



Tranquility Beach

Meads Bay Anguilla

FACT SHEET

Unbeatable Meads Bay Beach Location

0.73 acre beachfront site on Meads Bay, Anguilla - undeniably the number one real estate location on the island. Your piece of paradise is ideally-situated in the middle of everything you and travelers love. Magical Meads Bay Beach is at your doorstep. Your favorite restaurants, spas and resorts are just a stroll down the sand. And world-class golf and tennis are minutes away.

It is a rare opportunity to purchase prime, beachfront, affordable real estate on Meads Bay with full professional management.

Boutique Resort

Spectacular, contemporary, boutique resort comprising 15 luxury one-, two- and three-bedroom Signature Suites. Beachfront and beachside residences enjoy spacious, open-plan living/dining/kitchen areas and are sold freehold and fully furnished.

Sizes: 901 – 2,322 total sq. ft.
Prices: US\$650,000 – US\$2,750,000

West-facing: fiery sunsets provide the perfect backdrop after a fabulous day of the very best in beach living.

More Personal Amenities

Each furnished condominium has its own covered terrace with personal hot/cold tub. Plus central air conditioning, elegant baths, full kitchen spacious living and dining area and in-unit washer and dryer so you and your guests can relax and refresh in privacy.

Brand New Everything, with a Fresh Modern Look

Designed by Ian “Sugar George” Edwards, award-winning architect of celebrity favorite and Meads Bay neighbor The Beach House. The striking contemporary architecture is designed to capture the natural beauty of Anguilla, with its spectacular sunsets and ocean views – in effect, bringing the outdoors indoors. Clean, geometric lines and shapes and bespoke touches combine with luxury finishes to create a breath-taking ambience. Interiors are by Gold Key recipient designer Natalie Sheedy, the chic, airy and contemporary spaces blend natural woods, sparkling glass, gleaming metals, and soft textiles into a soothing oasis that appeals to travelers.



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Strategic Development Partnership

Between Ian “Sugar George” Edwards of Sunset Homes and Neil Freeman of Aries Capital who have a stellar track record of successful property development and investment in the Caribbean. The team are also developing and managing Long Bay Villas and Santosha Villa Estate on Long Bay, along with other luxury villas on Anguilla.

Turnkey Ownership and Rentals

Our Turnkey Rental and Management Program provides the services of an expert management team who will attend to all aspects of rental, maintenance and international marketing, ensuring effortless ownership. This is complemented by a host of owner and guest services such as receptionist, concierge, beach chairs and attendants, and resort gym, provide the ultimate in beach living when you are here, and peace-of-mind when you are away.

Lower Monthly HOA Fees

The resort leverage’s the beach’s natural landscaping, along with thoughtful design choices and money- and environment-saving green practices to minimize ongoing maintenance costs, keeping monthly Homeowner Association fees lower than at other island options.

HOA fee US\$1.64/total sq. ft./month

Covers: Water and Sewerage, Insurance, Exterior Building Maintenance, Landscaping Maintenance, Pest Control, Housekeeping Services, Pool maintenance, Security Services, Cable & Wifi

Owner-Favorable Revenue Split

Meads Bay Beach has the highest rental rates and occupancy in Anguilla. Our 60:40 owner to developer split is the most generous arrangement currently available on Meads Bay. And unlike some other ownership options on island, there is no additional management fee deducted from owners’ shares.

Estimated rates depending on season:

Beachfront: \$650 - \$5,000 per night

Non-beachfront: \$450 - \$3,000 per night

90 days personal usage/year (60 high/30 low season): approximate US\$56,000 – US\$232,000 value.



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Payment Terms

All funds held in Escrow are not released to the Developer until after Closing.

- Reservation - US\$2,500 refundable fee & signature of reservation agreement.
- 15% payment into Escrow on signature of Sales & Purchasing Agreement (SPA).
- 25% payment into Escrow on ALHL approval. Title Documents held in Escrow.
- 60% payment into Escrow at closing.

Closing Costs

- ALHL fee is 2%.
- US\$400 application fee.
- 5% Transfer Tax.
- US\$12,500 Escrow & Closing Agent Fees.
- Purchaser's own attorney (if applicable).

Exclusive Inventory

The resort's boutique size and small number of units create a more private experience, and ensure you share guest demand with less competition when renting, or if you decide to sell. Plus you'll have a larger voice in the Homeowner Association's decision-making process.

Opening Festive 2019.

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