

One Paradise Lane, Nail Bay

Virgin Gorda, British Virgin Islands

Street Address: 1 Paradise Lane, Nail Bay Estates, Virgin Gorda, British Virgin Islands VG1150.

Nautical Address: 18.4897 N x 64.4136 W

This beachfront .768 acre parcel overlooks Sir Francis Drake Channel and the Dog Islands. Located on the western shore of Virgin Gorda between Savannah Bay and Long Bay with perfect sunset views. It is bordered by the exclusive Nail Bay Golf Course and the spectacular Baraka Point estate (Marked as Lot 12 on the Nail Bay Master Plan).

Three rental villas with two pools have been built on the parcel's perimeter. They are 1 Paradise Lane, Sunset Watch and Sundowner. These villas have private entrances with fully equipped kitchens and can be rented separately or together as a 4 bedroom and 4.5 bath rental property that can sleep up to 10 people.

A private white sand beach was created between the public beach and the location of where a future main house is most likely to be built. Additionally, there is extensive outdoor decking and terrace throughout the property, and extensive landscaping. The grounds include placement of boulders integrated with over 1,000 plants and fruit trees with natural stone paths weaving throughout the property to the beach. Beyond the amenities of the property, owners and guests have full use of Nail Bay Sports Club and the resort facilities.

Before Hurricane Irma severely damaged the property in September 2017, Sun reported an annual gross income of over \$209,000 on its US Tax Returns.



- **License:** Sun Learning Concepts Limited ("Sun"), a British Virgin Islands Company, was granted a non-belonger's license to own Lot 12 and is the registered proprietor of this parcel. Sun has a trade license to rent the parcel as a vacation rental and has a full-time staff member overseeing the property on-site.
- **Property Tax:** The 2022 property tax, including ground rent, house tax and land rent, is less than \$4,000 per annum.
- **Community Association:** Dues to Nail Bay Community Association are \$530 per calendar quarter. Dues cover management and operation of the two large 500 KVA stand by generators to which all houses at Nail Bay are automatically connected, maintenance of all concrete roads and culverts within Nail Bay, except the public road, and public liability insurance for \$5 million covering all the parcels at Nail Bay.
- **Electricity:** Electricity is supplied underground by Nail Bay Community Association to each property, and each property is metered separately and billed monthly prorated based on the master bill due to BVIEC.
- **Water:** Nail Bay Water Company supplies desalinated water on demand to all the properties at Nail Bay from a header tank that stores desalinated water and is billed monthly. Instead of a traditional septic system, all the villas on the parcel are connected to a Cromaglass wastewater treatment plant.

Lot 12 at Nail Bay is registered as Parcel 1/1/21/1 in Block 5044A, Virgin Gorda Central, in the Land Register of the British Virgin Islands ("the Parcel"). While this parcel cannot be subdivided, it has a sizable unimproved homesite with 125 +/- feet of beachfront that can be developed for a substantial main house in the future, subject to getting all the requisite approvals.

This property is now being offered for sale as of May 1, 2022, for US\$3,300,000 (Three Million Three Hundred Thousand United States Dollars). Owner financing is available with a minimum 30% down payment.

Brokers are protected, but brokers must register potential buyers in advance and in writing (e-mail to ajit@sunsetwatchvilla.com) with the Seller.

**For more information:
Visit sunsetwatch.com or contact
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email (ajit@sunsetwatchvilla.com)
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