

**DETACHED 3 BEDROOM VILLA,
ON 19,853 SQ FT OF LAND,
MARIGOT
ST LUCIA, WEST INDIES**



Substantial 3 bedroom, 2 bathroom property in a wonderful residential area of Marigot, located in the West of St Lucia, with stunning views to Marigot Bay.

Guide price EC\$2,362,500 or US\$875,000

Property

Description

Introduction – The property is in good condition having been extensively refurbished over the past few years. The circular shape is unusual and provides open-plan living accommodation with spectacular views over Marigot Bay (see cover) and out to sea. Located on the first ridge overlooking the bay, the property is at an elevation that benefits from the cooling trade winds, yet is still within easy reach of the bay, the Discovery Marigot Resort and its many facilities. The property is reached by a recently paved road from Marigot Bay Village and a private concrete drive leads up to the property which has ample hard parking within the grounds. The property further benefits from being held in an offshore BVI company which can shorten transaction time, reduce transaction costs and avoid lengthy delays in the



Alien Land Holding License (ALL) application process. The property is successfully let on a short term basis to the tourism rental market and has a regular and established rental income, which has been sufficient to cover all running and maintenance costs in past years. The Round House is to be sold fully furnished and with the benefit of web site and its established tourism rental bookings.

The property - The building is a three storey structure and is circular in shape and measures 2,283 sq.ft (stms). The basement floor is being used as a storage room and also provides an office and water storage tank. The first floor comprises the entrance area, three bedrooms, two bathrooms and utility room. The second floor accommodates the kitchen, dining and living areas. There is a circular balcony to the perimeter of the ground and first floors which provides spectacular views to the Bay.

The Land – The plot area extends to 19,853 sq.ft., and is registered as parcel number 0443B85 on the Land Registry of St Lucia. The property is fairly rectangular in shape and slopes to face the Bay.



Access to the property is from a paved road on the southern boundary.

The House - Designed by an American architect to be capable of withstanding hurricane and earth tremors. The house is designed with reinforced concrete ring beams and columns set onto ridge bedrock. The ground and first floors are reinforced concrete while the second floor is timber. External walls on the two upper floors are timber clad and the internal walls on all floors are rendered concrete block. The roof is of fibreglass design and designed to deflect high winds and creates a down force due to its circular and sloped design. The roof benefits from a recently applied heat reflective hurricane proof coating and a solar powered extraction fan at the peak. Wall finish is generally plaster and paint on the block walls, with paint to timber and ceramic tiles in the bathrooms. The windows are timber louvre with mosquito netting allowing for a free-flow of air throughout the property. The property further benefits from uPVC framed sliding patio doors throughout. This property is also equipped with an alarm system and has dual volt electricity.

Accommodation: GROUND FLOOR

The ground level comprises an enclosed store room area, office and 9,000 gallon water tank. This area could easily accommodate a further one bedroom unit, perhaps for staff accommodation or an additional bedroom for short term rental income.

FIRST FLOOR

Spacious entrance hall which gives access to the 3



bedrooms, 2 bathrooms, utility room and a unique and impressive circular wooden staircase leading to the second floor.

Master Bedroom - Walk-in closet, 2 ceiling fans, UPVC sliding doors leading to the balcony, wooden louvered windows and views of the Bay.

En suite Bathroom with face basin, shower and WC, built-in cupboards, wall and floor tiles throughout.

Bedrooms 2 and 3 Each with UPVC sliding doors leading to the balcony, wooden louvered windows, built-in wardrobes and ceiling fans.

Bathroom 2 Wall and floor tiles throughout, shower, face basin, WC and built-in cupboards.

Utility Room with washing machine, tumble drier,



sink, etc. and benefits from built-in cupboards, ceiling fan, and with an access door leading to the balcony and pool deck.

SECOND FLOOR

The second floor is spacious with stunning views to sea and wraps around the circular staircase and has a vaulted ceiling effect beneath the high circular roof

Living room – Accessed via the wooden staircase through a spacious entrance foyer, with uninterrupted views of the Bay.

TV area – Situated between the sitting room and kitchen, with sea views.

Kitchen/Dining - The kitchen is fully equipped and has built-in wooden fronted cupboards, with polished wooden work surfaces and a double sink. There is a well finished breakfast nook and bar.

External - External works include the septic tank and soak away; concrete paved parking area and driveway, painted concrete pathways and landscaping and well-stocked mature gardens. The pool, timber deck and outdoor permanent barbecue provide excellent outdoor living and



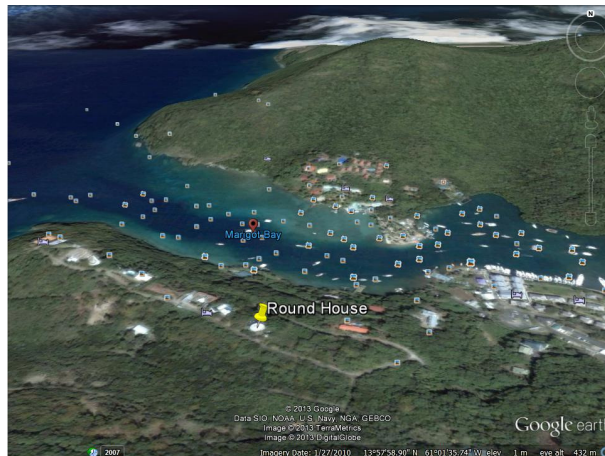
entertaining – all with views overlooking Marigot Bay. Given the elevated nature of the property, the house and grounds are secluded enough not to be overlooked by neighbouring properties or the access road.

LOCATION – The property is located in Marigot Bay in the Quarter of Castries. Neighbouring properties are residential or undeveloped land. Marigot Bay is known as "The most beautiful bay in the Caribbean." The bay now benefits from a number of fine restaurants, a bank, shops and a marina village with moorings and facilities for private yachts.

Services - The property is serviced with mains water, electricity, telephone and internet and benefits from a central rainwater collection and storage tank located in the ground floor.

GOOGLE MARK

An extract from Google Earth is shown below;



Viewing - Strictly and only by appointment through sole agents Brown & Co's Caribbean office.

Tel 001 758 451 6151 / 001 758716 7133

Postal Address – PO Box CP5919, Castries, St Lucia, West Indies

IMPORTANT NOTICES

Brown & Co (Caribbean) Ltd for themselves and for the Vendors or Lessors of this Property give notice that:

1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co (Caribbean) Ltd for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co (Caribbean) Ltd and any person in their employ does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co. for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. Brown & Co is the trading name of Brown & Co (Caribbean) Ltd a St Lucia registered company.

St Lucia – Background Information

St Lucia is 27 miles long and 14 miles wide, lying at 13° 54' north of the equator and 60° 50' west. One of the Windward Islands, it is located in the middle of the Eastern Caribbean chain of islands and is 21 miles south of Martinique and 90 miles north west of Barbados.



The island has a population of 163,000 and approximately 47,000 households, of which some 40% are located within the capital Castries and Castries district (census results of 2001). The island was at the centre of the colonial struggle between the French and the British in the 18th Century, changing hands 14 times, before finally being ceded to the British in 1814. Independence was granted in 1979 and since then, St Lucia has been a stable democracy within the British Commonwealth.

The capital Castries (in the North of the Island), surrounds an attractive harbour which cruise ships regularly visit. St Lucia has two airports; regional flights using Vigie, Castries in the north (with connections to and from the new Barbados hub and other islands) and Hewanorra International Airport located in Vieux Fort in the south, approximately 1 hour from the capital (by road) which receives regularly international flights from the UK and USA (including BA, Virgin, AA, Jet Blue, Air Canada and others).

St Lucia's most famous landmark is the spectacular twin mountain view of 'The Pitons, a new World Heritage Site added to the UNESCO List in 2004. Also at Soufriere are the Diamond Falls and the unique Mineral Baths, built in the ruins of the 18th century structure of the Diamond Estate with hot, thermal fed bubbling pools close to the Sulphur springs and the "drive in" volcano. The island boasts both beautiful sandy beaches, unspoilt rainforest and a similar diversity of activities and entertainment from International cricket to the Jazz festival and Carnival to golf!

To the north of the island is Rodney Bay Marina, an attractive modern yacht marina, fringed by the yachting facilities and the main tourism development area. Up market private villas, restaurants, golfing and associated hotel / resort facilities, spas, etc, are all available in St Lucia which has a mature tourism industry and established foreign property ownership.

The climate is tropical, mild temperatures all year round, with an average of 27°C, being moderately hotter in the summer. June to October is the rainy season when occasional showers are more frequent. Local currency is the Eastern Caribbean Dollar (EC\$) which is pegged to the US dollar at \$2.67. English is the official language of St Lucia with a French-based Creole Patois being commonly spoken by locals.

Property Ownership in St Lucia

St Lucia has a Land Registry system (introduced in the mid 1980's) and all land parcels and as a result, all distinct associated freehold property ownerships carry a unique land parcel title identifier number. Mapping of new subdivisions of land and allocation of new parcel numbers is maintained by the Lands and Surveys Department.

Foreign property ownership in St Lucia is well established. As with many overseas jurisdictions, alien landholding licenses are necessary for non St Lucian nationals; once granted they are permanent and do not require renewal, but are granted for a specific property and are not transferable. Application and granting of an alien land holding license can take up to 3 months or more and is normally handled by the buyers' lawyer during the early stages of the purchase process. The Development Control Authority (DCA) is responsible for regulating and controlling the orderly development of land and property in St Lucia. Under current legislation, a stamp duty of 2% applies on purchases of land and property. Though there is no Capital gains tax, a vendors' tax of 5% on nationals and 10% on non-nationals is applied on all property sales (property ownership within an approved offshore company can avoid this tax). Property taxes are currently applied on annual rental value and are relatively benign at 5% of a 2004 base rental value.

St Lucia has a relatively new, but well regulated off shore financial services sector, which for some qualifying businesses, offers the opportunity of an "international business company" (IBC) registration with advantageous tax rates and favorable administrative procedures.



B785 Printed by Ravensworth 0870 112 5306