



## Apes Hill, Courtyard Villas

### Property Highlights:

- Contemporary Lifestyle Development
- 4-year Lease Back purchase option available
- Infinity Pool
- Gazebo
- High Ceilings
- Unobstructed Sea & Golf Views
- Golfing Community
- Overlooking the 18th Hole
- Privacy Wall
- Open Plan Layout
- High-end Appliances
- Ensuite Bedrooms
- Spa (coming soon)



### Gross Land Area:

3,276 sq. ft.

### Net Land Area:

N/A

### Floor Area:

N/A

Property ID: 3041D

List Price: US\$ 1,675,000 - 1,875,000

## Description

Situated just a few miles from the famous west coast, Apes Hill started out its journey as a beautifully landscaped golfing community on a ridge that enjoys spectacular sea views of the east and west coasts of the island. It changed hands in 2017 and its new owner has modernized and refreshed the look and feel of the community into a contemporary lifestyle development. The addition of riding and walking trails, a farm, a garden, facilities for the clubhouse such as, a restaurant, spa, gym, and golf testing facility are all exciting additions to this superb Caribbean Community.

These three-bedroom villas form a luxury golf village overlooking the 18th hole. It's a close-knit community with zero curtain twitching. Privacy walls ensure total seclusion throughout your two-storey pad and by the infinity pool.

Enjoy an open plan home that flow from the front door to the covered patio and pool deck, with sliding glass door that open up on three sides. Dine indoors or under the gazebo. Chef it up in the open plan kitchen using the high-end appliances. The covered patio is the ideal spot for a sundowner, with stunning sea views.

12ft high ceilings keep the living area chilled, while the en-suite bedrooms have air condition and Caribbean style timber tray roofs. The lower bedroom comes with two queen sized beds and has its own self-contained wing, including a private patio. Though privacy is easy to find throughout the villa: the master bedroom also has its very own veranda with unobstructed sea and golf views. And there's even space for a WFH desk - less relaxing, we know, but (sometimes) essential.

**4-YEAR LEASEBACK PRICE: US\$1,675,000 (Furnished)**

**SALE PRICE: US\$1,875,000 (Unfurnished)**

Leaseback conditions: Apes Hill will retain the rental revenue in exchange for paying the costs of Apes Hill Club Membership Initiation, Annual Club Membership Fee, AHHOA Annual Assessment Land Tax, Housekeeping, Utilities, Property Management.

The owner will enjoy the property for 10 weeks per year (6 weeks in winter and 4 in summer with Christmas and New Year's weeks counting as double weeks) paying for housekeeping & electricity estimated at US\$700 per week.

**Contact us at +1 (246) 537-6633 or [info@cipcaribbean.com](mailto:info@cipcaribbean.com) for more details.**

## Amenities:

A/C Bedrooms, Beach Access, Clubhouse, Croquet, Dining Gazebo, Enclosed, Fitness Centre, Gated Community, High Ceilings, Hiking & Nature Trails, Infinity Edge Pool, Modern Kitchen, Near Beach, Near Shopping, Ocean View, On Golf Course, Open Living & Dining Plan, Padel Courts Flood-Lit, Parking, Restaurants Close by, Shops Close by, Tennis Courts Flood-Lit, West Coast Views

