



**Ritika Nanwani**  
Broker / Owner

Office: (721) 545-5700  
Mobile: (721) 526-1819  
Mobile: (721) 545-5800  
info@c21sxm.com  
<https://century21stmaarten.com>

CENTURY 21 Island Realty, Airport Road Unit# 34 A, Opposite Banco Di Caribe, Sint Maarten

## Ultimacy Anguilla Villa For Sale

**SXA# 909**

Indigo Bay 📍 Sint Maarten

**MLS# 1152042**

Single Family Homes

**5,000,000**



**SXA#:** 909

**District/Area:** Indigo Bay

**Region/Country:** Sint Maarten

**Prop.Type:** Single Family Homes

**Prop.View:** Beach View

**Beds:** 9

**Baths:** 10.0

**Living Space:** 15,000 ft<sup>2</sup>

**Land Area:** 1 m<sup>2</sup>

**Class:** Residential

### Features and Amenities

**Parking - Spots**

Ample Parking

**Yard / Landscaping**

Garden  
Terrace

**Swimming Pool**

On-Site Pool

**Rooms**

Home Office

**Distinctive Features**

Gated Community  
Balcony  
Walk-In Closet

**Location Features**

Water front

### Remarks

Ultimacy Anguilla Villa

9 Bedroom Oceanfront Anguilla Villa For Sale

Located in Sea Rocks, Anguilla, British West Indies, this is one of the best oceanfront villas Anguilla has to offer including a safe location and close proximity to secluded beach. With 9 bedrooms, 10 bathrooms, 3 powder rooms, 3 living rooms, 4 kitchens and a separate 'club lounge' on the top floor this Anguilla Villa is the best in the Caribbean!

Anguilla is booming now! Anguilla is serviced by three weekly flights from Miami to Anguilla and 20 minutes by ferry or private boat from St. Maarten, which has direct flights to New York, Atlanta, Miami, Boston, Washington, DC, Chicago, Amsterdam and Paris.

Anguilla is politically stable British Crown Colony, population 15,000, with legal system based on British law. Note: the Government is presently aggressively pursuing a Residency by Investment Program  
Anguilla has no income or capital gains taxes.

Fully furnished 15,000 square foot villa on 1.2 acres (1,400 square meter villa on .48 hectares) consisting of:

9 bedroom Anguilla villa  
10 bathrooms  
3 powder rooms  
3 living rooms  
4 kitchens (top floor chef's kitchen with Viking appliances)  
Top floor outdoor lounge (600 square feet/55.2 square meters)  
1 indoor lounge with wet bar  
Heated pool with jacuzzi  
Pool pavilion with wet bar and large deck  
Business centre, central a/c  
85 kw auto start standby power  
Wired and wireless internet on all levels  
2 car garage  
Laundry with 2 twin washers and dryers  
Secure property entrance with remote-controlled entry gates  
Selling Price: \$ 5,000,000 US  
+ 5% transfer tax  
+ 5% landholding license tax (negotiable)  
Real estate taxes: \$ 3557/year

#### PROPERTY FEATURES

9 BEDROOMS  
BALCONY  
BEACH VIEW  
GARDEN  
GATED  
OCEAN VIEW  
OFFICE  
PARKING  
SEA VIEW  
SWIMMING POOL  
TERRACE  
TROPICAL GARDEN  
WALK IN CLOSETS  
WATERFRONT VIEW