



 3 Bedrooms

 3.5 Bathrooms

Listing Number: 440

**SALE PRICE**  
USD \$2,100,000

Land Area: 8,000 sq. ft

Floor Area: 3,276 sq. ft

## Amenities & Property Features

- 18-Hole Championship Golf Course
- Beach Club
- Calisthenics Out Door Gym
- Club House Restaurant
- Concierge Services
- Driving Range
- Drunken Monkey Bar
- Farm Shop

## Description:

The redesigned open plan Courtyard Villas are located in the Garden Wall community of Apes Hill, one of the best overall locations with easy access to the Club Facilities. Offering southwest views of the Caribbean Sea and sunsets over the 18th fairway. The outdoor area offers both covered and uncovered verandas with golf and seas views over the 15' long private infinity pool with a water deck. The open plan living room and kitchen outfitted with large sliding and folding glass doors for easy access between indoor and outdoor dining and lounge areas. There are three air-conditioned bedrooms – all en-suite.

On the ground floor the large en-suite bedroom is its own self-contained wing, with glass sliding doors opening on to a private patio. The upper level comprises of two bedrooms both of which are easily accessed from the landing affording full privacy. The master bedroom flows through a private veranda with stunning unobstructed sea and golf views. The master bathroom provides a double vanity, bathtub and shower.

The property features luxury finishes and appliances throughout. Courtyard Villas include 24-hour security, private golf cart, carport and owners storage room. Turn key, duty free interior design packages available.

**Only 1 unit remaining out of 16 and completion date is September 2023.**

Being sold without a leaseback US\$2,100,000 for a furnished villa with a 4-seater golf buggy.

*The information provided on this property is deemed reliable, however, not guaranteed.*

