



# Tranquility Beach

Meads Bay Anguilla

## FACT SHEET

### LOCATION

0.73 acre beachfront site on Meads Bay, Anguilla - undeniably the number one real estate location on the island with its enviable location between two five star resorts; Four Seasons & Malliouhana Auberge. Anguilla's top dining, spa, gym and recreation services are just footsteps away along the sand.

Rare opportunity to purchase prime, beachfront, affordable real estate on Meads Bay with full professional management.

### BOUTIQUE RESORT

Spectacular, contemporary, boutique resort comprising 36 luxury one-, two- and three-bedroom Signature Suites. Beachfront and beachside residences enjoy spacious, open-plan living/dining/kitchen areas, each featuring a personal plunge pool on private terraces and en-suite bedrooms. All condos are sold freehold and fully furnished with AC, cable TV & Wi-Fi, washing machine & dryer and full kitchens.

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

### DEVELOPER

Strategic 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.

Award-winning Architectural Designer: won the coveted **World's Best International Architecture for a Single Residence** for his design of **The Beach House** on Meads Bay. Designed and/or developed *The Beach House, Le Bleu, Indigo Villa, Spyglass Villa, Beaches Edge Villa, Meads Bay Villas, Beach Court Villa, Tequila Sunrise, Villa Kai* and more. The condos have a striking modern architecture and a contemporary design unlike the traditional Caribbean and Moorish designs found in Anguilla.

### CONDOS

Sizes: 901 – 2,322 total sq. ft.  
Prices: US\$750,000 - US\$1,985,000



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## **PAYMENT TERMS**

- 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.

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

## **CLOSING COSTS**

- ALHL fee is 2% (*applied for a waiver of this fee which we anticipate will be granted*).
- US\$400 application fee.
- 5% Transfer Tax.
- US\$12,500 Escrow & Closing Agent Fees.
- Purchaser's own attorney (if applicable).

## **MANAGEMENT & RENTAL**

Turnkey purchase: the services of an expert management team who will attend to all aspects of rental, maintenance and international marketing, ensuring effortless ownership.

HOA fee US\$1.89/total sq. ft./month

Covers: electricity, water, insurance, exterior building maintenance, landscaping, pest control, housekeeping, pool maintenance, security, cable & Wifi.

90 days personal usage a year (60 days high season & 30 days low season): approximate US\$54,500 – US\$178,500 value.

50:50 rental split after government taxes, service charge, credit card fees and travel agent/tour operator commissions deducted.

Estimated rates depending on season:

Villa A:	US\$700 – US\$2,300 per night
Villa B:	US\$550 – US\$2,100 per night
Villa C:	US\$450 - US\$1,950 per night

## **OPENING**

The resort is under construction which commenced in November 2017 and is scheduled to open in December 2019.

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