

LIME VILLA



LIME VILLA , 4 BEDROOMS , 4 BATHROOMS
PRICE : \$795,000 USD

OVERVIEW

APPROVED FOR CITIZENSHIP BY INVESTMENT

Hidden amid the lush and green hills of Fern Hill Estates, Lime Villa combines incredible panoramic views and much sought after privacy. At an elevation of nearly 700 feet, the constant trade winds provide a welcome relief from the summer heat and humidity while the stunning Nevis Peak creates an amazing background scenery from the northern veranda.

Lime Villa has been designed to make the most of Caribbean outdoor living with a stylish, oversized and fully screened dining and sitting veranda. Surrounded by greenery the dining area seems to disappear in the nearby vegetation. The indoor space is also generously sized with a state of the art kitchen and a living room with vaulted cathedral ceiling more than 30 feet high.

Three spacious bedrooms, each with an ensuite bathroom complement the first floor.

The ground floor includes a large apartment encompassing a bedroom, bathroom and sitting area.

INTERIOR

INTERIOR MAIN FLOOR

- **Kitchen:** 14' X 17'.2" Fully appointed kitchen with high end stainless steel appliances including fridge/freezer, double oven, electrical stove and wine fridge.
- **Living area:** 22'.8" X 22'.8"- The spacious living area feels even larger with the incredibly tall ceiling and the French doors opening to the veranda. The multiple openings combined with ceiling fans create a constant air flow. Off the living area, is a guest bathroom.
- **Master bedroom and bathroom:** 14'.0" X 16'8" tall ceiling and plenty of natural light characterize the large master bedroom. Large walk in closet. Air condition and ceiling fan keep the room cool.
- 12' X 12' Bathroom with large Jacuzzi bath tub and separate glass door shower, double sink.
- **Guest Bedrooms:** 14' X 16'8" Each of the two guest bedrooms has a walk in closet, air condition and ceiling fan. Each bathroom has a beautifully tiled shower and single sink.

INTERIOR GROUND FLOOR APARTMENT

The ground floor could be a totally independent accommodation with its own entrance and ample space to install a further kitchen.

- **Guest Bedroom:** 19'8" X 15'10" Additional bedroom that can become a fully separate space for visitors.
- **Bathroom:** 12' X 7' Three piece bathroom with large glass shower.
- **Sitting Area:** 29'5" X 11'8", easily converted in an office or exercise room.
- **Entrance room:** 16'3" X 11'8" Multi purpose room that can be converted into an office, work out space or play area.
- **Laundry Room:** Washer and Dryer are located in a small room adjacent to the downstairs apartment.

EXTERIOR

EXTERIOR

- **Outdoor:** 1,650 square feet. Mosquito netting fitted to all the verandas, outside dining and sitting areas and windows enable 'outside living' at all times.
- Nevisian stones with multiple shades of greys and pinks paved the large sundeck. Almost 1,000 square feet of space allows for entertaining and large gatherings.
- All windows have storm shutters.

SALE DESCRIPTION

PROPERTY NOTES

- **Built in:** 2009
- **Builder:** Deon & Associates in conjunction with Consultant Architects Victor Williams Associates, St Kitts'
- **Size of the lot:** 1 Acre
- **Swimming pool:** 30' x 15'
- **Water:** Cistern water
- **Electricity:** Nevis Electricity Company
- **Cable TV and Wifi:** Caribbean Cable Communications

PROPERTY INFORMATION

- Land Area : 1 Acre

LOCATION INFORMATION

Fern Hill - Nevis

GALLERY



