

# LUXURY

LOCATIONS • MAGAZINE

## ELMSBRIDGE LUXURY HOMES WITH GLOBAL OPPORTUNITIES



Reimagining Jolly Harbour: The changing face of the much loved locale

*Money matters: Top 10 reasons to invest in Antigua*

Interior designer Charmaine Benjamin-Werth talks mood boards, the importance of lighting, and how Barbie helped inspire her career

Transforming Villa Coby: How finding a good realtor was just the start of one buyer's exciting investment journey

*Ricardo Drue: The Antiguan-born star who stamped his name on the region's hearts*

Shifting mindsets on disability: How one woman's adversity became a catalyst for change

*Net zero: Ten ways to live more sustainably in Antigua*

# THE LUXURY BUILDING PROFESSIONALS







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## LETTER FROM LUXURY LOCATIONS

If you're wondering where on earth 2024 went, you're not alone. Last year was another whirlwind 12 months, characterised for many of us here in Antigua and Barbuda by the breakneck pace of development.

The winds of change, it seems, are upon us.

If you've been in Antigua for some time you will remember the Grand Princess Casino that once dominated the Jolly Harbour skyline – maybe even the games tables and nightspots its imposing purlieus once housed.

At time of print, just a stark steel frame amid a sea of rubble was left to remind us of what went before.

There are other, subtler shifts afoot in this bustling west coast district. You may have noticed too the ongoing creation of a slew of modern sports facilities to cater to an anticipated influx of fresh faces enticed by forthcoming new condos. Don't miss our interview with the community's management company on page 30 which tells us more about what's in store.

The rejuvenation of Jolly Harbour – to include a South Beach-style Nikki Beach Resort no less – can only be good news for existing home owners who are likely to see a hike in property values.

It also means the time is ripe for newcomers to invest. Indeed, last year saw a dramatic surge in sales for us at Luxury Locations, not just in the west but across the nation where a number of new developments are underway.

The pandemic certainly played a role in altering mindsets, forcing us to re-examine the fleeting nature of life and reconsider priorities. What's here today can be gone in an instant.

Those mourning Ricardo Drue know that only too well. The Antiguan-born soca singer was just 38 years old at the time of his sudden passing, a young man with lofty ambitions which were suddenly and permanently cut short. But his legacy will live on thanks to his eponymous non-profit set up by his mother with the aim of giving other Caribbean youngsters some of the chances Drue never had. In an exclusive interview on page 58, Nicola Barriteau publicly reveals for the first time her plans for the foundation.

Also within these pages is the story of Joshuanette Francis who has turned tribulation into triumph, as she battles against a degenerative disability propelled by a mission to make life – and the planet – better for those who come after her. Read more about Joshuanette on page 54.

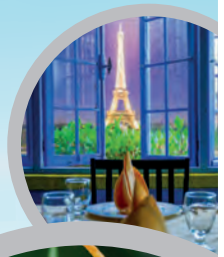
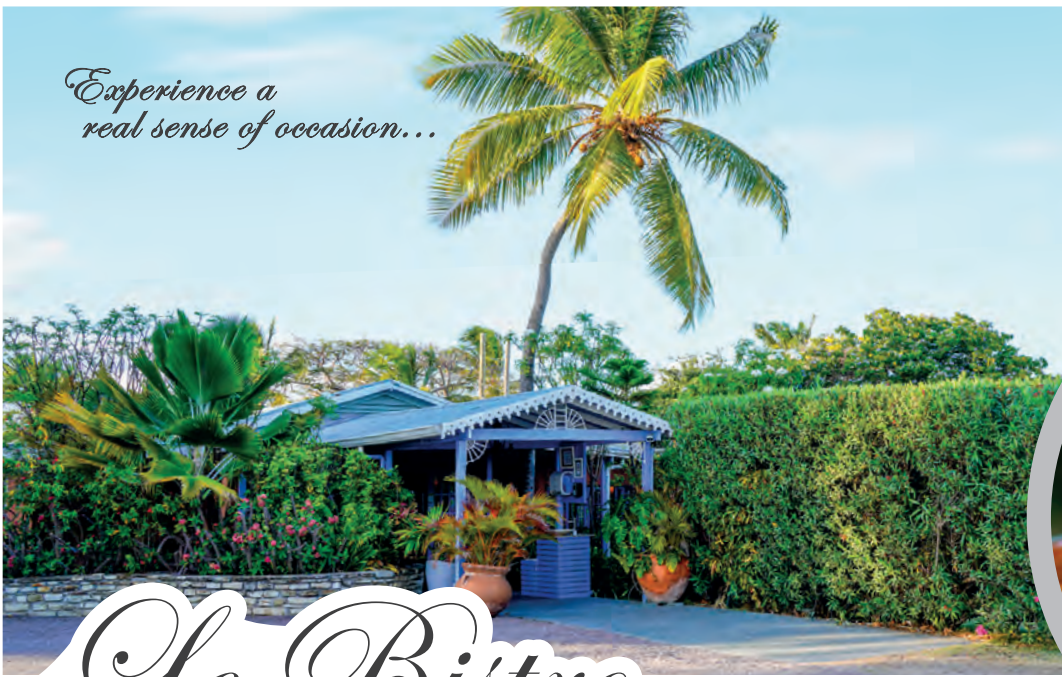
As always, there are several pages dedicated to some of the exceptional properties we have for sale and rent, along with a feature documenting one woman's extensive revamp of the villa she bought in her father's homeland. For Canadian Shelley Challenger, Antigua was a place that helped forge her sense of identity.

Shelley is just one of an ever-increasing number of people each year who choose here to put down roots. As we embrace 2025, the new year is an opportune time to remind ourselves of the brevity of life and the need to live for today. ■



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

*Experience a  
real sense of occasion...*



# Le Bistro

Antigua's first authentic French restaurant, was opened in 1981. Since then, their popularity with both visitors and locals has never waned. Dining here is close to luxurious perfection.

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# LUXURY LOCATIONS REAL ESTATE



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## MEET THE TEAM

**H**ere at Luxury Locations Antigua and Barbuda, we pride ourselves on being one of the best real estate agencies in this glorious dual island nation we call home. With a trusted reputation for exceeding client expectations, we are committed to ensuring consistent, quality service.

Our company ethos is built on a foundation of local knowledge, business expertise, honesty and transparency. This is really at the heart of our success, and the reason for our loyal client base and strong relationships with our professional partners. It is also the reason we

are an award-winning real estate agency and property development consultancy.

Luxury Locations is part of the Luxury Locations Group which includes three other associated companies - Villa Management, Tailor Made Antigua and LL Publishing - all working together with the aim to achieve our clients' goals through every stage of their property purchase. From the initial property or land sale, through construction or refurbishment, to management of the property and on to ensuring a return on investment through rental income.



### NADIA DYSON

Nadia Dyson, founder of Antigua's premier real estate agency Luxury Locations, has grown her boutique business into one of the island's largest and most respected. With almost two decades of experience, Nadia is celebrated for her deep knowledge of Antigua and Barbuda's property market, land development, and rentals. Her values of integrity, professionalism, and personalised service set her apart from the competition and she has developed a strong network of professional partnerships and garnered a great deal of industry respect. Nadia is dedicated to ensuring all of her clients receive unparalleled service, and her expertise combined with her determination, commitment and innovation make her the go-to expert for all things property related in Antigua and Barbuda.



### CARLY DAVIES

Carly's impressive work ethic, passion for real estate and exceptional communication skills have helped her build strong, professional relationships with clients, staff, and partners since she joined the Luxury Locations team. Having previously trained in leadership, Carly has a proven ability to mentor and support team members, a skill she has effectively applied within the company. Highly organised and adept at multitasking, she excels in creating structure and prioritising tasks, making her an invaluable asset to the team and a key contributor to Luxury Locations' collaborative, goal-driven work culture.



Our offices in the Portofino building,  
Jolly Harbour, are open Monday to Friday.

The team can also be reached by emailing  
[info@luxurylocations.com](mailto:info@luxurylocations.com) or calling +1 268 562-8174.



### JOVANNA DECEMBER

Jovanna excels in property management and guest satisfaction at Luxury Locations Group, ensuring properties are impeccably maintained for exceptional client and guest experiences. With a background as an administrative assistant in various Antigua-based companies, she has honed outstanding organisational, communication, and customer service skills. Jovanna's quick thinking and problem-solving abilities under pressure make her an invaluable team member, ensuring seamless and stress-free client interactions as she brings energy and enthusiasm to all she does.



### JOELLE SPENCER

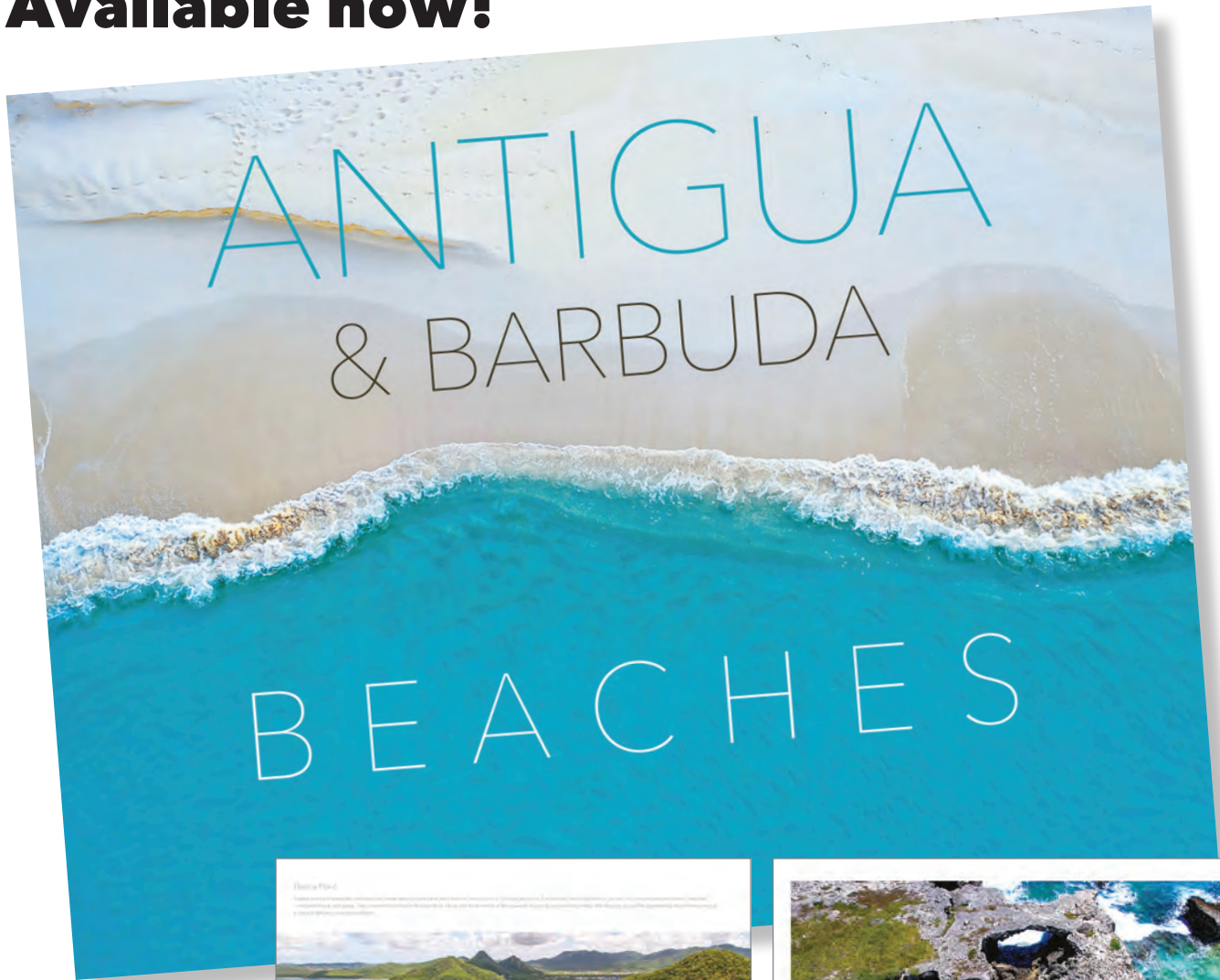
Born and raised in Antigua and Barbuda, Joelle has over 17 years of experience in tourism and hospitality. Joining Luxury Locations as a receptionist, her dedication and determination quickly elevated her role within the team. Joelle expertly manages accounting and administrative tasks, leveraging her deep understanding of operations to support the company in multiple capacities. As one of the longest-serving team members, she has grown with the company over the last six years, becoming a trusted and indispensable asset through her loyalty, hard work, and commitment to excellence.



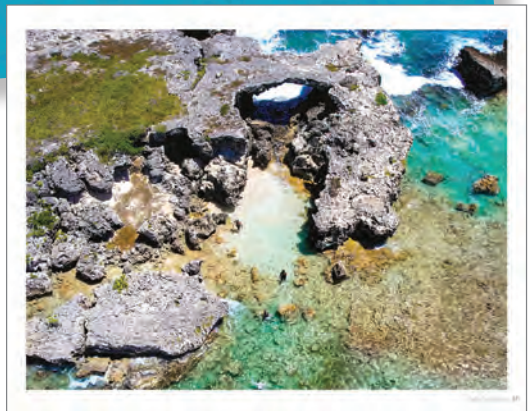
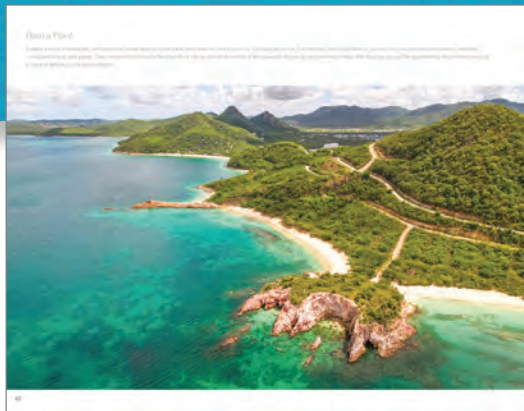
### JERMAINE BOWEN

Jermaine, the newest member of the Luxury Locations Group, brings with him a diverse background in entrepreneurship, accounting, tourism, and marketing. His experience in customer-facing roles has honed his skills in customer satisfaction, proactive thinking, and service facilitation, making him ideal for overseeing property maintenance and guest coordination. Additionally, Jermaine is a talented portrait, event, and corporate photographer and videographer—a passion the company is excited to support as his role evolves. His multifaceted expertise and dedication make him a valuable asset to the team, already contributing significantly during his time with the company.

**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.



**AN EXCLUSIVE BOOK PUBLISHED BY LUXURY LOCATIONS**

Available from Luxury Locations | Tel +1 268 7645874 | Office +1 268 5628174 | [info@luxurylocations.com](mailto:info@luxurylocations.com)

# ADMIRAL'S INN & GUNPOWDER SUITES

A CHARMING UNESCO WORLD HERITAGE SITE 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 good old-fashioned romance 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, inside 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 head 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.

"People really appreciate the setting, complemented by good, unfussy food."

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 focusing on the flavours of a different destination each week, 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. Rum tasting evenings allow guests to delve into the history of the Caribbean's iconic liquor.

Laidback poolside eatery Boom offers delectable delights like lobster mac and cheese, battered calamari, and grazing boards with tapenades and hummus. Day beds and hammocks make Boom an all-day hangout; day passes to include lunch and drinks are available.

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



To make a booking, call +1 268 460-1027,  
email [reservations@admiralsinnantigua.com](mailto:reservations@admiralsinnantigua.com)  
or visit [www.admiralsantigua.com](http://www.admiralsantigua.com)



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Transparency is key, which is why we offer honest insights on market conditions,

property value, and our marketing approach. With Luxury Locations, you'll benefit from maximum exposure, expert guidance, and exceptional service, making the process seamless and efficient.

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Emeralds, known for their vibrant and lush green hues, have been cherished gemstones for centuries. Their rich color and elegance make them a symbol of renewal, growth, and vitality. Today, they continue to be a symbol of luxury and sophistication, especially in jewelry pieces that captivate the eye with their exotic beauty

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# ROKUNI REAWAKENS A NEW ERA OF ANTIGUAN DINING EXCELLENCE WITH ROCKS GROUP

ANTIGUA HAS LONG BEEN A SANCTUARY FOR SEEKERS OF THE EXTRAORDINARY, AND ROCKS GROUP HAS BUILT ITS REPUTATION AS THE ARCHITECT OF THE ISLAND'S MOST UNFORGETTABLE EXPERIENCES. FROM THE CLIFFTOP ROMANCE OF SHEER ROCKS — CROWNED THE CARIBBEAN'S BEST RESTAURANT THREE TIMES — TO THE BREEZY, BAREFOOT ELEGANCE OF CATHERINE'S CAFÉ, THIS COLLECTIVE HAS REDEFINED DINING AND ENTERTAINMENT IN THE WEST INDIES.

**T**heir legacy stretches far beyond exceptional meals: long table dining at the historic Clarence House, cricket celebrations at Antigua's ODIs, and even a starring role at London's World Travel Market this year have made Rocks Group a name synonymous with innovation and excellence.

## A beloved favourite reborn

Rokuni has always been special. Its Asian-inspired concept, bold yet refined, drew a loyal following of locals and visitors alike in its three seasons at Nonsuch Bay Resort. With its reopening this December at Sugar Ridge on Antigua's beautiful west coast, Rokuni isn't just closer — it's elevated. The new location, more convenient for its devoted enthusiasts, is about creating an interior world so breathtaking it becomes the destination.

## Design as an experience

The design of Rokuni's new space is nothing short of artful. Every element feels considered, every detail a piece of a larger narrative.

The Ishi Bar, the first feature to catch your eye upon entry, sets the tone for the entire



*Dolsot bibimbab*

venue. It's stunning design makes it both a visual centerpiece and the heart of Rokuni's dynamic cocktail program.

The Uni Lounge anchors the venue as a vibrant hub of energy and creativity. Here, a grand piano awaits evening performances, while DJs set the mood for lively celebrations and long weekend brunches take shape. Along the far side of the space, sleek booths offer a private reprieve amidst the buzz.

For more intimate moments, Rokuni offers two private dining rooms, each with its own character. The Rainforest Room features



*Half lobster and pad Thai*



*Rokuni's lounge*



*The new location, more convenient for its devoted enthusiasts, is about creating an interior world so breathtaking it becomes the destination.*

*Rokuni's entrance*

Brazilian stone tables that ground the space in natural beauty, while the Zen Room exudes a quiet elegance that invites reflection and connection. In the main dining room, a stunning sushi bar becomes the centrepiece, bringing theatre and craftsmanship to the forefront. Watching chefs sculpt delicate nigiri and intricate rolls is an experience in itself.

Sustainability is woven into Rokuni's fabric. Recycled ocean plastics and upcycled pieces ensure every detail, no matter how small, carries purpose and meaning. It's luxury with conscience—a hallmark of Rocks Group's ethos.

### **The menu returns**

At its heart, Rokuni remains true to the concept that made it a household name. The menu draws inspiration from Asia's diverse culinary traditions, interpreted through the vibrant lens of Antigua. Dishes are crafted for sharing, sparking connection through bold flavours and balanced textures. Whether it's the precision of the sushi or the inventive dim sum, every bite invites conversation and discovery.

### **Looking ahead**

With its return, Rokuni also becomes a new home for celebration. The Uni Lounge will host dazzling events, from laid-back gatherings to large-scale parties. Its spectacular New Year's Eve party created an unforgettable close to the year. For Rocks Group, Rokuni is more than a reopening; it's a statement. It's a reminder of their relentless pursuit of excellence and their ability to innovate while staying true to their identity.

Antigua's dining scene is evolving, and Rokuni stands at the forefront. The doors are open – step inside and experience a reimaged icon. ■

*For bookings and inquiries, contact [reservations@itsrocksgroup.com](mailto:reservations@itsrocksgroup.com) or call +1 268 463-6161. WhatsApp +1 268 464-5283.*

### **Websites and Instagram handles:**

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# FOR HER THE LUXE LIST

*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.*



## BAGS OF STYLE

*Prices vary*

This playful purse made from silky Metis leather can be carried as a clutch or worn over the shoulder. Showcasing Longchamp's superlative craftsmanship, 'Le Pliage' features zipper closure, a card slot and 'flap and snap' button.

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



## TICKLED PINK

*US\$175*

Turn heads on the beach in these eye-catching pants from Trina Turk whose laidback garb encapsulates the sunny spirit, creativity and cosmopolitan vibe of California. Team it with a matching swimsuit for a chic, contemporary look.

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



## PRETTY SYMBOLIC

*US\$65*

Said to signify strength and wisdom, sea turtles also help keep our oceans healthy. Little wonder they're Antigua and Barbuda's national sea creature. Keep one close to your heart with this beautiful sterling silver pendant, inset with abalone shell.

*Available at Silver Chelles in Redcliffe Quay, St John's. Call +1 268 789-2662.*

## ECO-FRIENDLY FOOTWEAR

*US\$31*

Decorative rings bring the charm to these cute Ipanema sandals with gladiator-inspired T-strap styling. The funky fastening isn't the only cool feature; the Brazilian brand's flip flops are also fully recyclable which is guaranteed to put an extra spring in your step.

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



## KEEP YOUR COOL

*US\$162*

With a unique psychedelic design, this super lightweight Trina Turk piece makes a bold statement while protecting you from the sun. The combination of nylon and Spandex melds durability with comfort, ensuing you will never lose your cool.

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



## GIRL'S BEST FRIEND

*US\$1,254.40*

So pretty it makes us misty-eyed, this three-teardrop necklace with Revelation lab-grown diamonds is for the girl who likes her adornments exquisite yet simple. Ideal with an elegant gown or for adding a little glam to your everyday style.

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



## SWEET LOVE

*US\$2,304*

Diamonds just might be forever with this stunning two-carat engagement ring. Featuring Revelation lab-grown diamonds, we adore the classic oval shape: elegant, stylish and sophisticated – just like the man to choose it.

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



## BEST FOOT FORWARD

US\$49

Tackle rugged terrain (like Antigua's sidewalks) and deep sand alike in these stylish yet functional flip flops from Reef. The brand's high quality footwear is the perfect blend of style, durability and comfort.

*Available at Sunseakers in Heritage Quay, St John's.*

*Call +1 268 462-4523.*



## HIKING VIBES

Prices vary

The organic feel of this Boxford backpack crafted from recycled canvas is in sync with the hiking vibes it exudes. But there's more to this than aesthetics; it also has a pocket for your laptop, adjustable foam straps for utmost comfort and two outside pockets affording easy access to contents.

*Available at Longchamp in Heritage Quay, St John's.*

*Call +1 268 562-5301.*



## IN GOOD TIME

US\$556

A crisp, sharp look gives this two-tone Movado Bold timepiece its edge. The Swiss watchmaker has been crafting luxury gifts since 1881, and with a micro-textured silver-tone dial, slender gold-tone hands and iconic dot motif at 12 o'clock, this is guaranteed to last the test of time.

*Available at Sterlings in Heritage Quay, St John's.*

*Call +1 268 562-5662.*

# FOR HIM THE LUXE LIST



## EFFORTLESS ELEGANCE

US\$145

Loved for their fit, style and quality fabric, Pink House linen shirts are as distinctive as the wearer. Exuding understated elegance, they're as suiting to evening cocktails as they are worn over a pair of swim shorts.

*Available at Sunseakers in Heritage Quay, St John's.*

*Call +1 268 462-4523.*



## ELEVATED PRECISION

US\$626.50

Precise atomic timekeeping in 43 cities isn't the only thing that sets Citizen's special edition Blue Angels Skyhawk A-T apart. This unique timepiece comes in a replica of a Blue Angels helmet for a gift that's as show-stopping as its namesake's flight manoeuvres.

*Available at Sterlings in Heritage Quay, St John's.*

*Call +1 268 562-5662.*

## REIMAGINED CLASSIC

US\$652.50

Tissot's beloved 1978 model has been given a revamp to create this updated PRX with ice-blue face for the modern professional. It retains all of its quintessential style, enhanced by the very latest technology.

*Available at Sterlings in Heritage Quay, St John's.*

*Call +1 268 562-5662.*



# EXPERIENCE ANTIGUA THE DYSON WAY

FROM SEASIDE SOIREES TO EXOTIC EATERIES, ANTIGUA OFFERS AN ARRAY OF ADVENTURES WAITING TO BE DISCOVERED. THESE ARE SOME OF OUR FAVOURITES.

## ▼ ENJOY A PRIVATE ISLAND DINING EXPERIENCE

This tiny private isle off Antigua's east coast is only accessible by boat, making this a special day out. Meander through the mangroves to The Reef restaurant where – despite the rustic setting – we love to dress up for lunch. Every dish is a work of art, featuring locally sourced ingredients and a symphony of flavours. Après dining, sink your toes into the sand and soak up the picture-postcard scenery. Green Island is abundant with birds – best download that identification app before setting sail.

[www.thereefgreenisland.com](http://www.thereefgreenisland.com)





## ◀ SOAK UP THE ISLAND'S LANDSCAPES

If you think you spotted a tuk-tuk navigating the pockmarked roads of Antigua, your eyes are not deceiving you. Caribbean they are not, but don't let that stop you from enjoying this unique and totally glee-inducing brush with the island's sights and sounds. Each one seats up to six people and is piloted by a fully-trained driver who can also share a synopsis of the country's history and culture while pointing out local landmarks, flora and fauna. Don't forget your camera. [www.rockadventuresantigua.com](http://www.rockadventuresantigua.com)



## SPICE UP YOUR LIFE ▶

With the best Massaman curry this side of Ko Pha-ngan – and a selection of guzzable cocktails aptly inspired by the 'land of the smiles' – Lemongrass serves up authentic Thai cuisine from its snazzy spot in an English Harbour side street. The funky décor is the perfect backdrop to one of the restaurant's family-style sharing meals. Chase it with the Por Pia Kuay Thod – that's banana spring roll smothered in caramel sauce and vanilla ice cream to Anglophones. (Try pronouncing that after a Mekhong rum or two.) [www.lemongrassantigua.com](http://www.lemongrassantigua.com)

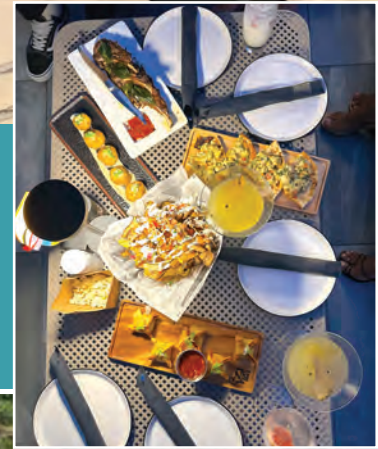




## SAMPLE SOME TRENDSETTING TAPAS ▲

Playfully titled dishes like Rangoon Rascals (crispy wontons filled with seasoned crab meat and cream cheese) and The Drunken Frenchman (classic crème caramel in a brandy sugar glaze) set the scene for the kooky-trendy tapas spot that is Bar None. Fresh on Antigua's entertainment scene, this eclectic hub at Silver Leaf Plaza in Cedar Grove has fast proved a hit with the hip epicures of the island's north.

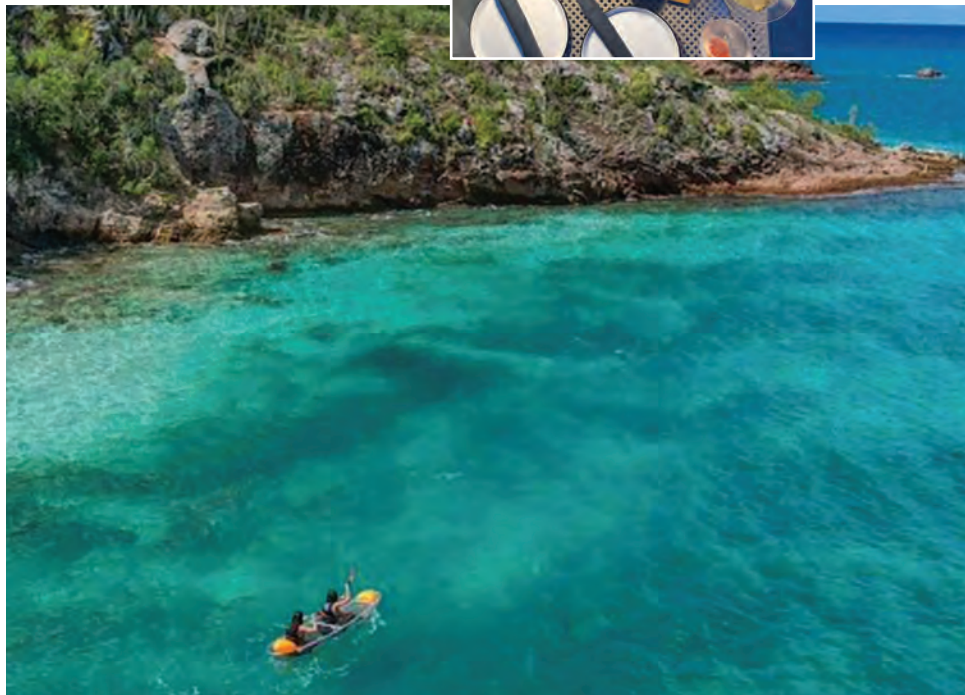
@nonelikebarnone



## WE CAN SEE RIGHT THROUGH YOU ►

Is that a parrotfish beneath my butt? The kayaks available for rent through Antigua Boat, Yacht and Fishing Charters are as crystal clear as the island's waters. Could there be a better way to enthrall the kids than playing 'first to spot a seahorse'? It's not just marine life you can enjoy a 360-degree view of: Antigua is home to more than 100 shipwrecks, a number of them within paddling distance of the shore.

[www.antigua-boat-charters.com](http://www.antigua-boat-charters.com)



## DRESS FOR SUCCESS ►

From creating an LBD from scratch to letting out a skirt after some festive overindulgence, seamstress Melone Goulbourne's skills run the gamut of sewing. So dexterous is Melone, her services even extend to covering cushions and simple sail repair. She's been in the business for over a decade, after studying arts and design at West London College, and has worked with some of the biggest names in the business including Banana Republic, H&M and Louis Vuitton. Her Jolly Harbour-based outlet Phimo Boutique specialises in custom-designed clothing, repairs and alterations for both men and women. [www.facebook.com/phimoboutique](https://www.facebook.com/phimoboutique)





## FEELING HUT, HUT HUT

It's just four minutes by boat but a world away from the hullabaloo of the rest of the world. The Hut on Little Jumby - formerly Maiden Island - opened its exquisite surrounds in November. Just like its sister restaurant on the Isle of Wight, it pledges unbeatable cuisine in a stellar location. We especially love the vegan menu which features delights like barbecued jackfruit tacos and jerk aubergine. Need some proper R&R? Book a private cabana or beach hut for the day, complete with private bar, sofas and sunbeds. Little Jumby is accessible by a free ferry from Barnacle Point. [www.thehutlittlejumby.com](http://www.thehutlittlejumby.com)



Jabberwocky has plenty of deck space too for those who enjoy the ocean breeze and sunshine sailing experience. Best of all, sink into - and totally 'chill out' - on the oversized foredeck beanbag cushions whilst watching out for the many turtles who live in Antigua's coastal waters.

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# SHARED BY FEW, RIVALLED BY NONE

## PEARNS POINT CONTINUES TO TAKE SHAPE ON ANTIGUA'S PRISTINE WEST COAST

**P**earns Point, a beautiful beach and oceanfront development in Antigua, continues to take shape. All key elements of the infrastructure are now in place, the first two luxurious residences have been completed, a third is at foundation level and work is underway preparing the grounds of two more.

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 unspoilt location, while still close to many first-rate amenities.

*Just 10 minutes from Pearn's Point, the ongoing 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.*

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 ongoing 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 Antiguans. 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 of 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 year 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\$6,200,000 including land.*

*Visit [www.pearnspoint.com](http://www.pearnspoint.com) for more information.*





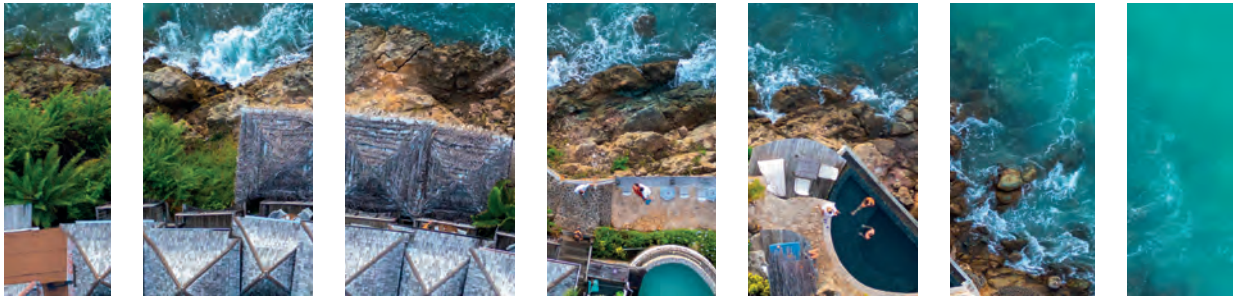
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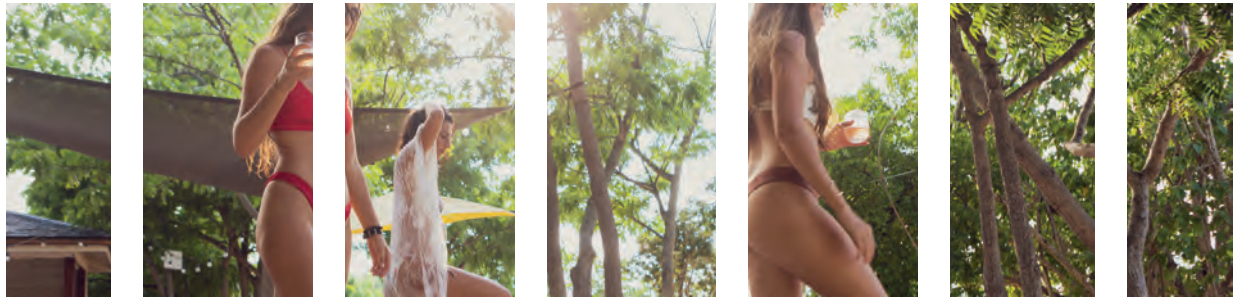
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# REIMAGINING JOLLY HARBOUR

## THE CHANGING FACE OF THE MUCH LOVED WEST COAST LOCALE

**F**rom the construction of a slew of new facilities to the demolition of the iconic – and long abandoned – casino, the gated community of Jolly Harbour has been undergoing momentous change in recent months.

Under new ownership since 2021, the much-loved west coast locale is home to hundreds of private residences and a host of excellent bars and restaurants.

For more than three decades, families, expats, investors and entrepreneurs alike have been drawn to its easygoing ambience with round the clock security, the Caribbean’s largest manmade marina and plentiful amenities – all fringing one of Antigua’s finest beaches.

The most exciting chapter in this welcoming community’s story is still yet to come. We caught up with the management company’s Managing Director of Sales and Leasing Jamie Tarter for the lowdown on the plans ahead.

### **What new facilities can Jolly Harbour residents look forward to?**

“Residents can look forward to a host of exciting new facilities. We’ve designed a



*Jamie Tarter*

new entrance, upgraded marina facilities, an entirely new commercial area with duty-free retail spaces, and new dining options along the boardwalk.

“We’re also enhancing recreational areas with tennis and pickleball courts, a state-of-the-art athletic club, and improvements to the golf course. Additionally, new waterfront residences

will be built—all aimed at enhancing the living and visitor experience.

“It’s an exciting time for Jolly Harbour, and we’re eager to see these developments come to life!”

### **Will they all be open to the public?**

“While some facilities may remain exclusive to residents, many will be open to the public, particularly retail and dining establishments.”

### **What part are you most excited about?**

“I’m looking forward to the new commercial centre and additional restaurants, which will significantly elevate the lifestyle experience in Jolly.”

### **What’s the timeline on all of this?**

“Our catamaran haul-out and storage facility is already operational, and we’re making excellent progress in several other key areas. Currently, we’re focused on the development of the new entrance, the sporting facilities, marina office with restaurant, and administrative offices. All of these are on schedule to open within the next six months.





“In addition, we’re developing 66,000 square feet of space dedicated to restaurants and duty-free retail. We’re also building office spaces, with 11,000 square feet available for rent in the first phase. Phase one of this development is set to open in late 2025, with additional phases planned for 2026 and 2027.

“On the residential side, the waterfront development envisions 175 one, two and three-bedroom condominiums. The first phase will feature 60 condominium units, including 32 three-bedroom units, all of which are approved for citizenship by investment. We plan to start accepting presales in the coming months.”

**What will the overhaul of the area mean for property prices?**

“It is expected to boost property values in Jolly Harbour over the next few years which makes early investment highly advantageous. In addition to the work being done directly in Jolly Harbour, the surrounding area is also getting a boost with new residences and development

*“Residents can look forward to a host of exciting new facilities. We’ve designed a new entrance, upgraded marina facilities, an entirely new commercial area with duty-free retail spaces, and new dining options along the boardwalk.”*





happening at Sugar Ridge and Nikki Beach opening on Jolly Beach in 2028. There's lots of activity all around us!

"The redevelopment has also generated substantial local employment opportunities in the construction industry, with teams of 30–40 people working daily. This work will continue for the next couple of years, and as the development nears completion, even more jobs will be created with the opening of additional retail establishments."

**Tell us a bit about what galvanised this project.**

"The project was driven by a vision to modernise Jolly Harbour while maintaining its original charm. Our goal is to restore its former glory and recapture the unique vibe that so many of us fell in love with.

*"On the residential side, the waterfront development envisions 175 one, two and three-bedroom condominiums. The first phase will feature 60 condominium units, including 32 three-bedroom units, all of which are approved for citizenship by investment. We plan to start accepting presales in the coming months."*

"The redevelopment is crucial to maintain competitiveness against newer gated communities and to meet the evolving expectations of global investors and residents. The main objectives include attracting more tourism and investment, solidifying Jolly Harbour as a top-tier marina destination in the Caribbean, and enhancing the quality of life for residents.

"With many Caribbean destinations vying for tourists, a modernised Jolly Harbour can help Antigua maintain its status as a premier destination."

**How will Jolly Harbour compare to other gated communities in the Caribbean?**

"Jolly Harbour is poised to compete strongly with other high-end



communities in the Caribbean by offering stunning beaches, an extensive marina, and competitive property pricing.

“The upgrades will allow Jolly Harbour to attract a broader demographic while preserving its appeal to the existing community.”

**What makes Jolly a great place to invest?**

“Jolly Harbour is at a turning point—we’re building something truly special. With its prime location in Antigua, combined with the commercial redevelopment and new waterfront residences, it’s poised for strong property appreciation and rental yields.

“Jolly Harbour is a paradise for boaters and yachting enthusiasts, providing direct access to world-class sailing waters. With beautiful beaches and all the essential amenities within the community, it truly offers everything you need.”

**Who does it generally appeal to?**

“Jolly Harbour offers something for

everyone. Investors and second-home buyers value its strong rental yields and property appreciation. Retirees and expats are attracted to its peaceful, secure setting and lively social scene.

“Boaters are drawn to the expansive marina, a central part of Antigua’s yachting culture, while families appreciate the safe, family-friendly environment. And of course, we all enjoy the vibrant atmosphere, beaches, and year-round sunshine.”

**Why should investors choose Antigua?**

“Purchasing one of our new properties makes buyers eligible for Antigua’s citizenship by investment programme. It’s an attractive opportunity for those looking to become a citizen while investing in a stunning property.” ■

*Interested in buying in Jolly Harbour? Subscribe to Luxury Locations’ newsletter on the homepage of our website for all the latest updates. Visit us on social media at [LuxuryLocationsAntigua](https://www.LuxuryLocationsAntigua.com).*





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# MONEY MATTERS: TOP 10 REASONS TO INVEST IN ANTIGUA

**Y**ou already know our glorious twin isles offer abundant sunshine, a beach for every day of the year and some of the most spectacular scenery on Earth. But what about when it comes to investing your money here? There are a number of features that set Antigua and Barbuda apart from other Caribbean islands. Here are our top 10 reasons to choose here when purchasing a property or starting a business, so that you can be confident your capital will work for you.

## **Booming economy**

Antigua and Barbuda has had the fastest-growing economy in the Caribbean archipelago in recent months. GDP was on track to surge by 6.3 percent by the end of 2024, with a healthy growth rate of 3.5 percent predicted by the IMF for 2025. Both inflation and national debt are also forecast to dip over the next 12 months. With record-breaking tourist arrivals – surpassing even pre-pandemic

stats – all signs point to a rosy financial future.

## **Easy communication**

Don't be surprised to hear local dialect – an enchanting combo of broken English with some African verbiage thrown in to create a unique lexicon – but standard English is the prime language. The use of a key international language is beneficial for everything from negotiating a deal to making new friends.

## **Friendly people**

Speaking of friends, ask any expat why they chose Antigua and most will tell you it was because of the people. Antiguan and Barbudans are welcoming and outgoing by nature and rarely pass up an opportunity to lend a helping hand to a newcomer in a fix. New residents will find it easy to build relationships, while the significant expat population has given the country a multicultural flair.

## **Stress-free travel**

Geography gave Antigua and Barbuda its prime position in the centre of the Caribbean, but it was diligent networking and a savvy business approach that helped it become a regional hub. VC Bird International Airport welcomes daily direct flights from a multitude of destinations including the US, UK and Canada. October's opening of an international runway in Barbuda has made getting to the beautiful sister island, which has seen a wealth of foreign investment in recent years, easier too.

## **Gain citizenship**

Investing in an approved real estate development gives the buyer the right to apply for an Antigua and Barbuda passport. The country offers one of the world's most attractive and affordable citizenship by investment programmes. Passport-holders benefit from visa-free

*Foreign investors will find Antigua to be a hospitable environment with the government willing to offering concessions to those who meet the criteria.*





travel to around 150 countries worldwide, with no restriction on dual nationality, plus a slew of tax advantages such as no levy on worldwide income, inheritance or capital gains. Applications take just a few months to process.

#### Safe environment

Another major draw for investors – particularly those with young families – is the country’s low crime rate. Antigua and Barbuda is one of the safest Caribbean islands and visitors consistently report feeling at ease here. The twin isles are politically stable too, and also boast a number of first-class private medical facilities and schools.

#### Business-friendly

Ok, we’ll admit opening a bank account still requires you to produce an inordinate number of documents but efforts by the Central Bank are underway to address this. Banking red-tape aside,

foreign investors will find Antigua to be a hospitable environment with the government willing to offering concessions to those who meet the criteria. For example, the standard corporate tax rate is 25 percent but reductions may be granted depending on the level of capital investment and number of jobs to be created.

#### Convenient currency

As a member of the Eastern Caribbean Currency Union, Antigua and Barbuda is one of eight countries that uses the Eastern Caribbean dollar. This is pegged to the US dollar at a rate of EC\$2.70 to US\$1. The country has no foreign exchange controls or restrictions on capital repatriation. US dollars are also widely accepted nationwide for further convenience. Tip: always keep a nominal supply of cash on you as some small vendors don’t accept plastic.

#### British-style laws

The twin islands benefit from a strong democratic form of government based on the UK’s Westminster system. This also extends to robust protection for investors. Across the Caribbean and Latin American region, Antigua and Barbuda is ranked highly for enforcing contracts and protecting investors.

#### Plentiful activities

And finally, it would be remiss of us not to point out that it’s not all work, work, work here. Whether entertaining a new business associate or just hanging with the fam, Antigua offers ample activities to keep nature lovers, watersports fans, history buffs and foodies alike occupied. Check out The Dyson Way for some of our personal favourites. ■

# TRANSFORMING VILLA COBY

HOW FINDING A GOOD REALTOR WAS JUST THE START OF ONE BUYER'S EXCITING INVESTMENT JOURNEY

Among the skills to be gleaned from 20 years in the real estate business is the ability to read a client and assess their needs – sometimes even before they have.

Take the case of Shelley Challenger. When she approached Luxury Locations' Nadia Dyson with a list of properties she was keen to view, Nadia knew there was one more not on the list that Shelley was sure to love.

Nadia's industry know-how – showcased to almost 2,000 subscribers on the firm's YouTube channel – had already drawn Shelley to her.

The Torontonian entrepreneur was looking for a permanent base in her father's homeland. What unfurled was an exhilarating journey that included a prize purchase in a prime location, an extensive renovation and a string of new partnerships with local professionals.

Villa Coby occupies a scenic spot in Harbour View, a quiet residential community a short walk from the hub of Jolly Harbour but with additional privacy, a large garden and pool.

The four-bedroom, three-bathroom family home was ideal for someone looking for an investment property with good rentability.



*Shelley Challenger*

After meeting Shelley, Nadia had a hunch Villa Coby was the place for her.

"That's what our team does," Nadia says. "We get to know the client and figure out the best fit for them."

Villa Coby was the last property Shelley was taken to see. Its spacious outdoor areas overlooking unspoilt tropical terrain made it an instant hit.

It was during that first meeting in November 2023 that Nadia made another







serendipitous suggestion. Should Shelley wish to refurbish her new home, La-Dana Ffrench – one of few women in the construction industry – was among Antigua’s most respected contractors.

“There’s not a lot of brand new properties on the market, so renovations have become very popular,” Nadia explains.

“I had initially thought I was just going to focus on aesthetics, but as we moved along the process I realised that wasn’t going to happen, I wanted to do more for the property,” Shelley recalls.

She eventually opted for a complete renovation of every room in the house, including all three bathrooms, and replaced the outdoor deck with robust – and maintenance-free – concrete. The pool was given a fresh lease of life by altering its shape to allow for in-water lounging, and Shelley also switched from chlorinated to saltwater which is said to offer health benefits as well as minimising the pool’s upkeep.

The addition of swings and abundant lounging chairs added a wistful, contemporary elegance. Shelley has also incorporated eye-catching feature walls and stylish lighting and fixtures for ambience,



while the transformation of the kitchen into a chef's space complete with breakfast bar has helped create a "cohesive" interior that will especially appeal to groups.

The entire overhaul took just four months from start to finish.

"Undertaking a project like this from overseas can be very difficult," Shelley says. "But La-Dana was amazing, sending me video updates, keeping me up to speed with everything and ensuring I felt a part of the process the whole way.

"It's so important to have a reliable team. La-Dana is excellent with timelines." The only delays were waiting for shipments of furniture.

"When you're kept informed, there's no reason to be upset about it," Shelley says.

"La-Dana was also great at giving me options," she continues. "Rather than just showing me the most high-end ideas, she really took the time to listen to me as a client and understand what I wanted, offering me a variety of choices so I could pick the best within my budget."

Villa Coby's striking new interior was enhanced by acclaimed Caribbean designer Charmaine Benjamin-Werth.

"Charmaine was recommended by a friend. When I met with her we clicked right away," Shelley explains. "I gave her an idea of

what I wanted my villa to look like, she gave me mood boards and we realised we were on the same page."

Villa Coby is now available for holiday rent and will particularly appeal to families and groups of friends.

"I absolutely love the house; the style is barefoot elegance," Shelley enthuses. "Every room is unique, but for me the backyard is the real selling feature. You walk onto the deck and see this oasis with lounging chairs, an outdoor shower, an outdoor bar, and gazebo for al fresco dining.

"This is the spot I know people will want to spend time in."

To anyone else considering investing in Antigua, Shelley has a few top tips.

"Find a great realtor like Nadia, and then a good construction and design team. Voice your opinions and take feedback from them as well.

"When it comes to your budget, make sure to stay within your parameters but at the same time don't be afraid to splurge occasionally, because sometimes those things you didn't spend money on might be what you later regret when a renter mentions it in a review," she says.

Asked if she'd do it again, Shelley is emphatic.

"I'd do it 100 times over," she smiles. "I'm

already thinking of buying another property and working with the same design team. This experience has only made me want to invest more." ■

*Hear more about Shelley's experience by watching *Luxury Locations*' Tuesday Chat' via this QR code.*

EP. 25  
TUESDAY CHAT  
VILLA COBY RENOVATION



NADIA DYSON

SHELLEY  
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# INSPIRING INTERIORS

CELEBRATED DESIGNER CHARMAINE BENJAMIN-WERTH TALKS MOOD BOARDS, THE IMPORTANCE OF LIGHTING – AND HOW BARBIE HELPED IGNITE HER CAREER

**Y**ou could say Charmaine Benjamin-Werth's destiny as an interior designer was laid out for her. On the floor of her childhood home to be precise.

It was there, as a little girl growing up in Antigua, that the first blueprints of the houses she imagined were forged, a nascent talent given life on the 12-inch squared tiles of her parents' verandah.

Her right-hand woman, conventionally enough, was Barbie. But rather than being enchanted by the doll's frocks and purses, it was the stylish settings in which Barbie and her PVC pals might hang that enthralled her.

"I had lots and lots of Barbies. I didn't care about them or their fashion; I cared about their homes," Charmaine smiles. "I'd use a different floor tile to represent their



bedroom, their living room.

"I'd move my mother's furniture all over the house. She'd ask me what was going on, and I'd say, I just redid your bedroom," she adds with a laugh.

Fast forward a few decades and Charmaine is still drawn to transforming private residences.

Her flair can be seen everywhere from the straight-from-a-magazine homes of Sugar Ridge to several of the picture-perfect properties that line Jolly Beach.

"Most of my work is residences - renovations and new builds. I also do restaurants, bars, even commercial spaces, but my favourite is homes because you get to interact with people, meet the family, see them grow," she says.





“That’s been a lot of fun.”

Charmaine honed her skills at university in the US, and for the last 20 years has worked alongside husband and acclaimed architect Kerry Werth.

She recently lent her discerning eye to four-bedroom Villa Coby in Harbour View, a short stroll from Antigua’s west coast. She was enlisted by the property’s new owner Shelley Challenger who wanted her help creating a captivating crib for holiday rentals.

“That was a fun project. The client was really, really pleased. The place is unrecognisable compared to what she bought,” Charmaine says.

“The pool is spectacular. It now has a lounge pad with seats in it and the deck around the pool looks amazing.

“When you walk in, it’s open-plan. Shelley wanted it to look Caribbean so we redid the ceilings; although it’s not open rafters we made it look like open rafters.

“The addition of wallpaper and new lighting changes everything. It looks completely different. She’s very pleased and so am I.”

It’s not purely the aesthetics that Charmaine handles for clients. She also takes care of the all-important sourcing of furniture from overseas, the shipments and deliveries, and even the plumbing and electrics.

Materials are usually ordered online but Charmaine does, on occasion, travel alongside clients who prefer to view what they are buying before doing so.

For those hiring Charmaine for the first time, there is one question she routinely prioritises.

“I ask to see pictures of what they like. But even more importantly, I want to see pictures of what they don’t like,” she explains. “Most of the time, people don’t really know what they like.”

That’s where Charmaine’s expertise really comes into its own, with the creation of mood boards showing colours and concepts, textures and textiles a client might not have considered.

“There are certain things that would work in North America or Europe that would not work in Antigua,” she continues.

The next stage is to create a floor plan before designing a to-scale layout, complete with suggested furniture placement.

Charmaine then turns her attention to the lighting, air flow and finishes. The final stage is adding artwork, plants and appliances.

“We do a lot of outdoor living here so I really like doing outdoor and indoor lighting as well as outdoor furniture,” she says.

There’s a particular art to identifying optimum lighting, an aspect she believes is

critical, and often overlooked.

“Lighting is really, really important. It’s everything. I highly recommend warm lighting, warm LEDs, because it’s cosy, it makes a place look lived in,” she explains.

“It’s not necessarily as modern as modernists want but, for island living, warm lighting is fantastic.” ■

*by Gemma Handy*

**Visit [www.benjaminwerthdesigns.com](http://www.benjaminwerthdesigns.com) to find out more about Charmaine and her work.**

EP. 27  
**TUESDAY CHAT**  
INTERIOR DESIGN



NADIA DYSON

CHARMAINE  
BENJAMIN WERTH



# ANTIGUA'S BEST KEPT SECRET: LUXURY HOMES WITH GLOBAL OPPORTUNITIES

As global uncertainty and political instability dominate headlines, more people are turning their gaze to the Caribbean—a region that offers not only natural beauty but also stability, security, and a fresh start. Among these islands, Antigua and Barbuda shines as a top destination for those seeking a second home or a new permanent residence.

*Elmsbridge currently offers two distinct developments to explore, each tailored to different lifestyles yet united by the company's commitment to quality and craftsmanship.*

With its pristine beaches, modern infrastructure, and strong sense of community, Antigua combines the charm of island life with the conveniences of modern living. Its international airport provides easy connectivity, while its low crime rate and high standard of education make it an attractive choice for families and retirees alike.

*Elmsbridge, a leader in Caribbean property development, has been helping homeowners create their ideal refuge for the last two decades.*





Elmsbridge, a leader in Caribbean property development, has been helping homeowners create their ideal refuge for the last two decades. Offering thoughtfully designed communities and comprehensive services, Elmsbridge allows clients to enjoy all the benefits of homeownership in Antigua without the usual challenges.

Elmsbridge currently offers two distinct developments to explore, each tailored to different lifestyles yet united by the company's commitment to quality and craftsmanship:

**The Gardens** – Situated in the established golf and marina community of Jolly Harbour on Antigua's west coast, The Gardens features 36 lots with turn-key villa options. Aside from whole ownership, shared ownership opportunities make this development accessible for those who want a slice of paradise without a full-time commitment. Pricing starts at \$1.2M for whole ownership and \$300K for shared.





**The Beach Houses** – Located on the chic south coast, this private enclave of 10 turn-key homes offers stunning waterfront living in one of Antigua’s most sought-after areas – the internationally renowned sailing mecca of English and Falmouth Harbours. Pricing starts at \$1.6M for this exclusive community.

Both developments are designed to integrate seamlessly into their natural surroundings, prioritising privacy and comfort while providing spaces to enjoy family, friends, and the tranquil island lifestyle. With over 60 percent of homes already sold, it’s clear that these communities are some of the most desirable on the island.

Elmsbridge’s process is designed to take the stress out of creating a home. Buyers choose from a variety of villa designs, working with the team to personalise interiors with high-quality finishes and furnishings that work well in this tropical climate. Homeowners can also choose to benefit from full-service property management, ensuring homes are well-maintained and can be rented out to generate income when not in use.

One of the most appealing aspects of Elmsbridge’s developments is their eligibility for the Antigua & Barbuda Citizenship by Investment Programme. This programme



allows buyers to gain citizenship with their home purchase, offering increased global mobility, financial benefits, and the security of holding an asset in a stable, desirable location. Homeowners who choose to become citizens can benefit from significant tax savings on acquisition. For many, this turns a vacation home into a long-term investment and the opportunity for a better quality of life.

Antigua offers a rare balance: a laid-back lifestyle with access to a welcoming international community, modern amenities, and world-class natural surroundings. Whether you’re looking for a serene escape, a permanent residence, or a solid investment, the island provides an opportunity to build a life that feels both secure and enriched. ■

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# LUXURY

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W & Co  
INTERIORS

# WARD & CO INTERIORS: CREATIVE BY DESIGN

**T**his year Ward & Co have been working on even more exciting new projects in the Caribbean thanks to their showcase, the impressive Villa Papillon. Most notably in the pipeline are some wonderful hospitality and branded residences launching soon.

Blending new-age architecture with a

healthy dose of warm tones, synonymous with the sand and sea, Ward & Co is able to strike the perfect balance between practicality, comfort, drama and elegance for its clients.

The team's experience celebrating the traditional Caribbean culture with a modern twist, has positioned them as the

leading luxury design studio in Antigua.

With a diverse range of projects from oceanfront vacation homes to harbour-side apartments, Ward & Co is the go-to interior designer for new-build, renovation or redesign projects.



# NET ZERO: TEN WAYS TO LIVE MORE SUSTAINABLY IN ANTIGUA

FROM THE CO<sub>2</sub>-EMITTING FLIGHTS NEEDED TO GET HERE, TO A RELIANCE ON GAS-GUZZLING SUVs TO NAVIGATE THE RUGGED TERRAIN AND AN ECONOMY THAT'S DEPENDENT ON IMPORTS, ISLAND LIFE IS NOT EXACTLY A RECIPE FOR GREEN LIVING.

**H**appily, thanks to a growing community of eco-minded local people, that's changing.

We've put together our top tips for how to live more sustainably and ease your carbon conscience.

## **Avoid plastics...**

Antigua and Barbuda was ahead of the game in reducing waste when it became the first country in Latin America and the Caribbean to ban single-use plastic bags in 2016. Sadly, supermarkets didn't get the green memo and still blithely offer them in the fresh produce section. Do you really need a plastic bag to

transport your bananas to the check-out? As for buying pre-chopped produce in a plastic box, don't make us slap your hand, people.

## **Choose home-grown...**

Speaking of fresh fruit and veg, what are you doing in the supermarket anyway? Patronising roadside stalls bursting with seasonal offerings is not only better for the environment, it helps local vendors and the economy too. Plus, home-grown tomatoes, avocados, melons and potatoes taste a whole lot better than carbon footprint-boosting, artificially-ripened imports that have been languishing in a shipping container.

## **Recycle...**

If you ever need a reminder of what happens to the bulk of our waste in Antigua, take a trip to the Cooks dumpsite: a sprawling, spontaneous-igniting, noxious gas-emitting graveyard of non-biodegradable trash. Thankfully, there are a few local groups like Good Humans 268 and the Antigua & Barbuda Waste Recycling Corp battling valiantly to reduce the problem through recyclables collection services. Glass, plastics and cans are among the materials that can be picked up, processed and repurposed.

*Do you really need a plastic bag to transport your bananas to the check-out?*





### Ditch meat...

'Veganism' may have been replaced by the more palatable 'plant-based', but the central ethos is the same. More and more people each year are ditching meat on both environmental and health grounds. Research carried out by Oxford University in 2023 showed that plant-based diets resulted in 75 percent less climate-heating emissions, water pollution and land use than their meat-munching counterparts. Veganuary, anyone?

### Refill...

Don't want to trust the tap water for drinking? That might be sensible. What is not is purchasing endless bottles from the store. Plastic water bottles take around 1,000 years to decompose, while leaking pollutants into the environment along the way. One-gallon and five-gallon containers can be filled at water stations found across the island. Or save time and hassle by signing up with a local firm who will deliver them directly to you.



*Break the four-wheel habit and trying cycling occasionally instead of driving. In addition to the health benefits and the free endorphin buzz, your zero emission jaunt is the best way to experience the sights and sounds of the island.*



### **Repair...**

Antiguans and Barbudans are naturally resourceful people. Before you throw away that toaster that's lost its spring or those shoes that are as soulless as a Trump rally speech it's definitely worth seeing if they can be repaired first. The nation is home to a wealth of fix-it pros who can likely restore them to their former glory for a nominal fee.

### **Cycle...**

Break the four-wheel habit and trying cycling occasionally instead of driving. In addition to the health benefits and the free endorphin buzz, your zero emission jaunt is the best way to experience the sights and sounds of the island. Think there are no traffic jams in Antigua? Think again. You've earned the smug smirk as you manoeuvre past those queued cars backed up due to a fender bender. Just watch out for potholes.

### **Compost...**

Around 30 percent of what we throw away each week is made up of yard waste and food scraps, which can be composted instead. Just like the bits we eat, the food that's discarded contains valuable minerals and nutrients that can be returned to soil and recycled back into the ecosystem. Food that ends up in landfill

has to break down without oxygen, which produces greenhouse gases and contributes to global warming. So grab a container and get started.

### **Solar...**

One thing that's never in short supply is sunshine. Still, little more than five percent of the country's electricity currently comes from solar power. Efforts are afoot to change that; Antigua's first utility-scale solar power plant started operations in 2019 and incentives for private sector investment have also borne fruit with a handful of entities now offering a full service from design to installation.

### **Volunteer...**

If you really want to make a difference, roll up your sleeves and pitch in. There are a number of local non-profits who would be delighted with some additional manpower. The Environmental Awareness Group (EAG) welcomes volunteers for everything from counting birds for its censuses to patrolling beaches on the lookout for nesting sea turtles. An extra pair of hands will also be welcomed by Adopt-a-Coastline, which does a sterling job keeping beaches trash-free and reducing erosion through tree-planting exercises. ■





THE VIEW

# AL PORTO

ANTIGUA - WEST INDIES

Waterfront Italian Restaurant in Jolly Harbour

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Enjoy great food, great music and great cocktails in a friendly atmosphere



THE FOOD



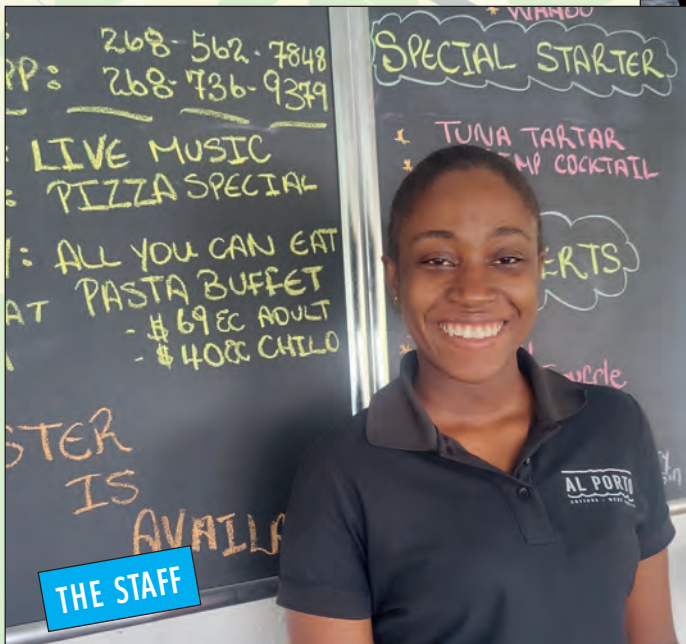
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# SHIFTING MINDSETS ON DISABILITY: HOW ONE WOMAN'S ADVERSITY BECAME A CATALYST FOR CHANGE

**W**ith her infectious enthusiasm and boundless energy, you'd be forgiven for thinking Joshuanette Francis had been the beneficiary of all of life's blessings. In fact, hers is a story of adversity and an exhausting fight for justice, culminating in a crusade to help others.

Her positive spirit, she says, is one that "took years" to achieve.

Receiving a diagnosis of a disability can be devastating for anyone. Joshuanette was just 24 when, in 2014, the stiffness, aches and pains she was experiencing were confirmed to be arthritis. By the time she hits 40, the cartilage in her knees is expected to have entirely degenerated.

She says the condition ultimately cost her her job as a restaurant supervisor, heralding a domino effect of misfortune from the loss of her mortgage to her mental health as she spiralled into depression.

Several years later, the mother-of-one has transformed those setbacks into stepping stones to a brighter future for other people with physical challenges.

In 2023, Joshuanette's non-profit organisation Good Humans 268 was born. Its mission is to champion the rights of those with disabilities through partnerships and programmes that in turn help protect the planet too.

"Arthritis is not a major disability; you don't look at me and think I'm disabled, so you can only imagine what it's like for someone with a visible one," she tells *Luxury Locations Magazine*.

Joshuanette lost her job four years ago



*Joshuanette Francis*

after bosses apparently claimed her health was "concerning", paving the way for a lengthy battle for compensation.

"Since then I've heard so many stories of people being taken advantage of. Fighting is exhausting, you spend hours of your life in meetings. But now, I am grateful for it because it's taught me a lot.

"I still struggle," she admits. "I lost a lot that I will never get back. My positivity did not happen overnight; it took years."

Something Joshuanette realised was essential for her wellbeing was a forum in which to share her experiences.

Good Humans 268 also serves as a vital community for people with disabilities.

"People tell you that you will cope, that you will get past it," she explains. "But you only do if you talk about it."

At the core of the NGO's work is a recycling programme that began with the installation of bins in local schools. Today, Good Humans has placed almost 300 recycling receptacles in dozens of schools across the country, diverting nearly one million containers from the national dump site.

Processing the hundreds of thousands of cans and bottles creates jobs for people with disabilities who are hired for tasks such as installing and emptying the bins, washing the containers and removing caps.

Last summer, Good Humans joined forces with a number of Carnival event organisers to collect food and drink trash in a bid to make the annual festivities greener. The team even wore eco-friendly gloves and used reusable laundry bags instead of plastic to transport the garbage to their John Hughes recycling facility.

Joshuanette plans to expand operations further by providing private homes and businesses with recycling bins which will be emptied weekly free of charge.

"There will be an educational component to this too," she explains. "We will educate people about waste separation, such as through workshops."

Equity advocacy is central to the organisation's ethos.

Despite the Disabilities and Equal Opportunities Act being passed in 2017, several of its provisions are yet to take effect





– one of them being a disability tribunal to assist those who feel they have been unfairly dismissed.

“I would encourage everyone to read the Act; there are so many different things in it that still need to come to fruition,” Joshuanette says.

“We have to change the way we do things; disabled people must be able to do the things everyone else takes for granted - get jobs, acquire land.

“I am so excited by what I know Good Humans can achieve. I have prayed for the spirit of Job; even in bad situations I have been looking for the light.”

Within a decade, Joshuanette’s ambitious plans include securing a 50-acre site for the group’s multi-faceted enterprises.

“I am aiming for 35 acres for a farm, five for a nursery and 10 for a state-of-the-art compound to serve as a home away from home for people with disabilities, complete with a gym, swimming pool and theatre.

“We will showcase items we have made out of recycled aluminium, glass and plastic. We will become a tourist attraction,” she enthuses. “People will have jobs, there will be no more gloom and doom when we talk about people with disabilities, the future will be bright.”





These days, while Joshuanette has largely come to terms with her personal plight, the driving force behind Good Humans' work is the dividends it reaps for others.

The little girl whose wheelchair use meant she was unable to do something as simple as use the bathroom unassisted at her primary school is one Joshuanette will never forget. The quest for that small dignity inspired

*"I am aiming for 35 acres for a farm, five for a nursery and 10 for a state-of-the-art compound to serve as a home away from home for people with disabilities, complete with a gym, swimming pool and theatre."*

Good Humans' Project Red which aims to make Antigua's schools more accessible.

"The child had been there since kindergarten with no access to a bathroom. Now we have a bathroom she is able to use,"

Joshuanette beams.

"That's what keeps us going – the little feeling of glory you get when things work out."

Joshuanette, who now works in the public sector in addition to running the NGO, believes "the world doesn't work unless people are giving".

"I grew up not dirt poor, we weren't hungry, but I know what it's like to struggle and now I'm in a position to help I feel I have to maximise that," she explains.

"Caring for the environment has been a part of who I am since I was a girl; I grew up wanting to protect it and now I want to protect it for my son too," she says, adding: "There is no planet B; we have to look after the one we are on." ■

by Gemma Handy

**Call +1 268 789-GOOD (4663) or email [info@goodhumans268.org](mailto:info@goodhumans268.org) for more information about Good Humans 268 and the services it provides.**



# 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. ■

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



# RICARDO DRUE: THE ANTIGUAN-BORN STAR WHO STAMPED HIS NAME ON THE REGION'S HEARTS

**H**ad anyone been able to foretell the tragedy that would unfold before the release of Ricardo Drue's 2024 Carnival hit it's doubtful the lyrics could have been much more poignant.

His posthumously released single 'Ah Love it Here' – an ode to the annual festivities – was as roguishly buoyant and anthemic as ever, but with the gut-wrenchingly apropos line "I won't be coming back home".

What he has to say won't be easy, he warns us.

"I confess that I love to roam," the lyrics continue. "And I've found a place where I feel at home – out here on the road."

The song was one of around a dozen that were to comprise his latest album 'My Year', a year in which he planned to break the notoriously tough and ferociously competitive Trinidadian music scene.

Sadly, it was not to be.

On 12 December 2023, the Caribbean entertainment world was momentarily hushed into silence as news broke that one of its brightest stars had died at just 38 years old. Drue, a young man whose dynamism and vigour reverberated on stage, was no more.



"It's been tough," his mother, veteran journalist and TV producer Nicola Barriteau, tells *Luxury Locations Magazine*.

"I rise empty, go to sleep empty, there are pockets of empty throughout the day. I am digging deep, feeling like I am lost.

"I felt like I was lost this morning," she adds as she sips coffee under the amber lighting of an Antiguan café.

Still, it will take more than his passing to

snuff out Drue's light. Barriteau is determined to keep it flickering through the Ricardo Barriteau Drue Foundation which she launched last summer.

The non-profit's raison d'être is ostensibly to help Antiguan youngsters get a foothold in the entertainment industry through workshops in arts, dance and drama. But its real work goes deeper by building less obvious but crucial skills like public speaking, while boosting children's confidence and self-esteem.

It was those aspects, Barriteau explains, that particularly resonated with Drue. He had long dreamed of creating a platform to help aspiring performers avert some of the challenges and demons he had battled himself while trying to forge a path in the cutthroat sector, she says.

Caribbean islands may share commonalities in culture and history. But each has its unique identity, fiercely guarded by its own tiny community, resulting in a nationalistic, and often nepotistic, flavour.

For Drue – born in Antigua and raised in Trinidad, before moving to Florida at the age of 14 – making his mark as a flag-wielding Caribbean singer was a steep hill to climb.



“His identification was always an issue,” Barriteau says. “Who are you? Where are you from? It’s an issue because you’re Trini and you’re singing in Antigua, it’s an issue because you’re Antiguan and you’re singing in Trinidad.”

“So that was a battle that he faced; he had to stamp his name.”

That struggle would give rise to one of Drue’s most successful hits – 2016’s foot-stomping ‘ID: Stamp Yuh Name’ – earning him his third of four Party Monarch crowns in the yearly Antigua Carnival celebrations.

Whatever obstacles he faced, internally or externally, he never let it show on stage. Drue was renowned for his surefooted professionalism and meticulously crafted performances, whether the kooky, schoolyard-themed ‘Hide and Seek’ or the stylish, futuristic motif of ‘Another Level’.

*Caribbean islands may share commonalities in culture and history. But each has its unique identity, fiercely guarded by its own tiny community, resulting in a nationalistic, and often nepotistic, flavour.*

His sense of humour was a recurrent thread and dates all the way back to childhood, Barriteau smiles.

“I can still see him at the top of the stairs with a pot spoon in his hand. It was a ritual every afternoon after school, he and his little brother singing some stupidity,” she says. “Ricardo just felt he was a comedian, he was a prankster, a joker.”

It was on stage in Antigua in July 2022 where Drue proposed to long-time girlfriend, acclaimed Trinidadian soca singer Patrice Roberts, with whom he had one of his five children. The pair were due to tie the knot last year.

“He loved kids. He always wanted to make sure they were safe, protected and given an opportunity to shine,” Barriteau continues. “From way back, he had a difficult time and was more or less the underdog. He had to fight to find a place – whether it was singing with the choir when he was little or the calypso competition he entered when he was eight or nine. He didn’t win and he was so, so sad.”



*“We want to create a generation with positive fire in their eyes, a powerful generation that will not just do, but do for good, do for better, do for country.”*



As a teenager living with his father in Florida, Drue formed a pop and soca band called Crossover, before returning to his mother's native Trinidad determined to break onto the music scene.

"It was difficult for him because he was a new face and, as Caribbean people, we don't embrace what we deem as outsiders. Trinidad is a heavy duty clique and they would say, who is this little red man trying to come into our space?"

"Because I worked in television and radio he felt I had ways and means to get him in there. But I always said to him, I do not want to be the reason that you are successful, you have to do it for you. I remember we clashed over that," Barriteau recalls.

"He thought I didn't want to help him but it gave him the drive. He pushed and pushed and pushed, and he did it."

It is thanks to musicians like Drue and Roberts that Caribbean soca – a portmanteau of soul and calypso – is today appreciated far beyond the region's sun-soaked shores. Each summer sees a slew of fresh faces on the archipelago's Carnival stages, all hoping to stamp their name in the arena.

"Because he had a hard time infiltrating the market, and sometimes not having the support of the industry, Ricardo wanted to create a space for kids to learn music, dance, all forms of arts.

"After his passing I felt it was important that we do that," Barriteau explains.

The foundation's first series of workshops – for 25 young people aged seven to 17 – took place last August.

"We had six or seven sessions and focused

on character building, with the aim of getting them to understand who they are, what they want to do and where they're going.

"The plan going forward is for state-of-the-art studios with a theatre. We want to create the next generation of doers, movers and shakers.

"In addition to empowering young people and building their confidence, it adds to Antigua's social fabric by creating new niches to help with country building too.

"We want to create a generation with positive fire in their eyes, a powerful generation that will not just do, but do for good, do for better, do for country."

As for Drue, "his legacy is still being written", Barriteau believes.

"Through this foundation and what we plan to do in his name, his story is still being told.

"I would like him to be remembered for his warmth, his humility. He was a giver, he was a protector and he was real."

Rihanna's 'Shine Bright Like a Diamond' plays on the café's sound system as Barriteau speaks. It's unlikely the symbiosis is lost on either of us.

Drue's ultimate ambitions may have been cut brutally short but his eponymous non-profit will go some way to ensuring that those who come after him are equipped with a toolbox with which to reach theirs.

That's where his legacy will be cemented. Because, as the lyrics to 'Ah Love it Here' foretold, he is already immortalised on the road. ■

*by Gemma Handy*



*Nicola Barriteau (centre) with Governor General Sir Rodney Williams and Lady Williams (Photo courtesy Government House)*

# REGENTS PARK AESTHETICS: BEAUTY THAT'S MORE THAN SKIN DEEP

THE HIGHLY-RATED CLINIC – HEADED BY AWARD-WINNING  
NURSE KAY GREVESON – NOW HAS TWO LOCATIONS IN ANTIGUA

Gone are the days when a nip and tuck was the primary option for those looking to achieve a fresher, more youthful appearance. The preferred cosmetic treatments of today are subtle, sophisticated and smart.

Billed as a needle-free alternative to Botox and fillers, Emface is one of the hottest new procedures on the market. It not only lifts and volumises the face, it thoroughly rejuvenates the skin by creating new collagen and elastin, the two main proteins responsible for keeping it baby-soft and plump.

Created by the same company that brought us Emsculpt NEO – the body-sculpting treatment that's equivalent to 20,000 sit-ups in 30 minutes – you could call it Pilates for the face.

Good news for beauty aficionados: it's also available right here in Antigua.

Emface is the latest therapy on offer at Regents Park Aesthetics. The highly-rated clinic at Bay Gardens in Hodges Bay recently opened a second location at the Antigua Yacht Club Marina Resort in English Harbour.

With minimal risk and natural-looking effects, Emface is something of a game-



changer in facial revitalisation, targeting both skin and muscles simultaneously. Patches are placed on the face and wired to a machine that delivers a powerful, patented combination of radiofrequency and electromagnetic stimulation to lift, tighten and sculpt the skin.

It's proved a hit with patients who report zero bruising, downtime or pain, unlike

Botox and fillers which can leave the skin feeling tender. For some, the ability to move one's facial muscles more freely than with Botox is also a plus.

The brow, cheeks and corners of the mouth will see the most noticeable results. But a recently released submentum applicator now helps patients reduce submental fat around the jawline and achieve a beautiful and contoured chin too.

Like most cosmetic procedures, the effects don't last forever but they do have good longevity. A 2024 study which evaluated patients a year after having Emface treatments found that almost 70 percent of the original volumetric changes had been sustained.

Since opening in October 2022, revolutionising the local beauty scene, Regents Park Aesthetics has become the go-to for residents looking for everything from laser hair removal and lip augmentation, Botox and fillers, to tattoo removal and non-invasive fat reduction.

Headed by award-winning nurse Kay Greveson, the clinic offers a bespoke and personal service. Five-star rated Google reviews laud "exceptional" levels of care and "consistently amazing results".





“Everything we do is based on honest advice and our entire team is trained to the very highest standards,” Kay says.

“We’re not into ‘conveyor belt overselling’; our clients see that and appreciate it. We focus on natural skin rejuvenation. Patients often look for non-invasive procedures to address signs of aging, such as wrinkles, fine lines, and skin laxity.

*Regents Park Aesthetics has become the go-to for residents looking for everything from laser hair removal and lip augmentation, Botox and fillers, to tattoo removal and non-invasive fat reduction.*

“There are always different approaches available to achieve this goal and we spend time to ensure we choose the right treatment that meets expectations and matches one’s lifestyle and budget.”

One of Regents Park Aesthetics’ most popular treatments is the ClearLift Hollywood Facial which uses skin-safe

laser technology to resurface the face, simultaneously tackling laxity, pigmentation and thread veins, and is suitable for all skin types. It earned its name on account of there being no visible signs immediately afterwards other than a fresh and healthy glow, allowing one to smile confidently in front of the paps.

The wide range of quality personalised treatments also includes HydraFacials, a medical-grade resurfacing remedy that clears out pores and hydrates the skin, and Soprano Titanium laser hair removal which works on all skin tones.

Regents Park Aesthetics also offers skin peels, micro-needling, jawline sculpting, stretch marks and thread vein removal, and many more.

“Our dermal fillers are made of a hyaluronic acid gel and help restore volume and fullness to the skin, effectively reducing the appearance of static wrinkles and folds,” Kay continues. “Fillers can naturally enhance facial contours, plump up lips, and rejuvenate aging skin by volumising hollow areas.”

CoolSculpting is another popular procedure and can be used to target pockets of fat anywhere on the body from under the chin to the tops of the knees, offering



“the results of lipo without the surgery,” Kay explains. “It uses extreme cold to freeze fat cells in targeted areas without damaging surrounding skin or tissue.”

British-born Kay has been a registered nurse for more than two decades and has worked in the aesthetics field for the last 12 years. The Antigua-based clinics are sister businesses to her acclaimed London operation which made its name on superlative service and the highest standards of care.

“We focus on natural results and take a ‘less is more’ approach,” Kay adds. “There’s an art to what we do; we take our time in developing treatments, to deliver the best possible results.” ■

# WITH YOU EVERY STEP OF THE WAY

THE LUXURY LOCATIONS GROUP COMPRISES THREE ASSOCIATED COMPANIES; LUXURY LOCATIONS REAL ESTATE AGENCY, TAILOR MADE ANTIGUA LUXURY PROPERTY RENTALS AND VILLA MANAGEMENT, ALL WORKING TOGETHER WITH AN AIM TO ACHIEVE OUR CLIENTS' GOALS THROUGH EVERY STAGE OF THEIR PROPERTY PURCHASE AND BEYOND.

**LUXURY**  
LOCATIONS  
REAL ESTATE



**TAILOR MADE**  
ANTIGUA



**VILLA MANAGEMENT**

As you peruse the following pages we will show you how The Luxury Locations Group can guide you through your initial property or land sale, support you as you embark on construction or refurbishment and take care of the management of your property while you're off island and ensure a return on your investment through rental income, if so desired.

Let us be there with you every step of the way as you purchase your new holiday home or begin your permanent relocation journey to the glorious paradise islands of Antigua & Barbuda.

Over the following pages we will explain the unique advantages of purchasing property on this paradise island, highlight specific investment opportunities, showcase some of our stunning property listings, analyse the current real estate market and offer guidance on all the logistics homeowners and investors will need to navigate.

If you still want to know more, we invite you to peruse our Luxury Locations YouTube channel packed full of informative and practical content, exploring not just the property market but giving you a taste of the luxury lifestyle you could enjoy if you

purchase land or property in this captivating Caribbean locale.

Equipped with an extensive knowledge of everything the breathtakingly beautiful dual island nation of Antigua & Barbuda has to offer, we are sure we can find you the perfect piece of real estate to match your specific wants and needs and make your experience as hassle free as possible. Our ever growing team prides itself on delivering excellent customer service, building trusted relationships with our clients, and ensuring that we not only meet, but surpass your expectations.

So, read on, and let us help you make your Caribbean dreams a reality. ■



# LUXURY

LOCATIONS GROUP

*The Luxury Locations Group can guide you through every step of your investment journey. From initial property or land sale, through construction or refurbishment and on to management and rental services. We are here to make your Caribbean dreams come true.*



## A PIECE OF PARADISE TO CALL YOUR OWN

LUXURY CAN MEAN SOMETHING DIFFERENT TO DIFFERENT PEOPLE WHICH IS WHY HERE AT LUXURY LOCATIONS WE HAVE A VARIETY OF PROPERTIES TO SUIT ALL PRICE POINTS. WHETHER YOU'RE LOOKING TO BUY A SECOND HOME, ESTABLISH A HOLIDAY GETAWAY, RELOCATE OR JUST FIND A GREAT INVESTMENT OPPORTUNITY, LUXURY LOCATIONS CAN HELP YOU FIND YOUR IDEAL PROPERTY.



We understand that buying a property is a significant investment, and we are committed to providing first-class attention to every property and every client. Our goal is to help our clients find the property that best suits their needs and budget, whether it's a luxury townhouse on the waterfront,

a sprawling tropical retreat or a charming cottage by the sea. If you don't see anything you like in our current listings, get in touch with Luxury Locations directly, because if we don't already have it, we're sure we can find it for you.

Being based in Antigua & Barbuda (the gateway to the Caribbean) has enabled us to

establish links with our neighbouring islands, so we can also help our clients find their dream property in other parts of the region. Our team of experienced professionals can provide guidance and advice on the various real estate markets in the Caribbean, helping our clients to make informed decisions about their investments. ■



# THE ROAD TO OWNERSHIP

## THE LUXURY LOCATIONS BUYER'S GUIDE

WHETHER YOU ARE LOOKING TO START A NEW LIFE IN THE CARIBBEAN OR SET YOURSELF UP A HOLIDAY HOME, LUXURY LOCATIONS WOULD LOVE TO HELP YOU ON YOUR JOURNEY IN PURCHASING REAL ESTATE IN ANTIGUA & BARBUDA. OUR PROCESS IS UNLIKE ANY OTHER REAL ESTATE AGENCY ON THE ISLAND AND OUR CUSTOMER SERVICE IS UNRIVALLED.

### 1 Contact

If you are unsure of the location or the specific property requirements you think you need the first step is to have a look at our website and YouTube channel to get an idea of who we are and what we offer. If you don't fancy that, just get in touch and set up a no obligation call with one of our team. We have extensive knowledge of the area and the properties available. Our advice and knowledge is invaluable and can make your real estate journey totally stress free and even, dare we say it, enjoyable!

### 2 Research

After we find out how you like to live, the budget you have, and some of the things that are essential for your ideal property, we will send you a list of all the properties we think might meet your requirements for you to review and then narrow it down to the ones you like the best. This way we don't waste our time or more importantly, yours.

### 3 Property Tours

We will tailor an island property tour for you that coincides with when you're arriving on island. Due to our extensive contacts with other agents, we are able to show you everything the island has to offer, not limited to our own listings. This way you get to see it all, in one hit. Also, spending time traveling around the island is a great opportunity for you to ask all the questions you may have and we can tell you exactly what it's like living and enjoying Antigua.

### 4 The Offer

You can then submit an offer and we will negotiate on your behalf, ensuring you the best possible deal for your money. Once the offer is accepted, a deposit will be needed to reserve the property; usually this is five percent of the property price.





5

### Legals

Now come the all-important legalities for which we can put you in touch with a reputable lawyer. Their fee is between one and two percent of the purchase price, half of which will be required upfront. The seller's lawyer will then draw up a draft contract. Once both parties are happy with the fine print, a 10 percent deposit of the property price is due (minus the reservation deposit already paid). That will be held safely in an escrow account.

6

### Licences

Non-nationals buying a home need a non-citizen's licence which our recommended lawyers can handle for you. It costs seven percent of the purchase price and can take up to three months to acquire but it's a pretty seamless process and 99 percent of applicants are approved. Stamp Duty of 2.5 percent is paid on closing.

7

### Return on Your Investment

The remaining 90 percent of the property price is owed upon completion of the deal. Once paid, title deeds will be transferred, making you the official owner. Now all that's left for you to do is settle in and enjoy your new home. Or, for maximum return on your investment, enter it into the rental programme and allow our sister company's Villa Management and Tailor Made Antigua to manage and market it for you.

8

### Citizenship By Investment

For the savvy investor, a second passport can spawn a wealth of advantages including visa-free travel and international tax planning. While other jurisdictions offer something comparable to Antigua & Barbuda's Citizenship By Investment Scheme, few make it as speedy, seamless or affordable as our twin island paradise and our friendly and professional team can guide you through every step of the process.



# DISCOVER YOUR DREAM LIFE IN ANTIGUA & BARBUDA

## THE LUXURY LOCATIONS GROUP YOUTUBE CHANNEL

**W**elcome to the ultimate destination for anyone dreaming of owning a slice of paradise or living the luxury lifestyle in Antigua & Barbuda. Our YouTube channel is your exclusive guide to the finest real estate opportunities and luxury villa rentals available on the islands featuring a stunning collection of properties that cater to your every need.

Take a personal tour of each unique property with our in-depth walkthroughs, offering a true sense of what it's like to live in one of the Caribbean's most beautiful locations. Whether you're searching for your dream home to buy or the perfect villa for

your next getaway, we'll help you find the ideal fit.

Don't miss our Tuesday Chats, where we dive into the ever-evolving Caribbean real estate market, covering everything from property purchasing tips to emerging trends in holiday lettings. We'll keep you informed and ahead of the curve.

But it's not just about real estate—our lifestyle videos bring Antigua's vibrant culture to life. Explore the island's best-kept secrets, from top-tier restaurants, chic bars, and luxury hotels, to thrilling activities like swimming with stingrays, jet-skiing, scenic helicopter tours, and adrenaline-pumping zip lines.



Whether you're already captivated by Antigua or want to learn more about the Caribbean property market, our channel is your gateway to this tropical paradise.

*So why wait? Scan the QR code and start your visual journey into the heart of Antigua & Barbuda today!*



PROPERTY SALES - VILLA RENTALS - PROPERTY MANAGEMENT - LIFESTYLE









B A R E F O O T B A R B U D A

*Welcome to Barefoot Barbuda, an exclusive 46 Acre property on the Caribbean island of Barbuda.*

Imagine a place of unparalleled luxury and tranquility nestled on the shores of pristine beaches, surrounded by untouched natural beauty that embraces ultimate privacy with exclusive access via private jet, helicopter or boat.

Luxury Locations is listing this stunning plot of land for sale, perfect for a developer wishing to create a private collection of homes or a resort style complex.

We would recommend a super exclusive development with multiple plots over 2-3 acres each with a dedicated community area designed to cater to the specific needs of each resident, their every need catered for by an on-site management team delivering

amenities including a five star restaurant, luxury spa, fully equipped gym and a variety of water sports.

Infrastructure already in place includes power and water facilities, staff housing, the old hotel and pool areas, plus a helipad and boat dock. Meaning access is easy and there are facilities ready to expedite the commencement of further development.

# You can have it all...

## KEY FEATURES

■ **Environmental sustainability:** Building on Barbuda has its own set of unique challenges, which is why Luxury Locations would recommend any developer partner with a premier construction firm with extensive experience in Caribbean island construction. Encouraging the incorporation of low-impact, eco-friendly design principles, embracing renewable energy opportunities and blending the development in seamlessly with the surrounding environment.

■ **Exclusive Privacy:** By parcelling the land into larger plots, you can limit the number of homes built, ensuring a close-knit, exclusive community for owners and their desired guests.

■ **Unmatched Accessibility:** Barbuda Bay offers easy access options via the private helipad and private dock already on the land, making travel to Barbuda Bay effortless for residents after landing in either Antigua or Barbuda's international airports or private jet runway.



## THE COMMUNITY AREA

A communal area of high-end amenities could provide essential (and non-essential) services to all residents, creating a central hub for relaxation and recreation. Including but not limited to the following:

■ **A Stylish Five Star Restaurant:** Open to both homeowners and the public by reservation only.

■ **Recreational Facilities:** A gym, tennis courts, and water sports area for active living.

■ **Boat:** A Barbuda Bay charter boat could be provided for guests and owners travel to and from the Airport and island adventures and could be utilised for sightseeing and adventure also.

■ **Helipad:** An on-site helipad can accommodate an alternative airport pickup option and can be further utilised to take residents to neighbouring islands if so desired.

## THE LOCATION

■ **Natural Beauty:** Barbuda offers stunning, unspoiled white and pink sand beaches, clear turquoise waters, and rich biodiversity, making it highly attractive to luxury travellers and eco-conscious visitors alike. Its pristine environment and limited development give it a rare allure in the Caribbean, attracting those looking for an exclusive, natural escape.

■ **International Airport:** The opening of a new international airport in Barbuda has made the island more accessible to global travellers and investors, opening up more revenue streams for local businesses and developers. This improved connectivity means that Barbuda is now poised for growth in tourism and investment, similar to its sister island of Antigua.

■ **Access to High-end Amenities:** The Nobu Beach Club is already attracting more international attention to the island, increasing visibility and attracting more affluent visitors thereby creating more demand for luxury resorts, villas, and eco-friendly developments.

■ **Progressive Government:** The government of Antigua & Barbuda has shown support for foreign investment through tax incentives, reduced bureaucratic hurdles, and policies that encourage sustainable development.

■ **Investment Returns:** With a smaller population and less development than other Caribbean islands, Barbuda offers unique investment opportunities for those seeking exclusivity. This scarcity of premium land will likely continue driving up property values as more investors recognise Barbuda's potential. As Barbuda develops its infrastructure and gains recognition as a premier destination, property values will further appreciate, so investors entering now are well-positioned to benefit from both rental income and capital gains as the island attracts more tourism and interest.





## Ocean Breeze Condos, Sugar Ridge

US\$850,000–US\$950,000

With jaw-dropping views over the Caribbean Sea, Sugar Ridge is one of Antigua's most desirable locations. This quiet hillside gated community is within walking distance of Jolly Harbour with its plentiful amenities. Its 28 new two-bedroom condos redefine Caribbean living, with 1,200 sqft of open-concept living space, thoughtfully designed for comfort and style. High ceilings afford an airy and spacious feel, while the private terraces and expansive outdoor spaces maximise the elevated sea views. The condos have ultra-modern finishes and air-conditioned interiors. Sugar Ridge benefits further from the recent introduction of the highly acclaimed Rokuni restaurant, along with a communal pool and state-of-the-art fitness centre.

2  2 



### Villa Kulala, Long Bay

US\$5,200,000

This beautiful and unique property takes its architectural inspiration from Bali, with pavilion-like buildings connected by charming covered walkways and terraces. Spanning two acres, Villa Kulala is located on Antigua's quiet east coast, just steps from the sea and boasting exceptional views over Long Bay. Set among mature tropical gardens, it has an infinity-edge swimming pool with sundeck and portico, a gazebo for al fresco dining, a private driveway and parking for multiple vehicles. The four en-suite bedrooms have been designed to emulate a spa-like retreat.

4  4 







## Beach Front Development Land, Yeptons, St Johns

*US\$16,000,000*

A prime opportunity to purchase 25 acres of pristine beachfront on Antigua's stunning west coast has arisen. This scenic spot includes more than 200 meters of white sandy beach, fringing the crystal-clear waters of the Caribbean Sea. Its gentle slopes and expansive shoreline make it an ideal canvas for a residential or hotel development, catering to those seeking luxury and exclusivity. The area is located within easy reach of the capital St John's and is a 15-minute drive from the international airport.

**25 acres** 









# The Reserve

WILLOUBGHY BAY

*Living In Harmony*

## The Reserve, Willoughby Bay

*From US\$1,200,000 for a two-acre plot*

This is an excellent opportunity to purchase a home site in one of Antigua's most unspoiled locations. The Reserve spans 100 acres and is flanked by rolling hills and a lagoon teeming with wildlife, which will remain untouched. All plots are elevated, offering exceptional views of the ocean and lagoon. This will be a gated community with 24-hour security, reception and gym for home owners. Buyers can use The Reserve's team to design and build their property or commission their own.

100 acres







213

## Paradise View, Dickenson Bay

US\$1,698,000

This stunning, three-bedroom hillside retreat in the exclusive Paradise View enclave offers sweeping vistas over the island's lush landscape and the ocean beyond. Spanning more than 3,000 acres, the property is accessed by secure gates and has a covered carport. Inside, the immaculately-styled, open-concept living and dining area features floor-to-ceiling sliding glass doors, filling the space with natural light and leading through to a beautiful terrace. Dickenson Bay is located in Antigua's affluent north, which has excellent beaches and first-rate restaurants and amenities.

3  3.5 





### Casa del Arco, Jolly Harbour

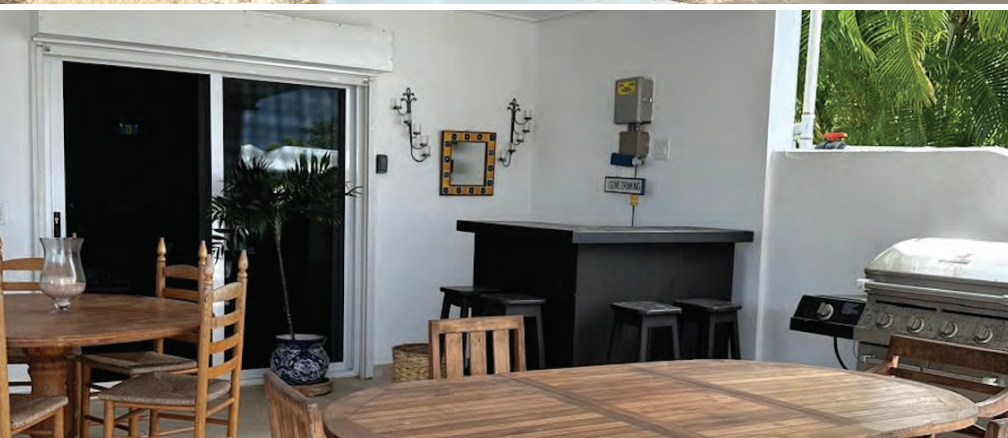
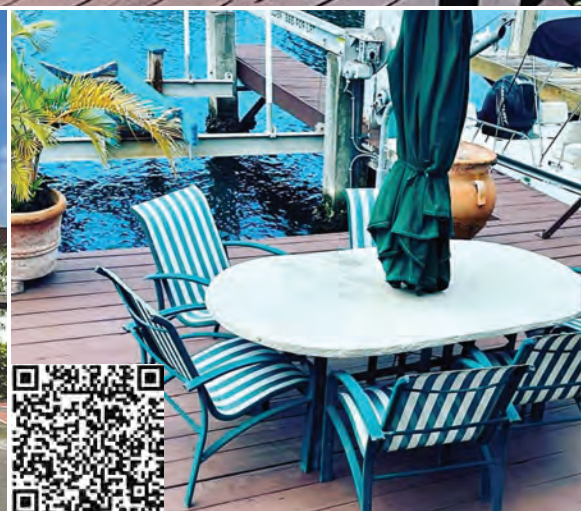
US\$895,000

This charming detached property is conveniently located in the gated community of Jolly Harbour on Antigua's west, sunset-facing coast. It has an attractive open-plan interior with a spiral staircase leading to a lovely office space. Casa del Arco is set among tropical gardens and has a large pool with ample space for relaxation and outdoor dining. Situated adjacent to a golf course, it is within easy access of a host of amenities including bars, restaurants, shopping and medical facilities. This villa would make a great investment as a vacation rental, or a luxurious second home.



3 3





### Mango Tango, Jolly Harbour

US\$799,000

This striking, newly renovated property comprises two villas melded into one sensational home. The expansive sundeck overlooks the water and offers plenty of space for relaxing, dining or just soaking up the scenic harbour views. Mango Tango is set within the desirable gated community of Jolly Harbour with its welcoming, multicultural ambience and first-rate amenities all within strolling distance. The light, airy interior has been beautifully styled with the tropical climate in mind, including oversized windows and sliding glass doors to facilitate outdoor-indoor living.

4 4



### Summer Cottage, Jolly Harbour

US\$695,000

This is a lovely renovated villa in a sought-after gated community, close to some of Antigua's best beaches. It has a bright and airy interior, a large fitted kitchen and is air-conditioned throughout. There is a spacious terrace and off-road parking for two vehicles. Summer Cottage would make a delightful second home or an excellent investment as a vacation rental property.

3 🚗 2 🏠



### Villa 224B, Jolly Harbour

US\$485,000

This charming villa located in the desirable South Finger area of Jolly Harbour offers a comfortable Caribbean lifestyle with spacious, open-plan living areas and an extended sundeck for enjoying the harbour views. It has been expertly renovated and refurbished, and is within walking distance of local amenities, including an international supermarket.

2 🚗 2.5 🏠



### Villa 219G, Jolly Harbour

US\$450,000

Spectacular harbour views are yours for the taking with this pretty villa set in the heart of popular Jolly Harbour. Well-maintained and air-conditioned throughout, this property has all the ingredients for a wonderful second home or a vacation rental to help you maximise on your investment. The beach is a short stroll away.

2 🚗 2.5 🏠



**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  2.5 



2  2 



**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 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 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  2.5 







### 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. There is a shared 28ft swimming pool and sundeck.

2 2

### Driftwood Villas, Orange Valley

US\$985,000

This stylish property comprises two three-bedroom homes located a stone's throw from picturesque Darkwood Beach. The landscaped tropical gardens span a third-acre, also encompassing a large swimming pool and sundeck. Driftwood Villas have been built using the highest quality materials and are a short drive from Jolly Harbour.

6 4

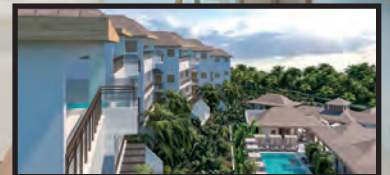


### Moon Gate, Half Moon Bay

US\$325,000

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



### 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



### The Gardens, Jolly Harbour

Price from US\$300,000 for fractional 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.

2 2



### The Beach Houses, Falmouth Harbour

From US\$1,920,566

Each villa in this superbly located new development has been designed to make the most of the tropical Caribbean environment. Set in the heart of the national park, the four-acre site is a gated community with direct beach access. Buyers can choose their plot and design, and there are also elegant furniture packages available. Approved for citizenship by investment.

3 or 4 3





**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**

**Seabreeze, Jolly Harbour**

*US\$1,950,000*

This sensational new build home is a vision in contemporary style, and has an enviable location on exclusive Harbour Island. It has a private swimming pool, set steps from the sea, and plenty of outdoor spaces for relaxation, dining and entertaining. With more than 100ft of seawall, it's ideal for docking a boat. There are three light-filled bedrooms, designed for optimum comfort, four luxurious bathrooms, and an office space. The private island setting is just a short walk from Jolly Harbour. Seabreeze also has a garage for secure parking and additional storage.

**3** **4**



**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**



# LUXURY HOLIDAYS TAILOR MADE FOR YOU

WHETHER YOU'RE PLANNING A LUXURY HOLIDAY, FANCY STAYING A BIT LONGER, OR LOOKING TO RELOCATE PERMANENTLY TO THE PARADISE ISLAND OF ANTIGUA & BARBUDA, TAILOR MADE ANTIGUA IS HERE TO MAKE BOOKING YOUR LONG OR SHORT TERM LUXURY VILLA RENTALS A WHOLE LOT EASIER.

**T**ailor Made Antigua represents a wide variety of luxury properties all over Antigua & Barbuda in desirable locations such as, Jolly Harbour, Sugar Ridge, Tamarind Hills, Non-Such Bay, St James Club and more.

All of our luxury villas are of exceptional quality, furnished and equipped to very high standards, and all of them boast spectacular sea views. Whatever your requirements and budget, we pride ourselves on finding the perfect rental property for our clients, ensuring you have an amazing and unforgettable Caribbean experience.

During the planning stages, before our guests arrive, and from the moment you set foot onto our beautiful island, Tailor Made

Antigua will be on hand to offer as much or as little support as needed. Fulfilling travel dreams is about much more than just recommending a sublime spot to relax and lay your head. We love to introduce our guests to the most exhilarating and unique activities Antigua & Barbuda has to offer. What better way to scout out the island's secluded beaches than with a champagne picnic on your own private super yacht charter. We can arrange sailing excursions, scuba diving and snorkelling trips and even get you swimming with wild stingrays.

There are numerous land based adventures available too, taking in the historic sights and learning about history with one of the island's expert guides, experiencing the natural

wonders, trekking through the rainforest, or even zip lining through it, if you prefer. If you're looking for something more relaxing, then spa days or yoga and meditation sessions can be organised. Fancy checking out the wide variety of culinary offerings on island; we can recommend and book the best the island has to offer. If you want your own private chef, or you have a special occasion you wish to celebrate, we can get one of the amazing event planners we trust to take care of everything for you.

So take advantage of our complimentary concierge service, and enjoy the level of service you would expect from a hotel, combined with the privacy and independence of hiring a private villa. ■





# TAILOR MADE ANTIGUA



To find your perfect property, call us on +1 268 562 8174



## The Beach House, Jolly Harbour

*From US\$2,750 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 🏠



### Villa 229C, Jolly Harbour

*From US\$260 a night*

Located a short walk from one of Antigua's finest beaches, this beautifully styled villa is within the popular gated community of Jolly Harbour. The area is a half-hour drive from the international airport and has abundant amenities in close proximity including highly rated restaurants, a supermarket, sports facilities and medical services. This waterfront property has a well-fitted kitchen, air-conditioning and WiFi, and a lovely terrace from which to soak up the harbour scenes while enjoying an al fresco meal or sunset cocktails.

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.

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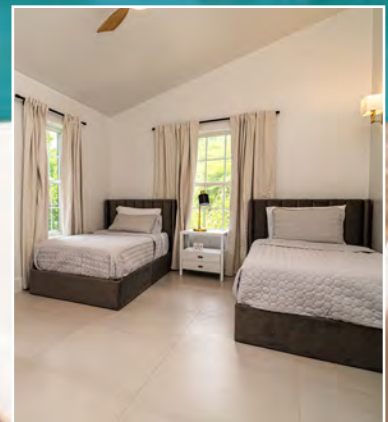
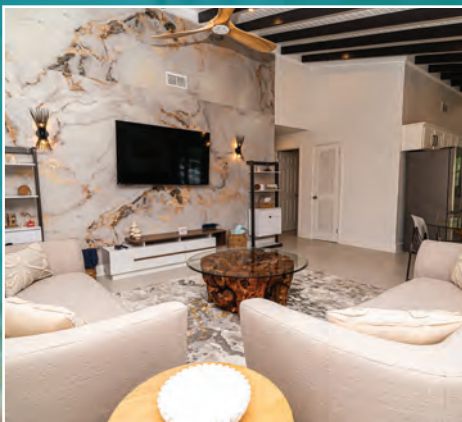


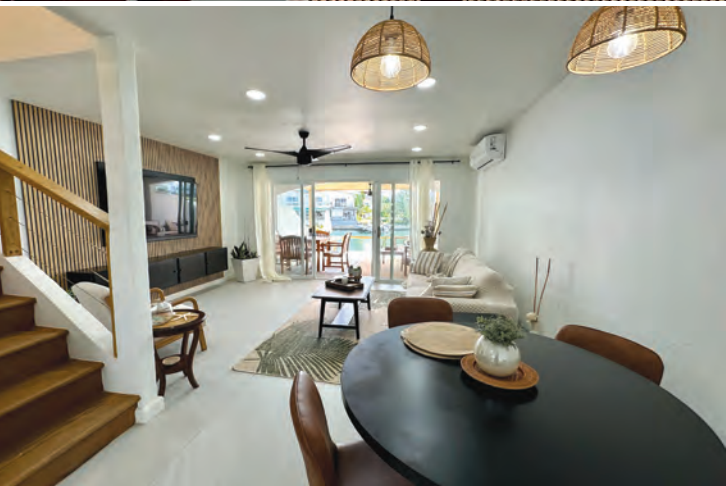
## Villa Coby, Harbour View

*From US\$800 a night*

This newly refurbished and immaculately styled home is conveniently located in a peaceful residential community, yet just a short walk from the hub of Jolly Harbour and all of its first-rate amenities. There is a large pool with sundeck and shaded terrace, complete with daybed, swing chair, sofas and dining areas. The interior exudes a chic, contemporary ambience enhanced by a host of show-stopping pieces, while aspiring chefs will love the large, thoughtfully crafted kitchen. Villa Coby has all of the ingredients for a luxurious and well-appointed vacation property.

4 🚗 3 🏠





### Villa 413C, 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\$829 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\$390 a night*  
 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** **2.5**



### The White House, Harbour View

*From US\$390 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**

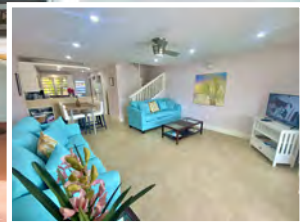


### Villa 218G, Jolly Harbour

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.

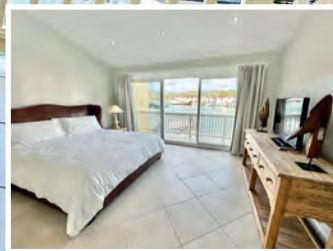
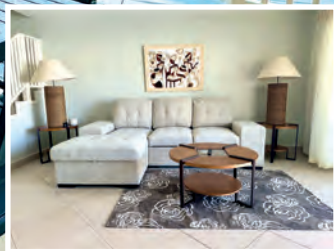
2 3

### 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



# MY ANTIGUA: CARRACK JONES

*He's already set a world record by sailing solo from Antigua to St Maarten – the punishing 100-mile journey being the longest distance ever sailed in an Optimist dinghy – and captained a crew of youth sailors who won the legacy class at Antigua Sailing Week 2024. And he's still just 15 years old. But Carrack Jones won't be resting on his laurels anytime soon. Meet the tenacious Antiguan teen determined to continue to make waves.*

**When did you start sailing?**

I've been sailing since I was a baby and my dad put me on a boat in a car seat. I sailed Optimist dinghies [small, single-handed boats designed for children] until I was 15 and I have done four international regattas – the Optimist World Championships in Turkey (2022), the Opti Worlds in Spain (2023), the North American Optis in Antigua (2023), and the North American Optis in Puerto Rico (2024). I sailed for Antigua, with four other people, each time. My proudest accomplishment is setting the world record when I sailed to St Maarten in November 2023.

**What do you love most about sailing?**

I love the feeling of being on the water. I like sailing with other people, like at Sailing Week when we won; I was skippering, and there was also my brother Tyden, and [fellow youth sailors] Mia (Duce), Cosmo (Brookes), Isla (Brookes), Dylan Meade, Link (Beswick) and Imani (John-Polanco). It was fun. My dad and his friend Wage Derrick were there looking over us but they weren't allowed to help us.

**What's the most important lesson you've learned while sailing?**

I've learned that team work is a good thing – even though I'm not very good at it (laughs), but you have to work as a team on the water. Sportsmanship is also a really big thing; it's the number two rule in sailing. I learned to sail at the Antigua Yacht Club but you can't really be taught team work and sportsmanship; you have to learn them yourself.

**How do you stay calm when you find yourself in a tricky situation at sea?**

I am always calm on the water. I know what to do in tricky situations because I have 10 years of experience, so basically everything has already happened to me. Like when you have the spinnaker mixed up, you know what ropes to pull to bring it back in. But if there was one thing I would say to myself in my head it would be, just do it, do what you need to do and don't look back. While I have never been scared on the water, I have been sick. I get horrible seasickness. I can't go downstairs on a boat until I've spent three days on it – and then I get land sick when I get off again.



If you're sailing near land, you just have to look at the land to stop the sickness. But otherwise there's nothing much you can do.

**Any advice for other young people thinking of getting into sailing?**

It will feel horrible at the start but you have to push through that because there are levels to it, and the first level is where you start. If you start on Optis, you will feel bored at the start and at the end, but in between it's a fun time. It's the people you hang out with that make it fun.

**What's your ultimate goal?**

To sail around the world; I want to go to every single coastal country. And maybe hitchhike through Europe and Asia – that would be sick. But only after I get my financial situation sorted out. I hope to go to Canada for college. I want to do three years of business studies and then try and start a business here in Antigua – invest in some properties and rent them out.

**Favourite food? Movie?**

My favourite food is shawarma. As for the movie I can't talk about it (grins). That's part of the movie, you can't talk about it: Fight Club.

**What's your earliest memory of Antigua?**

Getting my cat Tiger. She's about 48 in cat years. She just appeared at our house. I asked my dad if I could keep her and he said, let's see if she turns up again. She came back the next day.

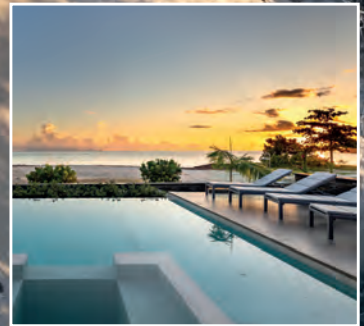
**What makes you proud to be Antiguan?**

I think our island is beautiful. It's a great place to be. I love Antigua for what it is. Everyone knows each other and everyone is so nice. Most people are so appreciative of what they have and I understand that. ■

*As told to Gemma Handy*







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