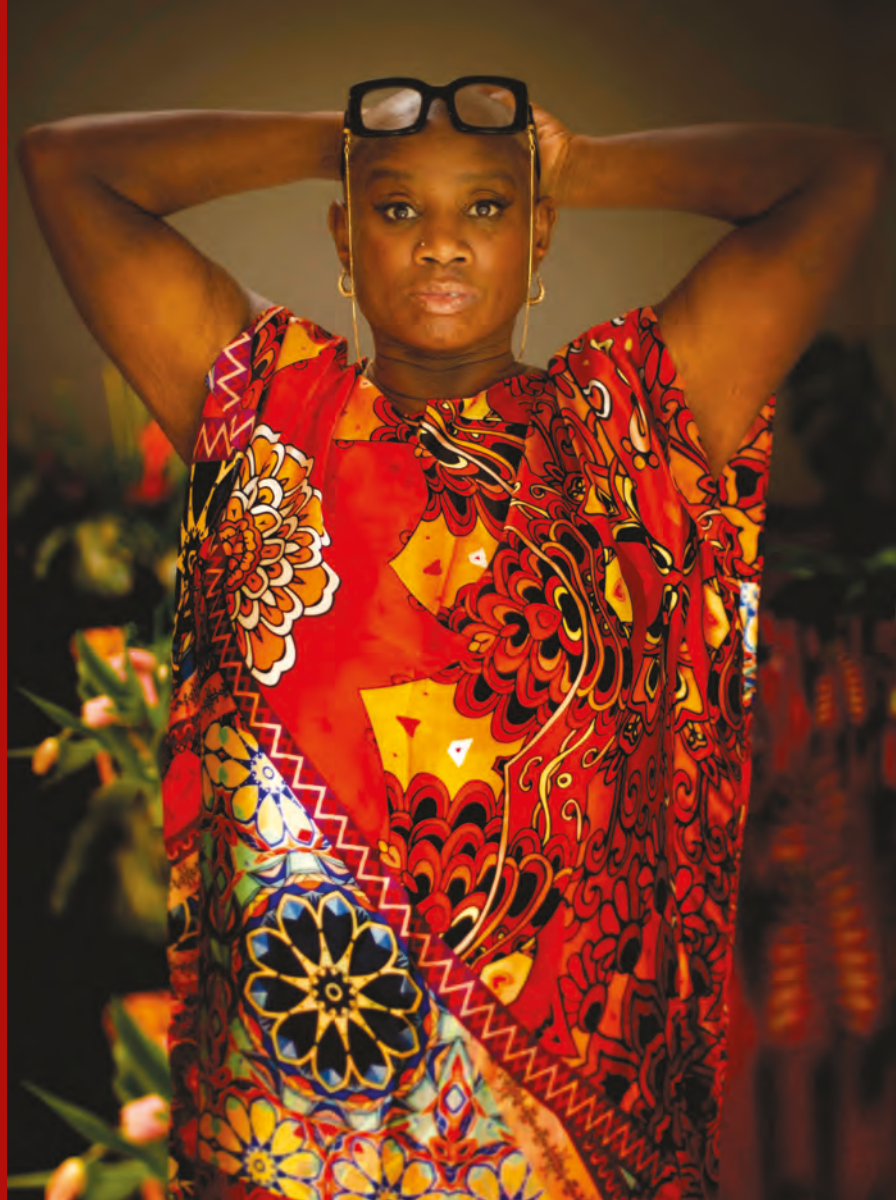
Oliver’s parents both grew up in Antigua – her father was born in Piggots and raised in Point – but the family rarely visited the island when she was a child. Travel back then was expensive and flights limited.

Her first visit to her ancestral home was “mind blowing”.

“I was 16. It was extraordinary for me; I’d never been anywhere where Black people were the majority.

“I was the only Black girl in my school most of the time,” she says. “It was awful, it was the 70s, I got really bullied and called names. But it made me even more determined to do great things. I vowed not to spend the rest of my life being belittled by people who were quite ignorant and not very bright.

“I wasn’t used to being embedded in Black culture outside of my family. So when I came to Antigua I loved it. I was only supposed to



stay for six weeks but I ended up staying six months.”

Oliver’s love of cooking dates all the way back to when she was a little girl.

“My dad loved to have a party. He wasn’t a great dad but he threw a good party,” she smiles. “He would invite everyone over, there would be five pots bubbling on the stove, a barbecue on the go, the house filled with music.

“I have cooked since I was a little kid with my mum or dad. Today it’s my meditation, my artistry, the way I show love to people, the way I communicate with them, and my way of creating environments that I want to be in.”

These days, the shindigs of her youth are recreated in her kitchen with a soundtrack as diverse as her dishes.

“I always listen to music while I’m cooking – all different kinds of music. People often ask what kind of music I like and I say ‘good

music’. The same as my food – I just like good food.

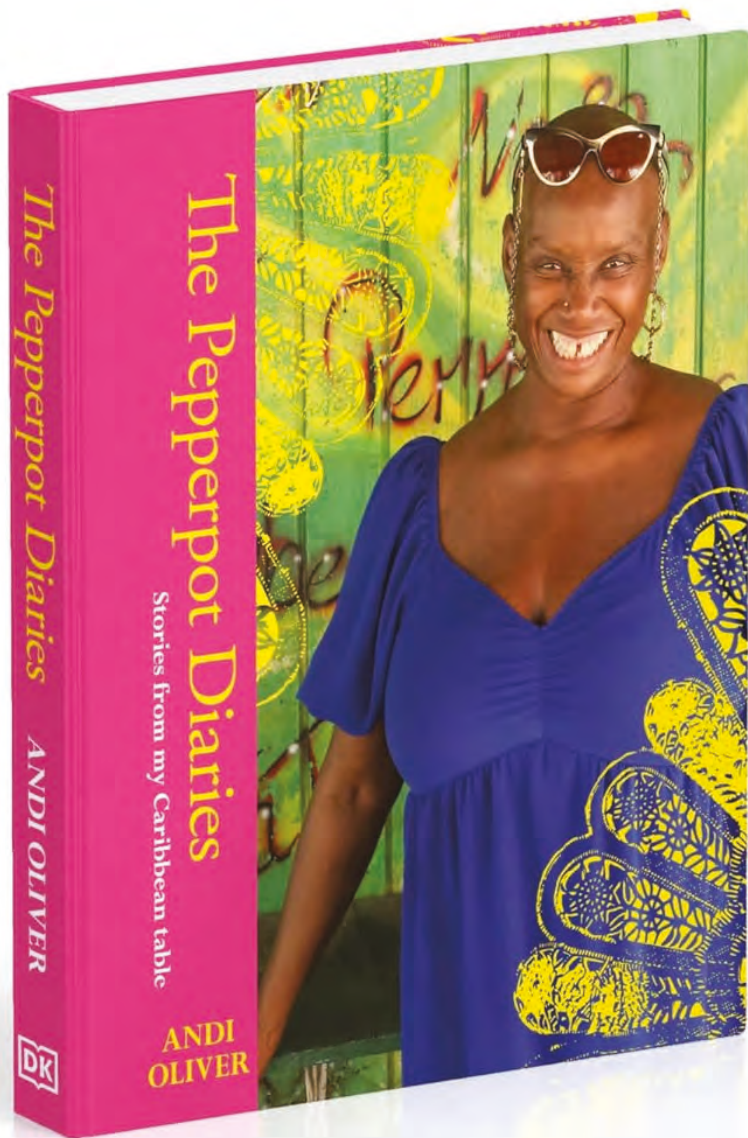
“I might listen to Aretha Franklin or Sam Cook, and newer stuff too like Alabama Shakes, and SALT.”

Oliver describes her culinary style as the “food of love”.

“For me, food is an offering. I love to cook with alcohol, for example, curing fish in mescal or gin with berries or gold rum.”

A favourite dish she’s willing to share is salmon cured with summer berries, English Harbour Rum, salt and sugar. She recommends wrapping it in cling film and putting it in the fridge for 24 to 48 hours, turning it every eight hours. It should then be rinsed off and cut very thin. It’s like a gravlax, she says, and utterly delicious served with mayo and warm Caribbean coco bread.

Some of her go-to flavours include molasses and dark rich spices like cinnamon and nutmeg, plus celery leaves and wild herbs



such as Antiguan bay leaf.

One-quarter of the way into the 21st century, once esoteric cuisines like Korean, Vietnamese and Lebanese are firmly established in cities the world over. Caribbean food, less so.

“Misconceptions about Caribbean food are only just starting to shift. Changing that is a passion of mine - making people understand it’s not just jerk chicken,” Oliver says.

“The culinary world is opening up generally. We just saw the UK’s first female Black Michelin-starred chef [London-based Nigerian Adejoké Bakare], but we still need to push more and educate more.

“That’s another reason why Restaurant Week and the Pepperpot Rum Shop are important.”

Asked for her top tip to any aspiring chef, Oliver is unequivocal.

“Work hard – and know your s**t. Don’t put things on the plate because they look pretty; put them there because there’s a reason for the palate. Never include anything that doesn’t enhance the flavour,” she says.

With her big personality and propensity for breaking into a belly laugh, fans might be surprised to discover Oliver is at heart somewhat diffident.

“I’m quite shy, weirdly shy in fact. One on one, I get nervous.”

Something else people might be intrigued to know about her is that she has a fondness for dodgy TV.

“I watch a lot of really, really bad telly. I’ve watched literally every *Real Housewives*,” she confesses. “It’s like TV crack. I’m like, why am I watching this, it’s awful. And then I watch another.”

Four decades since she first found her feet on the celebrity stage – not as a chef but as a singer with post-punk band Rip Rig + Panic – Oliver says the most important lesson she’s learned along the way is a simple one: “Just be kind.”

It’s an ethos she has carried with her throughout her multi-faceted career.

“I’m proud of all of my accomplishments,” she says, adding: “Every step has taken me to the next rung on life’s evolutionary ladder – singer, writer, cook, chef, broadcaster – and each one has opened up new and interesting doors.” ■

By Gemma Handy



NIKKI BEACH PREPARES TO BRING ITS SLEEK, SEXY, SOUTH BEACH VIBE TO ANTIGUA

THE GROUP'S CO-FOUNDER AND OWNER LUCIA PENROD TELLS LUXURY LOCATIONS MAGAZINE ABOUT THE ORIGINS OF THE WORLD'S FIRST LUXURY BEACH CLUB AND THE PLANS AHEAD

Anyone who's ever set foot onto a Nikki Beach property will probably testify to a hip vibe, cool tunes and impeccable service. Known the world over as a sun-drenched playground for jet-setters, a vision in ivory tones, cabanas and loungers, it is credited with inventing the luxury beach club concept.

What started as a tribute of love from a father to his daughter in a beautiful garden by the sea, grew into a global lifestyle hospitality brand.

And it's heading right here to Antigua.

Twenty-six years after the very first Nikki Beach opened in Miami Beach, the group boasts 11 restaurants and beach clubs, five hotels and resorts, with several more on the way.

Luxury Locations Magazine caught up with the group's co-founder, owner and CEO Lucia Penrod who gave us the exclusive lowdown on one of the island's most exhilarating new ventures.

You were born and raised in Nicaragua. What was your childhood like?

It was a very nurturing environment and lots of fun. Following the tradition of most Latin families, I had a big one - we were five kids and lots of cousins. Every family reunion was a big party. Every week we were celebrating a birthday. I grew up thinking that life was a party.



NIKKI  **BEACH**

Before entering the hospitality industry, you spent four years working for the diplomatic corps serving the governments of South Korea and Venezuela. How did the skills you learnt then translate into your incredible career today?

Working with the diplomatic corps in Miami exposed me to many different cultures, languages and idiosyncrasies. Finding a common purpose to unite is key to happy coexistence. At Nikki Beach, we found this purpose and it is to celebrate life through music, food, friends, and family with tolerance and respect. At any given time at Nikki Beach, you will find people from all over the world enjoying the moment and creating fabulous experiences together.

How did your career evolve?

Let me start by giving some background on my husband, Jack Penrod, and how we met and began working together. Jack's beginnings were humble, working his way up from a line cook at McDonald's earning \$.85 an hour as a teenager to becoming one of the largest franchise owners within the corporation.

His entrepreneurial spirit led him to open several bars and restaurants in South Florida. In 1984, I moved from Nicaragua to Miami and shortly afterward joined Jack's organisation to manage the prestigious Jockey Club of Miami.

Our partnership strengthened over the years, with me taking on roles such as Project Manager and later PR Director during the



What started as a tribute of love from a father to his daughter in a beautiful garden by the sea, grew into a global lifestyle hospitality brand.





opening of Penrod's Beach Club at the iconic address of 1 Ocean Drive in Miami Beach. Our professional and personal life converged and in 1995 we got married.

A profound turning point for us was the tragic loss of Jack's 18-year-old daughter Nicole who passed away in a car accident in 1997. Rather than mourning her life, we decided to celebrate it by transforming the pool area at Penrod's into a beautiful butterfly garden named Cafe Nikki in her honour.

The significant growth in tourism over recent years highlighted Antigua and Barbuda as an ideal location for expanding our brand. We're excited to enhance the visitor experience and attract even more travellers.

The garden's success and the encouragement from our guests inspired us to expand the concept onto the beach. In 1998, we launched the first Nikki Beach, combining the elements of music, dining, entertainment, fashion, film and art, among all-white décor, tepees, and international cuisine, all designed with Nicole in mind.

What does a typical work day look like for you?

When you do what you like to do, it doesn't feel like work; it's our own lifestyle. We have offices in Miami, Barcelona, Saint Tropez, Dubai and Cannes so there's no such thing as working hours.

What part of your role do you enjoy the most?

All of it. But if I had to highlight one aspect, it would be working with our incredible team members from diverse cultures around the world. Many of them have been with Nikki Beach for five, 10, or even 15 years, and we've really become one big family. Their dedication, passion, and unique perspectives enrich our brand and make every day an inspiring and rewarding experience.

We are so excited that you have chosen Antigua for your next Nikki Beach venture. What guided that decision?

We are thrilled to bring Nikki Beach to the stunning shores of Antigua and Barbuda. The islands' breath-taking natural beauty and crystal-clear waters align perfectly with the Nikki Beach ethos of celebrating life in luxurious surroundings.

The significant growth in tourism over recent years highlighted Antigua and Barbuda as an ideal location for expanding our brand. We're excited to enhance the visitor experience and attract even more travellers.

The rich cultural heritage and welcoming community of the islands offer an incredible opportunity to integrate local elements into our offerings, creating a unique blend of Nikki Beach's signature style and the islands' authentic charm.

Can you tell us a bit more about your plans for Nikki Beach Resort & Spa Antigua?

We are very excited to bring our DNA of celebration of life to Antigua with our Nikki Beach hotel, residences, and beach club on the stunning Jolly Beach, within Jolly Harbour. It's our second Caribbean destination, after Saint Barth.

Do you have a favourite beach in Antigua and Barbuda?

Jolly Beach is my absolute favourite. The water there is just incredible, so clear and beautiful.

Tell us about your non-profit charitable organisation.

Nikki Cares is our philanthropic arm, through which we aim to give back to the destinations where we are based, on a local level. We believe in the importance of supporting the local communities that host our properties and ensuring that while we celebrate life, we also contribute positively to the lives of others and the environment around us, particularly through ocean conservation (as all of our locations are on or near the coast) and children's causes.

Children are the future and we won't have a home if we don't take care of Mother Earth. These are the two main causes I prioritise and continuously work to support.

As a woman in business do you have any advice for fellow female entrepreneurs?

Absolutely. Embrace your unique strengths and perspectives. Trust in your vision and don't be afraid to take risks.

Building a strong support network is crucial. Stay adaptable and resilient in the face of challenges, as the business landscape is constantly evolving.

Prioritise self-care and balance to sustain your passion and energy for the long term. Remember, your journey as a woman in business is not just about achieving success, but also about inspiring and paving the way for others. ■

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'GOOD FOOD DOESN'T HAVE TO BE EXPENSIVE'

ACCLAIMED ANTIGUAN CHEF AND GREAT BRITISH MENU CONTESTANT KAREEM ROBERTS TELLS US HIS FAVOURITE FOODS, TOP TIPS AND WHY HE FAVOURS CHEAP INGREDIENTS

It may have been “sheer patriotism” that brought Kareem Roberts back home to Antigua for Restaurant Week, but his passion for Caribbean cuisine is something rather more ethereal.

“It speaks to my soul,” he says, during an interview snatched between the food panel discussions and tasting menus he’s been participating in as part of this year’s gastronomic extravaganza.

It’s all in the seasoning, he explains.

“We season food immaculately.

Sometimes we overseason, but it’s better than underseasoning. Overseasoning I can live with,” he adds.

At 43, Roberts – who Brits will recognise from hit BBC television show, the Great British Menu - has an intensity about him. Responses are often concluded with a resolute “yes, yes” – an addendum to emulate a point.

Just as his culinary creations are known for their visual appeal, when speaking he paints pictures with words: eloquent, carefully considered and articulate.

There’s a humility there too. And not just for his propensity for prioritising cheaper ingredients in the kitchen.

In lieu of formal fine dining training, much of what he’s learned along the way was gleaned on the job, from benevolent older chefs who took him under their wing, from YouTube, from books, from eating out.

Sidebar: He’s also the son of legendary Antiguan cricketer Andy Roberts. There’s a reason why you didn’t see that mentioned in the promo material for Restaurant Week or the Great British Menu - it was at his request. He’d rather let his food speak for itself.

This year was his first time taking part in



Restaurant Week, an experience he describes as “spellbinding”.

“It’s been so charming and I appreciate the initiative; it has great potential,” Roberts says, “not just for locals but for incoming tourists, consumers and producers.

“I had to take part; I couldn’t let an opportunity like this pass me by.”

Born in Leicester, England, to an Antiguan father and Jamaican mother, and raised in Antigua from just a few months old, the piquant flavours of the Caribbean are firmly entrenched in his food. Here is where he cut his teeth – most notably at the former Café Napoleon in Redcliffe Quay and the Sandals resort – before moving back to the UK at the age of 26 “to get some international exposure”.

“It was a culture shock because I had never lived anywhere quite like that,” he recalls.

“But I had no problem assimilating because the universal language of the kitchen is ‘get

the job done.’”

While he learned how to taste in the Caribbean, he says the UK was where he learned how to cook.

“Something the UK showed me that I didn’t learn anywhere else was precision. There’s a difference and it’s consistency, understanding the best way the ingredients should be consumed. We tend to overcook things in the Caribbean,” he explains.

“In the UK, and in acclaimed restaurants everywhere, you find precision and consistency go before anything other than the quality of the ingredients.”

Trips home to Antigua serve as a frequent reminder of the quality of fresh produce grown in backyards and in small farms nationwide.

“It’s second to none. The root vegetables are incredible,” Roberts smiles.

His favourite local ingredients include cassava, green banana and deepwater fish like blue marlin, swordfish and tuna. His go-to Caribbean flavours are allspice, thyme, scallion, garlic, ginger and coconut milk.

Almost two decades since taking what began as a hobby into a career, Roberts has honed his skills in some of the world’s most esteemed kitchens, including as head chef at Cambridge-based fine dining restaurant Trinity. But it was while competing against the UK’s leading chefs on last year’s Great British Menu that he carved his path to fame.

The fish dish he served – loin of cord in a green yoghurt made of spinach and seaweed, roasted and served with Messiah mushrooms – may not have propelled him to the next round but judges lauded the texture and taste.

While Roberts’ food has often been said



to have Indian, West Indian and French influences, he's careful not to delineate it too much.

"My style is very personal; that's the best way I can describe it. It's an extension of everything I have done, everything I've tasted, every conversation I have had about food," he says.

"I am not a devout practitioner of any tradition. I am constantly in pursuit of evolution and change, and also restraining what I do, perpetually trying to become more efficient."

One thing he's unequivocal about is what he views as the hollowness of favouring expensive ingredients, a notion encapsulated in his Instagram handle @brokedinner.

"I tend to elevate cheaper cuts of meat and cheaper ingredients. I haven't put a steak on a menu in ages; it's not my thing," he says.

"To hit profit margins, I prefer not to have to count my inventory so judiciously. I'd rather serve something where the bulk of its cost comes from labour. I'd rather put the time and effort into elevating a cheap ingredient than buy something that's 40 quid a kilo and just stir it gently."

The Antigua and Barbuda Tourism Authority's efforts to put the country on the international food map through endeavours like Restaurant Week are slowly reaping dividends, although there's still some way to go, Roberts thinks.

A prevailing misconception about Caribbean food is that "everything is spicy".

"But everything is not. I don't think people understand it yet because they haven't

had the exposure," he continues.

The rise of food-based social media pages has helped broaden palates to some extent.

"Everyone follows these world travellers and wanderlust has helped people travel from the comfort of their armchair and the screen of their phone," he says. "But what's missing is the connection of actual sensory perception. You are only engaged with the sight and the sound. You miss the cacophony of aroma and texture, as well as the actual consumption part."

Almost two decades since taking what began as a hobby into a career, Roberts has honed his skills in some of the world's most esteemed kitchens, including as head chef at Cambridge-based fine dining restaurant Trinity.

"So while I think people are being exposed to seeing these exotic foods, these ingredients and chefs that excite them, there's nothing like that 3D experience."

Local dishes like goat water, conch water and roasted corn – seen being cooked up on roadsides the island over – remain as much a part of Roberts' culinary lexicon today as when he was a child growing up in Urlings and Marble Hill.

"I think street food anywhere is amazing," he enthuses. "I love our grilled chicken, the soups – I adore them, I cherish them, I can't consume enough of them."

Asked for the secret to devising a dish that's both visually stunning and innovatively flavourful, there's one component he rates above all others: the humble tomato.

"There's something about red that's appetising. When you think about most fast food joints, there's always red in the branding. People associate red with hunger," he explains.

"Tomatoes are also indicative of what I like to do. When you think about the most versatile ingredient on Earth, a tomato has to be way up there; it's a fruit, it's a vegetable, you can eat it cooked or raw, there are multiple varieties, it's beautiful, it marinades well, it pairs perfectly with garlic or sugar, it can become a soup or a sauce. It does everything."

Roberts even makes his own tomato oil which forms the basis of various condiments from salad dressings to mayonnaises.

He has one final piece of advice for fellow foodies.

Brining – soaking food in a salt water solution – he says has been a "game changer" for him.

"If you want to be a chef and you want to aim and achieve consistency, don't turn a blind eye to brining your food."

"Salt is messy. If I'm cooking a piece of chicken or fish, I have to season it or teach the chef how to season it properly and it's prone to error. Sometimes you use too much salt, sometimes not enough. I'd rather remove the possibility for error."

Whether it's the surge in popularity of TV cook shows, heightened awareness of culinary ethics, or a lean towards healthier options, the food industry has undeniably undergone momentous change in recent years.

Too many restaurants place greater emphasis on the consumer rather than the chef, Roberts feels.

"They bend over backwards to the consumer. I get it, it's a consumer-led industry, but I do believe that for a chef to truly break the mould of what we can do and for us to evolve the concept of dining, the customer has to be a second thought and the chef has to be allowed to just cook," he adds emphatically.

"If more people were willing to support a chef that just cooks what he wants, we would have much more diverse food offerings. And they'd probably be cheaper too." ■

By Gemma Handy

ANTIGUA LUXURY REAL ESTATE

OVER THE FOLLOWING PAGES WE DELVE INTO THE UNIQUE CHARACTERISTICS AND STRATEGIC ADVANTAGES OF THE ANTIGUAN LUXURY REAL ESTATE MARKET, SPOTLIGHTING ITS RESILIENCE AND INELASTIC DEMAND FOLLOWING THE COVID-19 PANDEMIC.

We'll then explore Antigua's attractive gated communities, discuss the value of building versus buying, and offer guidance for potential homeowners and investors in this captivating Caribbean locale. And last but not least, we showcase some of the unique real estate opportunities for sale and rent.

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RESILIENCE AND INELASTICITY: A DIVE INTO THE ANTIGUAN LUXURY REAL ESTATE MARKET POST-COVID BY SAM DYSON OF LUXURY LOCATIONS

From a sophisticated economic viewpoint, the Antiguan property market has demonstrated remarkable resilience and dynamism in the aftermath of the Covid pandemic. The period was characterised by a substantial appreciation in property prices, coupled with a heightened level of transactions. However, following this notable surge in demand in 2021 and 2022, there has been a noticeable deceleration in market activity in early 2023.

But it is not all bad news. What sets the Antiguan real estate landscape apart is its unique response to price adjustments, which can be attributed largely to the luxury appeal of its property portfolio. Unlike many other real estate markets, demand for Antiguan properties exhibits a significant degree of inelasticity, as such demand remains relatively unaffected by price oscillations. This trait offers a strategic advantage to investors as they can expect consistent capital appreciation, irrespective of global economic trends or shifting patterns in real estate demand.

However, it's important to note that while prices tend to grow persistently, the turnover rate, or churn, within the market is susceptible to global economic downturns. During such periods, properties may stay on the market for longer durations than usual before a buyer is found. Nevertheless, this does not generally translate into a depreciation of property value, further attesting to the robustness of the Antiguan property market.

For more insights into the subtle complexities of the real estate market in Antigua and the wider Caribbean region watch our "Tuesday Chats" podcast-style discussions on YouTube. Each week we discuss different aspects of the property market, tips for homeowners, buyers and sellers. Scan the QR codes here with your camera phone to dive straight into the action.



TOP 10 REASONS YOU SHOULD INVEST IN ANTIGUA



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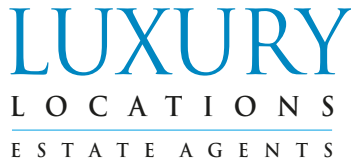
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LUXURY LOCATIONS YOUTUBE CHANNEL

YOUR ULTIMATE GUIDE TO CARIBBEAN REAL ESTATE & LIFESTYLE

We are thrilled to introduce our YouTube channel, dedicated exclusively to property and real estate in Antigua, boasting an impressive catalogue of over two hundred videos. Our content offers a diverse range from in-depth walkthroughs of available properties for sale to enticing holiday lets.





Our videos are crafted with professionalism, featuring breathtaking aerial views, and each is thoughtfully edited to ensure a unique and engaging viewing experience. In addition to showcasing real estate, we provide an extensive look into Antigua's vibrant local scene - featuring a multitude of restaurants, bars, hotels, and exciting activities ranging from close encounters with stingrays to exhilarating jetski rides, scenic helicopter tours and thrilling zipline adventures.

Our popular "Tuesday Chat" series provides an insightful peek into the dynamic Caribbean real estate market, discussing varied topics from property purchase and construction to emerging trends in holiday lettings.

Whether you are passionately drawn to Antigua, or keen on gaining a deeper understanding of the Caribbean property market, our channel is your ideal companion.

So don't hesitate, scan the QR codes, and immerse yourself in the visual journey that awaits!

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www.youtube.com/@luxurylocationscaribbean




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SIX SMALL STEPS TO BUYING PROPERTY IN ANTIGUA...

STEP 1: CHOOSING AN AGENT

Identifying the right realtor to guide you through the buying process is crucial. With a combined four decades' experience in the local property market, the friendly, efficient and professional Luxury Locations team can help make finding your ideal abode a fruitful and enjoyable experience.

STEP 2: VIEWING PROPERTIES

The next stage is for us to determine your specific requirements: is your dream home beachfront or hillside? Does it have a pool or garden? How many bedrooms should it have? And what is your investment range? We will then suggest various properties for you to look at online and arrange a time to take you to see them.

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For the savvy investor, a second passport can spawn a wealth of advantages including visa-free travel and international tax planning. In 2013, Antigua & Barbuda became the latest nation to offer a route for citizenship by investment. But while other jurisdictions offer something ostensibly comparable, few make it as speedy, seamless or affordable as our twin island paradise.

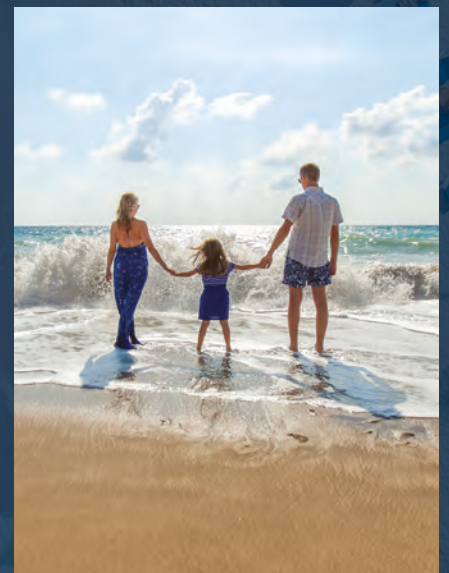
One avenue for gaining an Antigua & Barbuda passport is a minimum US\$400,000 purchase in a government-approved real estate project. Successful applicants are not required to sacrifice their current citizenship. They also benefit from exemption from a number of local taxes, including personal income, net worth, gift tax and estate duty. In addition, they enjoy visa-free travel to around 130 countries worldwide, including the UK, Canada, Hong Kong, Singapore, and Europe's borderless Schengen area.

Our friendly and professional team can guide you through every step of the process. ■



THE BUYING GUIDE!

W/ NADIA DYSON



ALL SIGNS INDICATE A ROSY OUTLOOK FOR 2024

Antigua and Barbuda's property market has been experiencing strong and steady growth in recent months. Prices have been consistently increasing, aligning with the country's anticipated market norms.

This growth has been accompanied by robust sales over the past year, particularly in the touristic areas on the west and south coasts of Antigua. This positive drive underscores the island's resilience and attractiveness as a prime destination for property investment in the Caribbean region.

The outlook for 2024 and beyond remains positive for the twin island nation. Inflation is falling in most major economies worldwide, hopefully bringing greater predictability to construction costs, even if those costs do remain higher than previously.

Interest rates in most developed economies now seem to have peaked following aggressive financial tightening in many parts of the world in 2022 and 2023. With future interest rate movements likely to be downward toward the end of 2024, borrowing costs will decrease allowing for more liquidity and a freeing up of spending money for those looking for holiday properties abroad.

This more positive global economic outlook, combined with the introduction of new real estate developments across the island early in the year, translate to positive energy in both the new sales and resale markets. This market activity is especially noticeable in the touristic hotspots, where demand has begun to outstrip supply in a number of developments.

As is well known, one of the most attractive features of the Antiguan real estate market is its stability. Antigua does not generally experience dramatic price fluctuations in its property prices; instead, the market is characterised by variations in sales volumes, highlighting its unique resilience to financial changes that affect markets elsewhere in the world. This consistent price stability enhances Antigua's appeal as a reliable long-term investment for those who have the liquidity to purchase.

The island's natural beauty, with its pristine beaches, crystal-clear waters and lush landscapes, continues to draw international buyers. The tourism sector, which is a major driver of the economy, remains robust, further supporting the real estate market.

Additionally, Antigua and Barbuda offers a favourable tax environment for property investors. There are no capital gains

taxes, and property taxes are relatively low compared to other Caribbean destinations. This fiscal advantage adds another layer of appeal for investors seeking to maximise their returns.

For property owners and those looking to buy, the market trends and overall attractiveness of the island as an investment location bring significant benefits. Over the past decade, Antigua has enjoyed a steady annual increase in property values well over global inflation rates. This trend makes Antigua a highly attractive option for those looking to invest in real estate and enhance their lifestyle with a Caribbean property, be it for permanent relocation or as a rental investment property along with the occasional holiday.

Looking forward, to the end of 2024 and into 2025, the local property market is set to flourish, driven by stable prices, increasing demand, and a positive economic outlook. So whether you're looking for a vacation home, an investment property, or a permanent residence, Antigua offers a unique blend of natural beauty, economic stability, and lifestyle advantages.

Investing in Antiguan real estate is not just a financial decision; it's a choice to embrace a vibrant, picturesque, and welcoming community in one of the Caribbean's most captivating destinations.

Reach out to Luxury Locations, and our team will guide you through every step of your exciting journey, ensuring you find the perfect property to meet your Caribbean dreams. ■



WHAT FACTORS SHOULD BE CONSIDERED FOR REAL ESTATE PROJECTS IN ANTIGUA



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Caipirinha, Curtain Bluff

US\$2,100,000

Set on a jaw-dropping expanse of beach on Antigua's famed west coast, this third-acre parcel complete with existing structures is an ideal investment for someone looking to create a sublime coastal retreat or perhaps a hospitality venture. Fringed by coconut palms, the site is adjacent to the iconic Curtain Bluff resort, one of the region's longest-running luxury hotels. Renovations are underway to the property's two villas and bar-restaurant. Planning permission is in place for an extension to the bar-restaurant, plus a new studio, new one-bed cottage, and two additional one-bed studios.

Beach land with two villas and restaurant 





Beach plots, Jolly Harbour

US\$1,850,000

This is an exceptional opportunity to acquire a coveted piece of beachfront in the serene and family-friendly enclave of Jolly Harbour. Set along peaceful north beach, these exclusive plots offer an idyllic canvas for your dream coastal retreat. The bustling community is home to people from all over the world, attracted to its safe, easy-going environs and plentiful amenities, which include an international supermarket, marinas for yachts and catamarans, gym, tennis courts, first-rate restaurants, pharmacy and medical centre. This west coast spot is just a 30-minute drive from the airport and boasts one of the island's most cherished sunset-facing beaches.

Various sizes 



Villa 217F, Jolly Harbour

US\$595,000

This beautifully refurbished home in desirable Jolly Harbour boasts an end unit setting and stunning waterfront views. It has been tastefully styled in sleek contemporary tones with high-end fittings and fixtures. Outside is a shaded terrace plus extended sundeck and dock with space for two boats. The beach is a short walk away, as are the gated community's bountiful amenities, including international supermarket, bars, restaurants and sports facilities. This villa would make an ideal second home in a tropical paradise or an excellent investment opportunity thanks to the area's robust rental market.

2  3

The Gardens, Jolly Harbour

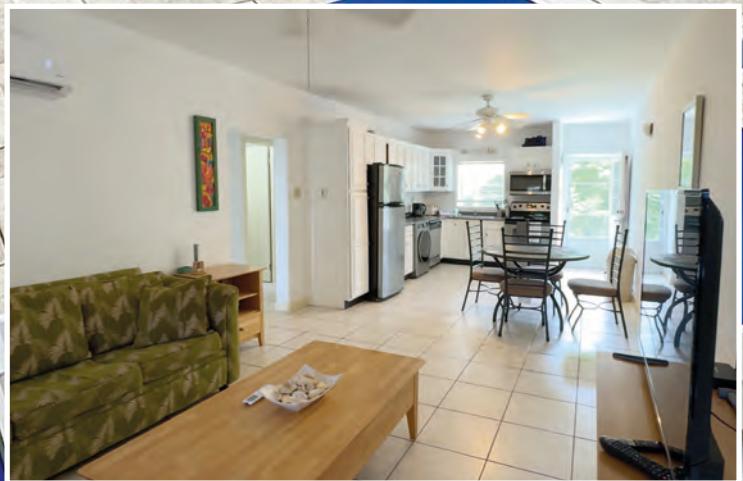
Price from US\$200,000 for fractional and from US\$1,200,000 for full furnished entire property ownership.

This exceptional new development allows buyers to select a plot, customise their villa design, choose their preferred finishes, and have their home built and fully furnished to perfection. Located in exclusive Harbour Island in the gated community of Jolly Harbour, The Gardens boasts a sublime setting within walking distance of the beach. Whole ownership options start at US\$1,029,000. For those looking for the utmost flexibility, buyers can opt to own one-seventh of a villa, giving them seven weeks per year to enjoy their home and the opportunity to apply for an Antigua and Barbuda passport.



2 3





Hamilton Estate No 3

US\$385,000

With its close proximity to the beach and a wide range of amenities including supermarket, bars and restaurants, this well-styled apartment just outside Jolly Harbour presents an exceptional investment opportunity as a rental property. It has two generously sized bedrooms, including a master bedroom with an en-suite, a chic open-plan kitchen with state-of-the-art appliances, stylish living room and ample storage space. The property benefits further from a shared 28ft swimming pool and sundeck. It also has a private verandah and is just a 25-minute drive from the international airport.

2 2



Casa del Arco, Jolly Harbour

US\$895,000

This fabulous, spacious home boasts a sought-after location and an abundance of outdoor spots in which to enjoy Antigua's year-round sunshine. There is a large shaded terrace, ideal for al fresco dining and entertaining, and sundecks surrounding the generously-sized pool. The living room boasts multiple seating areas and double patio doors that lead outside. Adjacent to the well-appointed kitchen with breakfast bar is a loft space, currently used as an office and additional lounge. The property is surrounded by mature tropical trees and has parking space for several cars. The gated community of Jolly Harbour offers plentiful amenities and great potential for holiday rentals making Casa del Arco a perfect investment opportunity. The capital St John's is a 20-minute drive away.

3  3



Palm Villa, Sugar Ridge

US\$2,100,000

This elegant hillside home overlooking Antigua's resplendent west coast has thoughtfully designed interiors that exude sophistication. With a superb location in the Sugar Ridge Homes gated community, it offers breath-taking views, top-of-the-range fittings and fixtures and is just a short walk from the plentiful amenities of Jolly Harbour.

3  3



Ocean View Suite, Tamarind Hills

Price on request

Set into the headland overlooking stunning Darkwood Beach, this one-bedroom luxury suite boasts panoramic ocean scenes. This expertly appointed apartment has a four-poster bed, kitchenette, indoor dining space and a large bathroom with a tub and rain shower. The Jacuzzi on the terrace is the perfect spot to relax and enjoy the view.

1  1



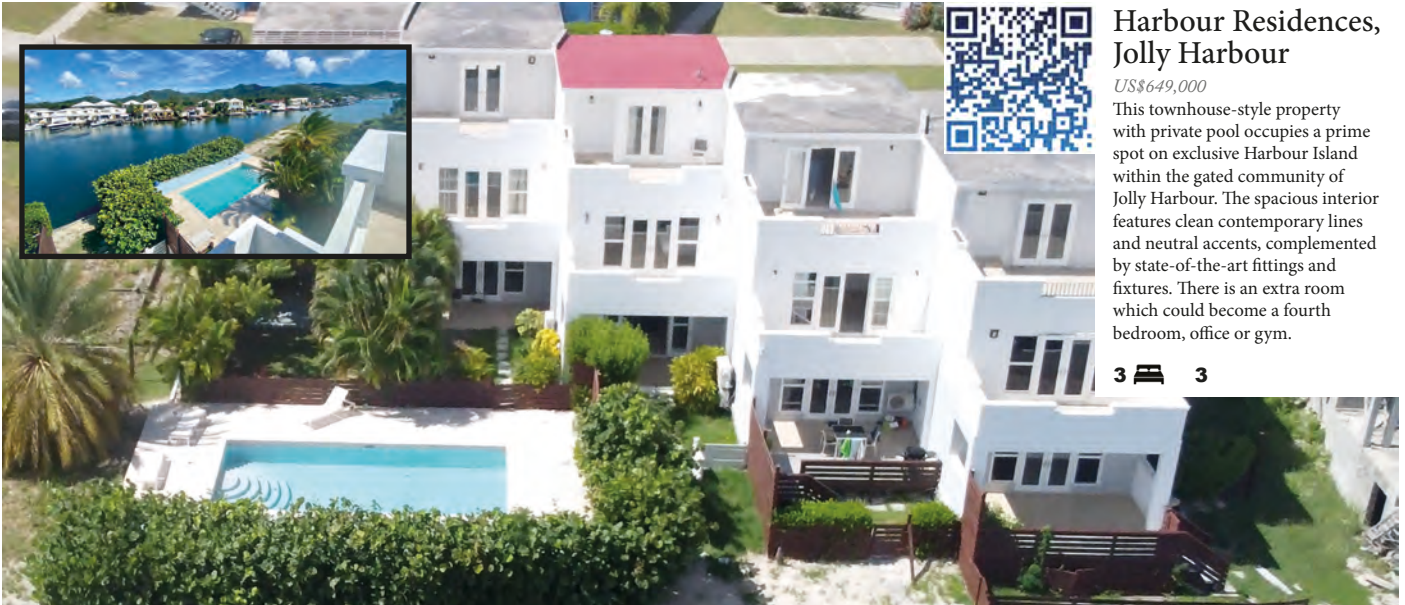
Driftwood Villas, Orange Valley

US\$945,000

This stylish property comprises two three-bedroom homes located a stone's throw from picturesque Darkwood Beach. The first villa is built and fully furnished, while the second is weeks away from completion; the price includes the cost of completing the latter. The villas' landscaped tropical gardens span a third-acre, also encompassing a large swimming pool and sun deck. The homes are meticulously built with high-end materials resistant to damage and offering the best protection against weather and environmental risks. Driftwood Villas are a short drive from the hub of Jolly Harbour with its popular bars and restaurants and well-stocked supermarket.

6  4





Harbour Residences, Jolly Harbour

US\$649,000

This townhouse-style property with private pool occupies a prime spot on exclusive Harbour Island within the gated community of Jolly Harbour. The spacious interior features clean contemporary lines and neutral accents, complemented by state-of-the-art fittings and fixtures. There is an extra room which could become a fourth bedroom, office or gym.

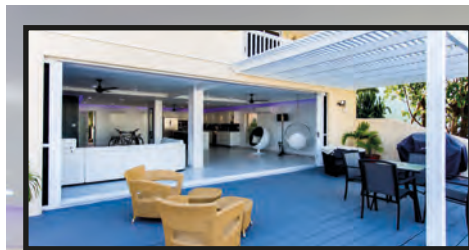
3 3

Moon Gate, Half Moon Bay

US\$250,000

Located just a short stroll from a regular 'world best's beach' nominee, these exquisitely styled and competitively priced suites offer a wide range of amenities including clubhouse, spa and gym. Owners have the option to enter their property into the resort's rental pool. Approved for citizenship by investment.

1 1



Star Dust, Jolly Harbour

US\$1,200,000

This expertly refurbished home melds two properties into one, offering a sensational waterfront abode in the heart of desirable Jolly Harbour. Glistening surfaces and a sleek monochrome pallet with intermittent flashes of colour create an ambience of space, light and elegance. Within walking distance of a wide range of amenities.

3 3

Ocean View land, Sleeping Indian Hills

US\$413,250

Competitively priced and with a prime location in the hills overlooking Jolly Harbour, this plot represents an excellent investment opportunity. It offers stunning west coast views with breathtaking sunset vistas, ideal to create a dream home or investment property. Set within a semi-gated community, it is accessed by well-maintained concrete roads.

0.5 acre 



Land for sale, Valley Church

US\$650,000

The elevated location translates to stunning sunset views over Antigua's prized west coast. Just a short drive from Jolly Harbour, this spot combines seclusion and tranquility with easy access to abundant amenities. It is within walking distance of beautiful beaches and has ample space for a private driveway.

2.25 acres 



Piccadilly land, English Harbour

US\$150,000

A year-round breeze, close proximity to English Harbour and a serene setting give this well priced spot its edge. The site's gentle slope lends itself to creative architectural design to maximise the incredible views. Ideal to build a dream retreat or an investment property. Amenities are a short drive away.

0.5 acre 





Plots available, Sugar Ridge

From US\$550,000

These expertly crafted plots maximise the exceptional views, gentle breezes and year-round sunshine of this coveted hillside area. Set within a luxurious gated community, Sugar Ridge is within walking distance of Jolly Harbour's first-rate amenities and stunning sunset-facing beaches. The international airport is a 25-minute drive away.

Various sizes available

Plots available, Pearn's Point

From US\$1,255,000

Spanning 130 acres of pristine land, this stunning peninsular extends into the turquoise waters of the Caribbean Sea and boasts seven secluded white sand beaches and breath-taking ocean views. Homeowners have the assistance of the development's highly acclaimed architects, builders and interior designers to create a luxurious custom-designed property.

Various sizes available



Galleon Beach plots, English Harbour

US\$1,600,000-US\$2,000,000

Galleon Beach with its beautiful calm waters and long stretch of golden sands is an idyllic tropical getaway. There are three one-acre plots available, each offering direct beach access. The area is surrounded by lush vegetation and wooded headland at the entrance to Nelson's Dockyard, a UNESCO world heritage site.

1 acre



Villa 416C, Jolly Harbour

US\$385,000

This two-storey waterfront property in a desirable gated community setting has an open-plan interior and new fully fitted kitchen. It has been well maintained throughout and has a lovely outdoor deck space. The villa is air-conditioned throughout and within walking distance of the beach. The international airport is a 30-minute drive away.



2 🚗 2



Villa 419A, Jolly Harbour

US\$320,000

A glorious shaded terrace for taking in the harbour views gives this villa an edge. There is also a dock to moor a boat. The property is located in Jolly Harbour's quiet North Finger, just a short distance away from two beautiful beaches, a well-stocked supermarket, restaurants, and sports facilities. There is a fully-fitted kitchen and air-conditioning throughout. The airport is a half-hour drive away.

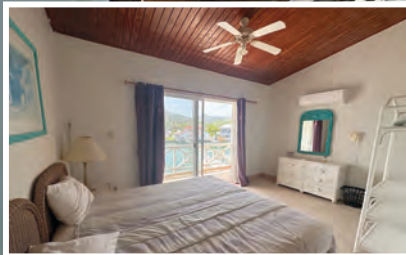
2 🚗 1.5

Villa 219G, Jolly Harbour

US\$450,000

Set in the heart of desirable Jolly Harbour, this lovely two-bedroom villa would make an ideal holiday home or investment property. The outdoor deck space and master bedroom's balcony are ideal spots for absorbing the area's stunning sea views. The friendly gated community boasts a plethora of amenities including sports facilities, bars, restaurants, supermarket, pharmacy and medical centre, and is just a 30-minute drive from the international airport.

2 🚗 2





Villa 422D, Jolly Harbour

US\$350,000

This villa offers a prime location in the sought-after gated community of Jolly Harbour with its popular bars, restaurants, international supermarket and winsome beach fringing the Caribbean Sea. There's an extended sundeck offering views of the Sleeping Indian Hills, with areas for relaxation and outdoor dining, plus a 40ft waterway to create a dock.

2  2



Villa 432C, Jolly Harbour

US\$345,000

2 bedrooms, 2 bathrooms

This delightful waterfront villa has a large patio and extended lower deck with dock. Both bedrooms have en-suites, the master has a private balcony, and there is an additional guest washroom downstairs. The popular gated community of Jolly Harbour offers excellent amenities and is just a 30-minute drive from the international airport.

2  2



Jolly Sunset Villa, Jolly Harbour

US\$435,000

This stylish two-bedroom villa has exceptional waterfront views, a finger pier and a prime setting in the quiet north finger of desirable Jolly Harbour. A secluded white sand beach is just a short walk away, as are the area's first-rate amenities which include an international supermarket, medical centre, bars and restaurants.

2  2





TAILOR MADE ANTIGUA

OUR LUXURY BESPOKE VACATIONS ARE NOW EVEN EASIER TO BOOK ONLINE

Holiday time is precious – and cookie-cutter vacations no longer cut the mustard. Tailor Made Antigua doesn't book holidays, we curate them.

The award-winning crew behind Luxury Locations calls these islands home and that's why there are few better placed than us to craft made-to-measure experiences featuring the very finest our twin islands have to offer.

Collectively, we have more than three decades' experience working with high-end clientele who require complete concierge services.

And now it's even easier to book a holiday through our bespoke travel arm. Our new tailormadeantigua.com website allows you to book online with all major cards including Visa, American Express and MasterCard, plus Apple Pay and Google Pay.

This instant facility is available on more than 70 percent of our properties, meaning you can secure the home of your vacation dreams at the click of a mouse. Once here, our dedicated team will help take care of your every need.

"Our guests are looking for an extra special experience. Tailor Made Antigua allows us to create custom-made breaks, encompassing the best options for everything from dining and entertainment, to sampling local culture with a deluxe twist," says the company's founder Nadia Dyson.

Today's travellers don't want a generic, one-size-fits-all approach. We provide genuine authentic experiences without ever sacrificing comfort. Having a trusted agency take care of the finer details not only saves you valuable time in the planning process, it means you can relax once you're here, knowing we have your





best interests at heart.

Each one of our exceptional villas gives you the freedom and independence of a private home but with the elite, hands-on service of a five-star hotel.

Browse the site for up to date photos and videos of all of our properties. There's the contemporary cool of eight-bedroom Palm Point set in the heart of Jolly Harbour at the end of a palm-lined peninsula. The vast open interior affords plenty of space for a large family who will also appreciate its enormous gardens and beachfront setting.

Or how about majestic Villa Sugar Mill, set in exclusive Galley Bay Heights where neighbours include designer Giorgio Armani? This six-bedroom home comes complete with a gardener and housekeeper.

"With 24-hour concierge services included with all of our luxury listings,

as soon as you set foot on the island we will be there to offer as much or as little support as you need," Nadia says.

Fulfilling travel dreams is about much more than just a sublime spot to relax and lay your head of course. We love to introduce our guests to some of Antigua's most exhilarating and unique activities.

What better way to scout out the island's secluded beaches than with a champagne picnic on your own private superyacht charter? We can also arrange sailing excursions, scuba diving and snorkelling trips, or swimming with wild stingrays.

There are numerous dry-land adventures too, taking in historic fortresses or off-the-beaten-track hikes with one of our expert guides. Looking for something more relaxing? Spa treatments, yoga, and dining with your own private chef can all be arranged in a

host of singular locations.

Whether in need of some simple R&R – or on the hunt for adrenaline, excitement and cultural enrichment – Tailor Made Antigua offers much more than sun, sea and sand. We orchestrate travel experiences that redefine luxury, creating memories to last a lifetime. ■

Visit www.tailormadeantigua.com for details.



TAILOR MADE
ANTIGUA





The Beach House, Jolly Harbour

From US\$2,500 a night

A stunning location on world-famous Jolly Beach is just one of the benefits this exceptional property has to offer. The first-rate amenities of the gated community of Jolly Harbour are all within walking distance, including international supermarket, golf course, bars and restaurants, medical centre and pharmacy. There are three beautiful en-suite bedrooms and a spacious living room which opens out to a vast outdoor area with al fresco dining, sofas for lounging and an infinity-edge pool. The Beach House is fully equipped with high-end fittings and fixtures throughout.

3 🚗 3.5





Mild Sunshine, Jolly Harbour

From US\$325 a night

Impeccable contemporary styling gives this stunning new two-bedroom villa its edge. Set in the sought-after gated community of Jolly Harbour, the property is within walking distance of bars, restaurants, sports facilities, an international supermarket, pharmacy and clinic. The owner has spared no expense in kitting out Mild Sunshine with modern features and appliances including a dishwasher, microwave, and Nespresso coffee machine. The living room has wall-to-wall glass doors to maximise the harbour views, best absorbed from the delightful waterfront terrace.

2  **2.5**



Blue Haven, Jolly Harbour

From US\$680 a night

This beautiful new property is set on the waterfront within the gated community of Jolly Harbour which has an abundance of amenities. The partially-shaded verandah with BBQ and dining area, fringing a large private pool, is ideal for soaking up the harbour views. Blue Haven is air-conditioned and expertly styled in contemporary tones throughout. The master bedroom has a super king-size bed, en-suite and private patio area with table and chairs. The white sands of Jolly Beach are just a short walk away.

3  **3.5**





The Lookout, Sugar Ridge

From US\$900 a night

This spectacular new villa is located within the exclusive Sugar Ridge community, benefiting from both a peaceful setting and close proximity to amenities. The shaded verandah, pool, sundeck and gazebo all boast stunning views overlooking Jolly Harbour and the aquamarine waters of the Caribbean Sea. Inside there are four en-suite bedrooms and a large open-plan living area that opens on to a spacious terrace. This exceptional property is exquisitely styled throughout.

4  **4.5**



La Vie Est Belle, Jolly Harbour

From US\$575 a night

Set steps from the water in the heart of the desirable gated community of Jolly Harbour, this sensational detached villa offers the utmost in comfort and privacy. The spacious open-plan living area features a well appointed kitchen, dining area and lounge. Glass doors lead onto a large sundeck and private pool with sunset views. Each of the bedrooms is beautifully styled and has an en-suite. The property's prime location – a short walk from the beach – grants easy access to abundant amenities including a supermarket, medical centre and popular restaurants and bars.

3 🚗 3.5





Villa 250D, Jolly Harbour

From US\$325 per night

This villa has been recently refurbished and is exquisitely styled throughout in a smart contemporary design. It has a great location in the family-friendly gated community of Jolly Harbour, home to popular bars and restaurants, along with an international supermarket, sports facilities, pharmacy and medical centre. One of Antigua's finest west coast beaches boasting spectacular sunset scenes is within walking distance. The property has a fully fitted kitchen with modern appliances and open-plan interior with glass sliding doors leading out to a shaded terrace with barbecue and spacious sundeck overlooking the water.

2 2



Villa Z, Jolly Harbour

From US\$325 per night

This beautifully refurbished property has been expertly styled using an organic palette and boasts exquisite furnishings throughout. It has an extended kitchen with high-end appliances, a shaded terrace and large sundeck from which to soak up the harbour scenes. The master bedroom has a balcony overlooking the water and rolling hills beyond. Jolly Harbour is a pleasant gated community, abundant with highly rated restaurants and first class amenities. It is a 30-minute drive from the international airport and encompasses a stunning beach.

2 🚗 2.5





Sugar Mill, Galley Bay Heights

From US\$2,150 a night
 Providing over 10,000 square feet of living space spread over four levels, this luxurious villa complete with Jacuzzi and infinity pool is the jewel of Galley Bay Heights. It not only has spectacular views of Deep Bay and beyond, it is also the only villa in this development with private beach access.

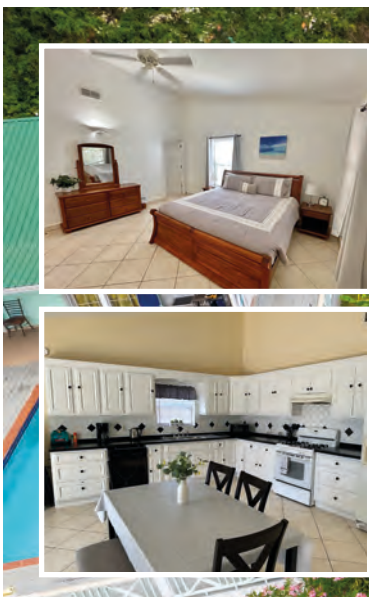
6 6



Villa Sunset, Sugar Ridge

From US\$675 a night
 This is an exceptional villa overlooking an expanse of Caribbean Sea offering the stunning nightly views which lent it its name. Villa Sunset has outdoor dining and living areas, a pebble-tiled infinity pool and three king-size bedroom suites, each linked to the main pavilion by covered terraces for added privacy.

3 3



Villa Utopia, Harbour View

From US\$2,500 a week
 Well-maintained detached villa with spacious sundeck, swimming pool, and shaded verandah with dining table for eight. Villa Utopia has a quiet residential setting with bars, restaurants and beaches within walking distance.

4 3





Villa 238A, Jolly Harbour

From US\$295 a night

Well-presented and beautifully styled waterfront villa within walking distance of beach. There is an extended deck from which to soak up the marina views, and a shaded terrace for outdoor dining. The villa is air-conditioned, and has WiFi and a fully fitted kitchen.

2 2



The White House, Harbour View

From US\$357 a night

Well-kept single-storey villa a short walk from Jolly Harbour. The interior is stylish and spacious with glass doors leading onto a shaded terrace, sundeck and pool. The White House is a 30-minute drive from the international airport

4 3



Villa 222C, Jolly Harbour

From \$285 a night

Recently refurbished two-bedroom villa with modern fixtures and fittings, large sundeck with loungers and outside dining table. Air-conditioning, barbecue, WiFi. Five-minute walk to Jolly Beach.

2 2.5

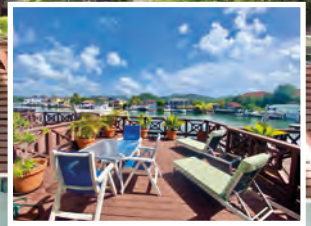


Villa 218G, Jolly Harbour

From US\$260 a night

Bright and pleasant villa in a sought-after location, close to beach and amenities. Spacious waterfront deck with barbecue and sun-loungers. Air-conditioning, WiFi, sea views, 30-minute drive from airport.

2 2.5



Villa 218E, Jolly Harbour

From US\$260 a night

Set just 100 metres from beautiful Jolly Beach, this lovely villa sleeps six in total with a double sofa bed in the living room. Bars, restaurants and international supermarket are within walking distance.

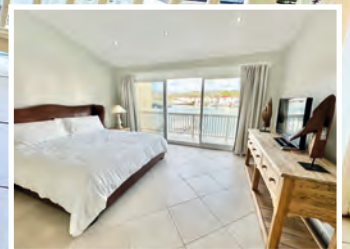
2 3

Sunshine Villa, Jolly Harbour

From US\$250 a night

Lovely waterfront villa with sea views, a short walk to the beach and close to local amenities. Stylish interior, modern appliances, air-conditioning, WiFi, extended terrace overlooking harbour.

2 2.5



ANTIGUA & BARBUDA

PLACES TO VISIT:

1. St John's Harbour
2. Pearn's Point
3. Jolly Harbour
4. Cades Reef
5. Falmouth Harbour
6. English Harbour
7. Shirley Heights
8. St James Club
9. Lynch Point
10. Green Island
11. St John's Cathedral
12. Devil's Bridge
13. Hell's Gate
14. Sir Vivian Richards Stadium
15. Betty's Hope
16. Donkey Sanctuary
17. Rainforest and Rainforest tour
18. Wallings Dam
19. St Barnabas Anglican Church
20. Government House & Court House
21. Dow's Hill Interpretation Centre
22. Fort James
23. Fort Barrington
24. Fort George
25. Fort Berkeley
26. Pink sand in Barbuda
27. Frigate Bird Sanctuary
28. Guiana Island
29. Long Island
30. VC Bird International Airport
31. Stingray City



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Jabberwock Beach

Hodges Bay Main Rd.

Sir George Waller Hwy

Sir Sydney Walling Hwy

All Saints Rd.

Jonas Rd.

Fig Tree Dr.

Pares Village Main Rd.

Mercers Creek Bay

Long Bay

Nonsuch Bay

Half Moon Bay

Rendezvous Bay

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ISCHIKELLE CORBIN

'I'm living my childhood dream'

Beauty pageants are as much a part of Caribbean carnival festivities as soca, sequins and sunshine. But, unlike many of their international counterparts, they're no longer skin deep. Today's carnival queens are bold, bright and bent on making a difference.

Ischikelle Corbin's communication skills, confidence and determination to combat stigma around mental health has earned her a fistful of crowns across the region over the last 12 months.

As Antigua's reigning queen, she has also used her platform to help boost local youngsters' self-esteem, while supporting single mothers and soup kitchens, and helping raise awareness of HIV.

Here, the 27-year-old from Parham, who works as a villa rentals coordinator at exclusive Jumby Bay, tells *Luxury Locations Magazine* about her whirlwind year.

How has the last year been for you?

It's been unbelievable, transformative, and rewarding. I am living out one of my childhood dreams of being Miss Antigua and Barbuda, but I have gone a step further securing three titles in only nine months.

I've dedicated myself to service and personal development in my community, focusing on mental health and wellness initiatives.

What's been the highlight? Any low points?

Connecting with so many people. In February, I hosted my 'Queens Camp' initiative – a workshop that focused on empowering young individuals by boosting their confidence through mindset-shifting activities. The turnout was unbelievable, showing the impact and influence of my platform. Participants were inspired to become their best selves and to compete in local pageants.

A low point has been experiencing these beautiful moments without my mother who I lost to cancer in 2019, but her legacy continues to inspire and guide me.

How did you get into pageantry?

I started in 2008 when I entered the Optimist Petit competition, inspired by my mother, who was a community activist and pageant enthusiast. I have always had a love for performing and would often host my own shows in the living room, creating a microphone out of any object I could find and making any space my own runway.

I would see the queens on television, such as Queen of Carnival and Miss Universe, and I wanted to be like them. I would tell anyone who would listen that I would be Queen of Carnival and Miss Universe and, so far, one of those has come true. My mother, having noticed my passion and abilities, encouraged me to take part in

activities that further led me to this path, and I am forever grateful.

How does it feel to be on stage?

Being on stage feels like home to me. It's a blend of excitement and nerves, but it's where I feel most comfortable. I love sharing my passion for the arts and connecting with the audience.

Do you have a mantra you say to yourself before a show?

I practice positive self-talk always. Even while I'm on stage, I continue repeating empowering things to myself. I also say a little prayer asking God and my mom to hold my hand and walk with me through every segment.

Do you ever get nervous?

Yes, of course, but I've learned to redirect my thoughts towards positive outcomes. I take my preparation very seriously because when you prepare and practice rigorously, you are able to feel more confident about your performance, leaving nothing to chance.

Focusing on enjoying the moment and giving my best helps calm my nerves. I believe that in life we either win or we learn, and this mindset helps take the pressure of winning off my shoulders allowing me to further live in the moment and truly enjoy being on stage.

How do you see the future of pageantry?

I have seen so many changes within the pageant industry that have been commendable. There are many restrictions that have been lifted such as age limits, marital status or being a mother. I would love to see this inclusivity within our small island developing states, allowing more women to take part in pageants without limitations.

I hope to see pageantry continue to emphasise beauty with a purpose, including provisions for service and more support for queens. This would definitely allow our young women to develop and build the experience and character required to be strong contenders for international pageants like Miss World and Miss Universe.

Any top tips for other young girls looking to follow in your footsteps?

"Change your thinking, change your life." This mantra helps me focus and channel positive energy needed for success. I would advise you to be clear about the vision and what you want. Embrace self-love, align your actions with your goals, see failure as a learning opportunity, practice gratitude, and trust the process. Always believe in yourself and your abilities because if you believe you can, then you will. But if you believe you can't, then you won't.

What makes you proud to be Antiguan?

Our rich culture, vibrant community, and the spirit of resilience and compassion. Antigua and Barbuda's unique heritage and the warmth of its people make me incredibly proud.

What do you do when you're not working?

I'm currently pursuing studies in psychology at the University of the West Indies, so I spend quite a lot of my free time studying. When I'm not working or studying, I spend time with family, create content, watch movies, read books at the beach, and fulfil my duties as queen by engaging in my community.

Best advice you've ever been given?

"Change your thinking, change your life." This advice has helped me realise the power of positive thinking and its impact on overcoming challenges.

Favourite food? Song? Movie?

My favourite food is tabbouleh, a refreshing and filling salad. My favourite song is 'Unstoppable' by Sia, and my favourite movie is 'Me Before You'.

Pet peeves?

Negativity and a lack of respect for others. I believe in fostering a positive and respectful environment.

Most important lesson you've learned?

The importance of self-love and positive self-talk. Building confidence and self-belief are crucial for success and resilience.

Tell us something people don't know about you.

I love learning languages. I spent some time living in Russia, where I learned to speak Russian. It was an amazing and enriching experience.

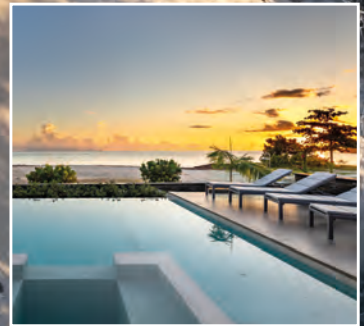
What superpower would you choose and why?

I would choose the ability to heal. This aligns with my passion for mental health and wellness, allowing me to help others more effectively.

Who's your role model?

My mother. Her legacy continues to inspire me every day. ■





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