

PROPERTY FLYER



GATED
COMMUNITIES
AND
DEVELOPMENTS

PRIVATE
VILLAS

LAND

Contact David Farrin or Simon Octave at Doubloon Real Estate Ltd for further information:
Email: david@doubloonrealestate.com or simon@doubloonrealestate.com Website: www.doubloonrealestate.com
Tel: 1 758 458 0790



Bougainvillea House, Gate Park

This 640 sq ft one bedroom apartment is part of the Gate Park gated community located in the prime real estate area of Cap Estate, putting one within minutes of the best beaches, 18-hole golf course, shopping, restaurants and bars.

Price US\$175,000 - FREEHOLD



Bayview Resort Village, Beausejour, Gros Islet

An affordable luxury community offering 1, 2 and 3 bedroom villas for sale freehold. An investment opportunity into this family oriented resort which will have a club house, bar, spa, fitness centre, swimming pool and sports facilities will yield return on investment.

Fully Furnished
Prices from US\$200,000 to US\$505,000 - FREEHOLD



**#86 Cotton Bay,
Cotton Bay Resort Village, Cas-En-Bas**

2 Bedroom Apartment within beach front Development. This 1 level modern Caribbean apartment is located within the beach front property of Cotton Bay Village, Cas-en-bas and is 5 to 10 minutes drive to the nearest shopping centres, banks, restaurants and bars, and world class golf course

879 sq ft
US\$350,000 - FREEHOLD

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**Jacquot Residences
Island Club Villas, Cap Estate**

“Make The Luxury Caribbean lifestyle, Your lifestyle”

This Golf development offers 168 apartments set on St.Lucia’s 18-hole championship golf course being built in phases. Phase 1 consists of 36 apartments with only 10 remaining. Completion of Phase 1 December 2010. Also being constructed is the Jack Nicklaus Academy of Golf.



1,480 sq ft - 1,194 sq ft
Prices US\$407,000 - US\$515,000 **FREEHOLD**



**Tuscany Villas
2 Bedroom Condos with Pool**

These recently built condo units are situated on prime real estate in Rodney Bay. Rodney Bay can boast that it is the hub of St. Lucia with a variety of restaurants, bars, shopping and beautiful golden sand beaches.



1,490 sq ft
Fully Furnished
Prices US\$425,000 - **FREEHOLD**



Ocean Breeze

Gated development of two, three and four bedroom Caribbean Villas, together with communal pool and plantation style club house. Choice of villa design and swimming pool options available.

Prices from US\$437,000 to US \$1,190,000
FREEHOLD

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**#14 Admirals Quay, Rodney Bay
3 Bedroom Townhouse**

This townhouse is part of Admiral's Quay, a gated community, situated on prime real estate in the heart of Rodney Bay. Rodney Bay can boast that it is the hub of St. Lucia with a variety of restaurants, bars, shopping and a beautiful golden sand beach just a stone's throw away.

Approx 1600 sq ft
US\$450,000 - FREEHOLD

NEW



**#17 Admirals Quay, Rodney Bay
3 Bedroom Townhouse**

This semi-detached townhouse is part of Admiral's Quay, a waterfront gated community which is situated on prime real estate in the heart of Rodney Bay. Docking available.

Approx 1600 sq ft
Fully Furnished
US\$450,000 - FREEHOLD

NEW



Marina Village at Marigot Bay

- Apartment 5A: One bed - 908 sq ft (Re-sale)
US\$459,000
- Apartment 4F: Two Bed - 1,174 sq ft (Re-sale)
US\$505,000
- Apartment 4D: Two Bed - 1,160 sq ft (Re-sale)
US\$525,000

**ALL FULLY FURNISHED
FREEHOLD**

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**#20 Terracotta Terrace, Cotton Bay
3 Bedroom Luxury Townhouse**

This luxury 3 bed villa with its own private pool is located within the beach front development of Cotton Bay Village where you can find a world class spa and gym, restaurant and bar and its own beach at your fingertips and in your own backyard.

**2,700 sq ft
Fully Furnished
Price US\$495,000 - FREEHOLD**



**#14 The Anchorage, Rodney Bay
3 Bedroom Condo**

This waterfront townhouse is part of The Anchorage, a gated community, situated on prime real estate in the heart of Rodney Bay close to a variety of restaurants, bars, shopping and beautiful golden sand beaches.

**Approx 1,800 sq ft
Fully Furnished
US\$500,000 - FREEHOLD**



**#10 Bayview Townhouse
2 Bedroom Condo with private docking**

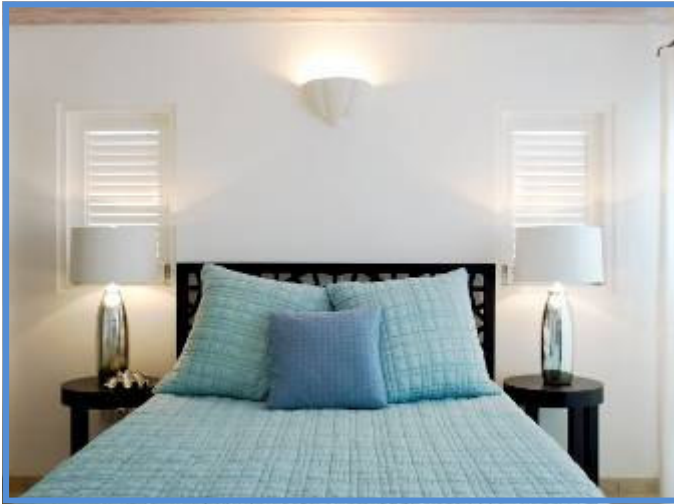
Situated in Rodney Bay, this waterfront townhouse with private docking is ideally located being 5 minutes away from the best shopping, restaurants, bars, beaches, golf course plus more.

**Approx 1,800 sq ft
Fully Furnished
US\$550,000 - FREEHOLD**

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Villas on the Green, Cap Estate

Enjoy living in a private residential estate consisting of 20 detached and semi-detached two and three bedroom villas, situated alongside the golf course of the St. Lucia Golf and Country Club.

1,448 sq ft – 1,839 sq ft
Prices from US\$555,000 to US\$690,000
FREEHOLD



Baywalk Penthouse Apartments, Rodney Bay 29 Stylish and Trendy Penthouse Apartments

These gorgeous luxury apartments are located on the 3rd and 4th level of the new Baywalk Shopping Mall. Renowned architect Lane Pettigrew has included design features such as a Clocktower and The Arch. Live in the heart of Rodney Bay with designer clothing stores, restaurants, Casino and much more right at your finger tips.



Prices from US\$580,000 to US\$ 725,000 **FREEHOLD**



Zara Villas, Rodney Bay

2 and 3 bedroom villas

11 two and three bed townhouses with up to 3,000 sq ft of space, each with a private pool and views of the Caribbean sea, from Pigeon Island in the North to the Pitons in the South.

1,700 sq ft – 2,100 sq ft
Prices: From US\$580,000 to US\$635,000
FREEHOLD

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Glen Eagles House, Cap Estate
2 bedroom newly refurbished villa

This 1,500 sq ft 2 storey, two bedroom house has been completely renovated giving it a light, airy and luxurious feel. Glen Eagles House is located in the desirable residential area of Cap Estate within the Gate Park gated community, and minutes of a world-class 18-hole golf course, beaches, shopping, restaurants and bars.

1,500 sq ft
Fully Furnished
Price US\$590,000 - FREEHOLD



Jasmine Villas, Rodney Bay
3 bedroom stunning townhouses

Four newly built, 3 bedroom, 2 ½ bathroom townhouses located in Rodney Bay and minutes away from supermarkets, shopping, bars and restaurants. Built to the highest of standards.

Villa Size: 2,090 sq ft
Fully Furnished
Price US\$595,000 - FREEHOLD



#16 The Anchorage, Rodney Bay
3 Bed Townhouse with private dock

Situated in Rodney Bay, this waterfront townhouse with private docking is ideally located being 5 minutes away from the best shopping, restaurants, bars, beaches, golf course plus more.

Approx 1,800 sq ft
Price: US\$615,000 - FREEHOLD

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The Landings Re-sale Apartments
1 to 3 bed lagoon or beach front luxury apts

These gorgeous luxury apartments are part of the award winning resort, The Landings, directly located on the beach. Property owners within this 5-star resort, comprising a total of 228 luxury apartments, will have all amenities at their fingertips.

Fully Furnished
Price: US\$650,000 - US\$1,800,000 - FREEHOLD



The Harbour, Rodney Bay
3 Bedroom Luxury Marina Condo

Live right in the heart of bustling Rodney Bay, yet enjoy the tranquility of marina life. The gated development of 24 townhouses benefits from a swimming pool, Jacuzzi, private docking and beautifully landscaped gardens.

Fully Furnished
US\$1,200,000 to US\$1,300,000 FREEHOLD



#35 Terracotta Townhouse
3 bedroom luxury villa

This 2700 sq ft. modern 3 bedroom townhouse is located within the beach front development of Cotton Bay Village, Cas-en-bas, and is 5 to 10 minutes drive to the nearest shopping centres, banks, restaurants and bars, and world class golf course.

Townhouse: 2,700 sq ft
Fully Furnished
Price US\$695,000 FREEHOLD

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**The Tides Sugar Beach
Val Des Pitons, Soufriere**

85, one and two bedroom, fully furnished buy-to-let luxury villas set on 192 acres set of protected UNESCO World Heritage Site - the famous Pitons. 730ft of white sandy beach.

5% Guaranteed Rental income for 1st year

1,064 sq ft - 2,272 sq ft

Prices from \$700,000 - \$2,100,000 FREEHOLD

5 private Ocean-front Residences also available.

3,168 sq ft - 5,591sq ft

2,800,000 - US\$6,000,000 FREEHOLD



**Saltwhistle 1C,
Allamanda at Anse Galet, Cap Estate
Elegant 2 Bedroom Luxury Apt**

This 2 bedroom apartment set on one level is part of the stunning 6 acre gated development of Allamanda at Anse Galet, Cap Estate. With just 21 luxury homes this development is the definitive statement in Caribbean living.

2,720 sq ft

Fully Furnished

Price US\$755,000 FREEHOLD



**Saltwhistle 1A,
Allamanda at Anse Galet, Cap Estate
3 Bedroom Stylish Townhouse**

This 3 bedroom, 3 storey stylish townhouse is part of the stunning 6 acre gated development of Allamanda at Anse Galet, Cap Estate. With just 21 luxury homes this development is the definitive statement in Caribbean living.

2,410 sq ft

Fully Furnished

Price US\$875,000 FREEHOLD

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Tradewinds Golf Villas

A golfer's paradise set in a gated community of 24 master planned lots, each designed for a huge, freestanding, freehold luxury villa, complete with an enormous covered veranda and customized swimming pool with sun deck.

2,331 sq ft - 4,475 sq ft

Prices from **US\$900,000 - US\$1,800,000**
FREEHOLD



The Reserve, Rodney Bay 2-bed Marina apartments with private docking

Enjoy living in one of only 6 luxurious residences with its own private mooring. The Reserve is an exclusive gated development built in a 12,000 sq ft tropical garden with a large private swimming pool. Only 2 two-bed units left.

2,660 sq ft

Prices **US\$940,000 to US\$1,075,000**
FREEHOLD



#90 Cotton Bay Penthouse 3 Bedroom Luxury Penthouse Apartment

This 2,662 sq ft. luxury 3 bedroom penthouse suite is located within the beach-front property development of Cotton Bay Village, and is 5 to 10 minutes drive from the nearest shopping centre, banks, restaurants, world class golf course, etc.

2,662 sq ft

Fully Furnished
Price **US\$1,100,000 FREEHOLD**

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Cap Maison, Cap Estate Only 3 apartments left

Impressive 2 and 3 apartments are part of the 5 star boutique resort of Cap Maison. Guaranteed 5% return on the first year. A worthy investment.

2600 sq ft – 4,000 sq ft

Prices: US\$1,200,000 & US\$1,300,000
FREEHOLD



Allamanda Villas Allamanda at Anse Galet, Cap Estate

3 and 4 bedroom luxury villas with stunning sea views and direct beach access is set on over ½ acre of land and are part of the exclusive 6 acre gated development of Allamanda at Anse Galet, Cap Estate. With just 21 luxury homes this development is the definitive statement in Caribbean living.

4,207 – 4,795 sq ft

Fully Furnished

Price US\$1,850,000 – US\$2,400,000 **FREEHOLD**



19 Cotton House, Cotton Bay 5 Bedroom Villa

Attractive 5 bedroom detached luxury villa with private pool set within the beach front development of Cotton Bay Village. The gated development includes a world class spa, a gym and two restaurants.

4,200 sq ft

Fully Furnished

Price US\$2,300,000 **FREEHOLD**

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Mount du Cap, Cap Estate

Exclusive gated development of just sixteen luxury homes in this private and secluded enclave, built on lots ranging from US\$660,366 to US\$1,359,600 with breathtaking panoramic views.

Additional building costs from US\$1,850,000 for a typical 3 bedroom villa with private pool.

**Starting price US\$2,500,000 FREEHOLD
(including build)**

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**#24 Reduit Orchard, Reduit Orchard
3 Bedroom newly furnished charming home**

Situated in the lovely neighbourhood of Reduit Orchard, this newly refurbished charming house is ideally located being 2 minutes away from the heart of Rodney Bay where the best shopping, restaurants, bars, beaches, marina and much more can be found.

Fully Furnished
**House: 1,300 sq ft approx Land: 5,762 sq ft
US\$320,000 FREEHOLD**

NEW



**Johnson Home, Bonne Terre
4 bedroom home with 1 bed apt**

4 Bedroom Home with separate 1 bed apartment or office set on ½ acre of manicured gardens. Located in Bonne Terre, minutes away from Rodney Bay Village.

5,000 sq ft
Fully Furnished
Prices: US\$675,000 FREEHOLD

NEW



**Bonne Terre Villa, Bonne Terre
4 Bed House with swimming pool**

Four bed house just 5 minutes from Rodney Bay. Patio doors open on to the garden and swimming pool with a large sun deck.

Villa: approx 4,800 sq ft
Land: approx 11,000 sq ft

Price US\$690,000 FREEHOLD



Mango Tree Villa, East Winds
5 Bedroom Villa with private pool and spectacular Caribbean Sea views

This 5 Bedroom Villa is located in the quiet neighbourhood of East Winds where spectacular Caribbean Sea views and sunsets can be enjoyed. Two minutes away is the sleepy beach of La Brelotte Bay. Rodney Bay where the best bars, restaurants, shopping, beaches and more is a short 10 minute drive.

Fully Furnished
US\$870,000 FREEHOLD



The Avenue, Cap Estate
3 Bedroom Luxury Villa with incredible views

These 2 remaining villas are part of The Avenue development which comprises of 4 luxury homes. These properties have been built to the highest of standards and all are positioned to capture the glorious Atlantic Ocean views.

4,000 sq ft - 5,000 sq ft
Fully Furnished
Prices from **US\$925,000 and US\$950,000**
FREEHOLD



Villa Las Palmas, Cap Estate
4 Bedroom House with large swimming pool

This spacious 4 bedroom villa, located in the prestigious residential area of Cap Estate and just minutes away from a world-class 18-hole golf course, tennis courts, beaches, restaurants, shopping etc offers everything that one would look for in a property.

Approx 7,000 sq ft
Fully Furnished
Price: US\$1,300,000 FREEHOLD

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**Leela Plantation
4 Bedroom Charming Villa**

Main House: 4 Bedroom charming Caribbean villa with private pool, panoramic sea views and guest cottage
Rental Apartment: 2 bedroom with pool

Main House: approx 3,700 sq ft
Guest Cottage: approx 750 sq ft

Rental Villa: approx 1,500 sq ft
Land: approx 32,500 sq ft
Price US\$1,650,000 FREEHOLD

NEW



**Seaside Villa
3 Bedroom Sea Front Villa**

This 3 bedroom villa, located in Cap Estate, is the property that has it all. Sprawling gardens overlooking the turquoise waters of the Caribbean Sea and Pigeon Island National Park, swimming pool and the beach at your door step. These are just some of the qualities that will make this property one of the most sought after. There is also a pre-approved development project for a small fee that would be ideal for those seeking investment.

**Fully Furnished
US\$1,700,000**

NEW



**Bay View Villa, Marigot Bay
5 Bedroom Hilltop Villa with magnificent bay views**

Situated on a ridge high above Marigot Bay the property offers the most breathtaking views of both Marigot and Roseau Bays. This 5 bedroom villa is set in 8,000 sq. ft. of land, which includes a large swimming pool.

Price US\$1,950,000 FREEHOLD

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Seabreeze Hills Colonial Villas
3 Bedroom Elegant Villas with Guest Cottage and Car Port

Two of four Colonial Villas located at Sea Breeze Hills, Cap Estate. With construction near completion, these villas are unfolding as the place to live. With incredible views over the Atlantic towards Martinique is just one of their many exclusive qualities.

Approx 3,500 - 4,000 sq ft each
Fully Furnished
US\$2,000,000 - FREEHOLD



Villa Marigot, Marigot Bay
6 Bedroom Villa with views over Marigot Bay

A superb 6 bedroom, 7 bathroom villa and pool set in 15,000 sq ft of land with spectacular views over Marigot Bay and Roseau Bay. The villa features a 25 ft swimming pool and is set in mature gardens with private access to the water.

5,600 sq ft
Price US\$2,200,000 FREEHOLD



Villa Ashiana, Marigot Bay

With fabulous views over Marigot Bay, Villa Ashiana is a recently completed 4/5 bedroom villa set in tropical gardens. The property has been finished to a very high standard in a traditional style. The villa enjoys a large terrace and a pool deck which provides the perfect setting from which to admire the sunset.

Fully Furnished
Price US\$2,495,000 FREEHOLD

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Villa Retreat, Cap Estate

4 Bedroom Elegant Villa with swimming pool set on over one acre of landscaped gardens

This 4 bedroom elegant villa located in Cap Estate, is the ideal Caribbean Holiday Home. Overlooking the turquoise waters of the Caribbean Sea, this house marry's traditional Caribbean architecture with modern amenities.

**5,000 sq ft
Fully Furnished
US\$2,500,000 - FREEHOLD**



Villa Panorama,

Saline Point, Cap Estate

6 Bedroom Villa with stunning panoramic views + Adjoining 1 bed apartment

This newly refurbished extraordinary villa crowns the exclusive residential area of Saline Point, Cap Estate allowing for sublime "panoramic views" of the interior of St.Lucia, Caribbean Sea, Rodney Bay and Martinique.

**8,500 sq ft
US\$2,950,000 - FREEHOLD**



Villa Caribe, Rodney Bay Marina

4 Bedroom Waterfront Mansion with Private Mooring + 2 Guest Houses

This waterfront mansion is currently in receivership and therefore presents a unique buying opportunity. Located in the heart of Rodney Bay this property is but minutes away from the best restaurants, bars, shopping, beaches, Rodney Bay Marina, Golf and much more.

**House: 6,500 sq ft Land: 26,000 sq ft
US\$4,995,000 FREEHOLD**



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Firefly, Cap Estate
5 Bedrooms + Garden Suite
The Ultimate Caribbean Villa

Secluded in its own grounds of 2.4 acres on a hillside of exclusive Cap Estate, Firefly offers luxury, privacy and carefree relaxation, breathtaking views of the Caribbean Sea, Pigeon Island, Anse du Cap Bay below and spectacular sunsets.

Fully Furnished
US\$5,000,000 FREEHOLD

NEW

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Lay Beach, Vieux Fort
Beach Front Development

18 lots of land available for sale on St.Lucia's beautiful south east coast located just off Cannelles Beach.

Land sizes: 9,500 - 16,000 sq ft
Pre-approved Villa Designs available: 3000 - 5,000 sq ft

Land Prices from: US\$94,590 - US\$415,500
Villa prices from: US\$875,000 - US\$2,100,000
(land inclusive) **FREEHOLD**

NEW



Blake Land
Land for sale - Close to Beach

EC\$30 per sq ft

Lot 1: 13,152 sq ft EC\$394,560

Lot 2: 13,284 sq ft EC\$398,520

Lot 3: 13,467 sq ft EC\$404,010

FREEHOLD

Access road: 4,800 sq ft EC\$24,000
(1/3 split: EC\$8,000 each)

NEW



South Hills, Cap Estate

Located in the newly developed South Hills residential neighbourhood of Cap Estate, this land is the ideal purchase for anyone looking for an investment or to build their dream Caribbean Home

12,090 sq ft

Price US\$170,000 FREEHOLD

NEW

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**Mount Hardy
Cap Estate
View of Martinique**

This plot of land offers a prime location with stunning views of the Caribbean Sea and Martinique. Infrastructure of road, water, drainage and electricity already in place.

**Approx 12,000 sq ft
Price US\$200,000 FREEHOLD**



Sea Breeze Heights

Plots of land for sale in Cap Estate with breathtaking views over the Atlantic Coast.

**Prices from US\$14.00 to US\$20.00 per sq. ft.
Plots from US\$298,500 to US\$850,600
FREEHOLD**



Sea Breeze Hills

Plots of land for sale on the Northern tip of the Cap Estate with stunning unobstructed ocean views, with Martinique in the distance.

**Prices from US\$9.00 to US\$12.00 per sq. ft.
Plots from US\$280,000 to US\$680,000
FREEHOLD**



**Verity Land, Marigot Bay
With Beautiful views overlooking the bay**

Be part of the exclusive neighbourhood of Marigot Bay. Build your dream Caribbean Villa or business investment on this lot of land that captures unobstructed views of one of the most picturesque bays in the entire Caribbean.

**Lot size: 20,524 Sq ft
Approx US\$16.70 per sq ft
US\$342,600 FREEHOLD**



**MacNaughton Land, Cap Estate
Within walking distance to Beach**

Gently sloping, this well situated plot of land is within walking distance to the beach and the luxury holiday development resort of Cotton Bay Village, which houses a world class spa, 2 restaurants and gym and much more. This land also borders the planned 18-hole Jack Nicklaus Golf Course.

**Lot size: 18,974 Sq ft
Approx US\$19 per sq ft
US\$360,000 FREEHOLD**



**Allamanda Villa Plots,
Anse Galet Cove,
Cap Estate**

3 Private beautiful lots of land, approx 1/2 acre overlooking secluded cove for sale.

US\$425,000 to US \$500,000 FREEHOLD



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Young Land

Great renovation potential 0.97 acre plot of land with beautiful established gardens and sea views

This property has tremendous investment potential. Situated on just under an acre of land in the exclusive residential area of Cap Estate. Cap Estate has consistently maintained the strongest real estate values in St.Lucia.

US\$900,000 FREEHOLD

NEW



Nardoni Marina, Rodney Bay Waterfront Marina Property

Marina front property in on Rodney Bay's exclusive marina waterfront. Pre-approved planning permission for Luxury Marina Condo's

US\$2 million FREEHOLD

NEW

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