



# ISLAND REAL ESTATE

WATERFRONT PROPERTY

Caribbean Sea



**1**  
**Cap Cana, Dominican Republic.** There's everything from 587 square-foot cozy studios to stunning 3766-square-foot 3BR penthouses at Sotogrande. This exclusive private residential development located beachfront, adjacent to the Jack Nicklaus-signature Las Iguanas Golf Course, and only a short distance from Marina Cap Cana, offers breathtaking views, a number of amenities and innovative architecture, and indoor and outdoor Jacuzzis that perfectly complement the surrounding gardens, lake and sea.  
 Price: \$400,000 to \$1,600,000  
**MARIANO SANZ** | [m.sanz@inversionesaides.com](mailto:m.sanz@inversionesaides.com)  
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**2**  
**Great Cruz Bay, St. John, USVI.** Moor your yacht within sight of this gated 4BR, 6BA, 6555-square-foot villa located on a private street. A deeded dinghy landing is a mere 3-minute walk away. Distinctive features inside include a generous use of mahogany, stone and antique brick detailing throughout, spacious bedrooms and entertaining areas, a wide covered veranda, koi pond, waterfall and lush gardens. Price: US \$3,495,000  
**MARY NICKBARG, American Paradise Real Estate, Inc.**  
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 Cell: (340) 513-2477 | Office: (340) 693-8352



**3**  
**Nanny Cay, Tortola, BVI.** Live in one of 32 2BR or 3 BR waterfront townhouses with dock at Nanny Cay Village. Guaranteed marina berths are available for larger yachts. Available turnkey, fully-furnished and ready to move in, if desired Restaurants, shops, pool, beach, full-service boatyard and more are only steps away. Price: starting at \$790,000  
**CHRIS SMITH, Coldwell Banker BVI**  
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**4**  
**Simpson Bay Beach, St. Maarten.** Located in the quaint fishing village of old-world Simpson Bay, this newly-constructed 2BR 2.5BA beachfront condo at Aqualina Beach Club is only minutes away from the restaurants, theater and nightlife of Simpson Bay Village. Take a swim in the 65' lap pool or put your feet up in the Jacuzzi and watch the sun set over the megayachts anchored right in front of your home. No expense has been spared in furnishing the gourmet kitchen, which is equipped with Viking stainless-steel appliances and a built-in commercial grade Miele espresso machine. Price: US \$1,200,000  
**RODGER BOUTELLE, ReMax Island Properties**  
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**5**  
**Sugar Beach, St. Lucia.** Situated between St. Lucia's magnificent Val des Pitons, a UNESCO World Heritage Site, 'The Residences' at Sugar Beach is a collection of 42 luxurious 3 to 6BR detached homes each with private swimming pools and views across the rainforest, Pitons and Caribbean Sea. Currently known as the Jalousie Plantation, the resort is undergoing a US\$100 million redevelopment and will be re-branded at the end of 2012 as Sugar Beach, A Viceroy Resort. Homeowners enjoy access to resort facilities such as two beaches, spa, restaurants, bars, state-of-the-art gym. Price: US\$2,400,000 - US\$9,000,000  
**PENNY STRAWSON, Residences Sugar Beach**  
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**6**  
**Westerhall Point, Grenada.** Located in an exclusive residential estate on the South East Coast, the main residence features 3BR and a laundry room on the upper floor. The lower floor has a large living/dining room, kitchen, pantry, media room and an additional bedroom, study and guest bathroom. The 1,019-square-foot guest house consists of 2BR, kitchen, dining room and patio which lead to the pool entertainment area with a gazebo and verandah. The jetty extends from the land out into Old Harbour, a favored sheltered deep water mooring site for yachts. Price: US\$2,800,000  
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