



**CENTURY 21.**  
Grenada Grenadines

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

## Marlin Villa â€œ Belle Isle Ocean Views

Belle Isle (St.David) 📍 Grenada

**MLS# 1147362**

Single Family Homes

**899,000**



**District/Area:** Belle Isle (St.David)

**Region/Country:** Grenada

**Prop.Type:** Single Family Homes

**Prop.View:** Ocean View

**Beds:** 4

**Baths:** 4.0

**Living Space:** 4,475 ft²

**Building Type:** Detached

**Land Area:** 1.23 Acres

**Class:** Residential

### Features and Amenities

#### Condition

Just Painted  
Well Maintained

#### Outdoor Features

Landscaped  
Garden  
Fruit Trees  
Trees

#### Appliances

Gas Stove  
Refrigerator  
Microwave

#### Furnished

Fully Furnished  
Partly Furnished

#### Parking - Spots

Ample Parking

#### Storage

Good Storage  
Large Storage

#### Security

Security System  
Video Cameras

#### Air Conditioning

Air Conditioning

#### Laundry

Laundry Room

#### Beach Access

Near Beach

#### Yard / Landscaping

Large Yard  
Landscaped  
Terrace  
Private Yard  
Manicured Lawn

#### Patio - Deck - Porch

Terrace - Wrap Around  
Veranda  
Gazebo

<b>Near By</b>	<b>Swimming Pool</b>	<b>Rooms</b>
Church	On-Site Pool	Utility Room
Elementary School	Inground Pool	Bedroom
Community Centre		Master Bedroom
Restaurants		Laundry Room
Marina		Bathroom
		En-Suite Bath
		Home Office
		Workshop
		Kitchen / Living / Dining
<b>Distinctive Features</b>	<b>Building - Framing</b>	<b>Location Features</b>
Luxurious	Concrete	Cul-de-Sac
Walk-In Closet	Concrete Blocks	Quiet Area
Studio Apartment		Private street
Guest Suite		
<b>Water Supply</b>	<b>Floors</b>	<b>Building - Foundation</b>
City Supplied	Wood	Concrete Block
Water Tank	Tiles	Beam
<b>Roofing</b>	<b>Windows</b>	<b>Topography</b>
Sheet Metal	Aluminium	Sloped
	PVC	
<b>Electric system</b>	<b>Sewage system</b>	<b>Garage</b>
Breaker panel	Septic tank	Detached
<b>Driveway</b>	<b>Kitchen</b>	<b>Basement</b>
Paved	Central cooking island	Apartment
	Cupboards - Wood	
<b>Water heater</b>	<b>Window Style</b>	
Solar Heater	Impact Windows	
	Hurricane Shutters	

Remarks
<p>This Caribbean designed home is surrounded by the beauty of nature situated on a high point on a natural rocky peninsula and is the perfect setting for you to enjoy privacy and relaxation away from the main tourism areas – set on 53,424 sf (1.23 acres) of gently sloped land with fantastic panoramic views of the sea. The site benefits from the cooling trade winds that blow from the northeast for most of the year.</p>
<p>This two-story home features a modern kitchen with solid mahogany cabinetry and granite countertops, dining room and living room open concept layout with hardwood floors, three (3) bedrooms and three (3) bathrooms on the top floor, and a large self-contained 1bed/1bath apartment and private deck on the ground floor with income generating potential. Other features include a new aluminum roof (2020 installed), an inground pool, gazebo and large garage/workshop.</p>
<p>The villa is in easy walking distance to the beautiful unspoiled Belle Isle Beach. A short drive to La Sagesse Beach provides multiple dining, spa and activity options by La Sagesse Boutique Hotel, and the soon to be opened two luxury resorts - Six Senses and InterContinental. The villa is approximately 25 minutes to either the international airport, St. George's, Grand Anse or Grenville.</p>