



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

Laluna Estate - Villa 6

Morne Rouge (St.George) 📍 Grenada

MLS# 1135554

Single Family Homes

5,635,000



District/Area: Morne Rouge (St.George)

Region/Country: Grenada

Prop.Type: Single Family Homes

Prop.View: Ocean View

Beds: 4

Baths: 5.0

Living Space: 7,433 ft²

Building Type: Detached

Year Built: Estimated

Land Area: 22,000 ft²

Class: Residential

Features and Amenities

Condition

Brand New

Outdoor Features

Landscaped
Beach

Appliances

Dishwasher
Microwave
Stove
Fridge + Water/Ice Dispenser

Furnished

Fully Furnished

Parking - Type

Garage

Air Conditioning

Air Conditioning
Fans

Beach Access

Path to Beach

Patio - Deck - Porch

Patio
Deck

Near By

Shopping
Town
Fitness Center
Church
University
Commercial Activities
Airport
Restaurants

Swimming Pool	Television	Rooms
Infinity Pool	Television Cable	Kitchen Living Room Laundry Room Bedroom Guest Bath En-Suite Bath Home Office Veranda Wine Cellar
Distinctive Features	Heating Source / Energy	Location Features
Luxurious Caretaker Services Balcony Open Concept	Solar energy	Quiet Area Water front
Available Services		
Concierge		

Remarks
<p>Laluna Estate consists of seven luxury villas (four villas currently available for sale), all uniquely designed, built on five acres of prime waterfront land on the Caribbean island of Grenada. The villas of Laluna Estate include all the benefits of Caribbean vacation home ownership and property management, with the bonus of access to the amenities of the adjacent Laluna Resort.</p> <p>Laluna Estate is brought to you by the owner of Laluna Resort, Grenada’s premiere boutique resort. For over 14 years, Laluna Resort has provided guests with luxury Caribbean vacations at our intimate, romantic hotel property. Known for our uniquely Laluna atmosphere, which combines Balinese influences, Italian sophistication, and Caribbean charm, Laluna is a favorite of in-the-know world travelers. Our beachfront resort, which is adjacent to the Laluna Estate property, features an Asian spa, beach yoga pavilion, Italian restaurant, and water sports including hobie cats, standup paddle boards, and snorkeling. All villa owners have unfettered access to Laluna Resort as a benefit of Villa ownership. This provides you with the amenities and services of one of the world’s finest resorts, with the privacy and flexibility of a vacation home.</p> <p>The villas of Laluna Estate are a tremendous alternative to luxury hotel stays or expensive, high-maintenance second-home ownership. These villas provide all the benefits of luxury vacation home ownership, with zero of the hassles. In many cases, second home ownership comes with upkeep headaches; at Laluna Estate, villa owners benefit from a management contract that includes maintenance by on-site staff. Additionally, the villas provide an opportunity for extra income as owners can rent out the villa when not staying at it. All rentals are handled under the management contract, allowing for income to flow in without any of the worries of property management.</p> <p>Located on the dramatic coastline of Morne Rouge, and conveniently just 10 minutes away from both the capital St Georges’ and the Maurice Bishop International Airport, Laluna Estate is a very private and exclusive villa development nestled on over 30 acres of prime waterfront land, designed by two acclaimed Italian architects to offer a warm and intimate atmosphere where you can enjoy the casual and unique Caribbean lifestyle.</p> <p>Villa owners and Landowners have full access to Laluna services and amenities. Laluna Estate has a Master Plan approved by the Government with a very attractive incentive package. Grenada has a new Economic Citizenship Program, and the buyers at Laluna Estate can apply for a Grenadian Passport for them and their families. (Gov. Fees Apply).</p> <p>Non Grenadian Buyers pays zero sales tax on the price (usually 11.5%) upon purchasing and 2.5% upon</p>

selling, instead 15%. Laluna is also offering financing of 50% of the sales price at 4.9% interest payable in 10 years.

AVAILABLE VILLAS

Villa No. 3 USD3,450,000.00 - (Turn-key fully furnished)

Villa No. 5 USD7,535,000.00 – (Turn-key int. dec ready)