



**CENTURY 21.**  
Grenada Grenadines

**Paula La Touche**  
Sales Associate

Office: (473) 440-5227  
paula@c21grenada.com  
https://c21grenada.com

CENTURY 21 Grenada Grenadines Real Estate, Excel Plaza, St.George, Grenada West Indies

## Villa Beachcliff

Lance aux Epines (St.George) 📍 Grenada

**MLS# 1145527**

6 to 12 Units

**1,850,000**



**District/Area:** Lance aux Epines (St.George)

**Region/Country:** Grenada

**Class:** Income/Revenue

**Prop.Name:** Villa Beachcliff

**Land Area:** 11,554 ft<sup>2</sup>

**Prop.Type:** 6 to 12 Units

**Oper.Costs:**

### Features and Amenities

#### Outdoor Features

Landscaped  
Garden

#### Parking - Type

Outdoor Parking

#### Air Conditioning

Air Conditioning

#### Near By

School(s)  
Shopping  
Golf Course  
Fitness Center  
Agricultural Activities  
Church  
Elementary School  
University  
Commercial Activities  
Highway  
Public Transportation  
Recreational Activities  
Airport  
Other

#### Swimming Pool

On-Site Pool  
Plunge Pool

#### Rooms

Other  
Kitchen / Living / Dining

**Distinctive Features**

Luxurious  
Hot Tub / Jacuzzi

**Location Features**

Accessible  
Near Airport  
Water Access  
Quiet Area  
Water front  
Other

**Remarks**

This 5.5 bedroom beachfront villa is set along 150 feet of Caribbean beachfront in highly desirable Lance Aux Epines on the southernmost tip of Grenada.

Nestled on over a quarter of an acre of grounds, the property enjoys beach access, cooling trade winds and spectacular 360-degree views of the Atlantic Ocean and the Caribbean Sea.

In total the property delivers over 5,500 square feet of living space exuding understated elegance and authentic island style, making it the perfect place for complete relaxation and rejuvenation.

The interior features a spacious formal dining room seating up to 14, inviting great room and a galley kitchen with concrete countertops and professional 6 burner gas stove.

There are 5 large suites, each boasting varied views of the sea.

Outside, there are expansive covered areas for relaxing, including multiple decks, verandas, pergolas and an elevated lookout, as well as 2 swimming pools, an outdoor Jacuzzi, and an outdoor BBQ area.

**INCOME-GENERATING OPPORTUNITY**

This villa would make an idyllic private vacation home as well as an income-generating investment opportunity.

The property is a well established and profitable vacation rental business with a 10 year track record, a fully operating website and a presence on other websites such as VRBO, Airbnb, Flipkey, TripAdvisor, and The Grenada Tourist Board.

The sale will include all images, websites, marketing materials, guest contacts, etc. as well as a commitment to assist with orientation and training of the new business owners/managers, providing the buyer with a ready-made, income-generating opportunity.

**OTHER PROPERTY DETAILS**

The property is offered with fixtures, furniture and equipment (full inventory available) and comes equipped with air conditioning in the 5 suites, a 35,000 gallon cistern and on demand hot water with solar backup.

**IDEAL LOCATION IN LANCE AUX EPINES**

Located in prestigious Lance aux Epines on the most southerly tip of Grenada, this villa is just a 10 minute drive from Maurice Bishop Airport, Grand Anse Beach, and the island's best shopping and dining.

The location makes this villa the ideal base for all kinds of activities including snorkeling, scuba diving, whale and turtle watching, surfing, paddle boarding, kayaking, deep sea fishing and hiking.