

Antigua pure and simple

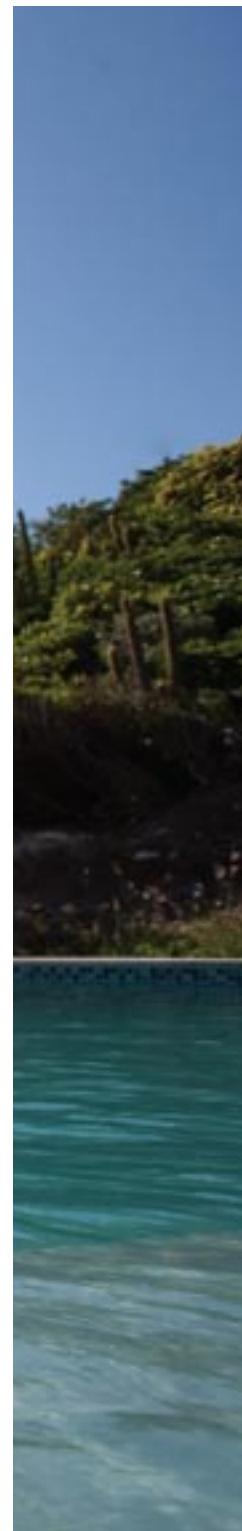


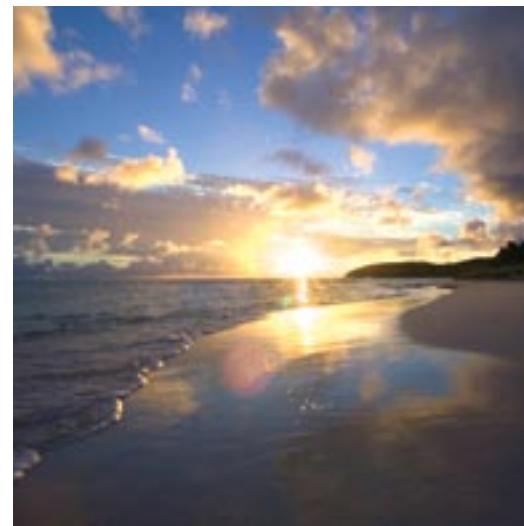
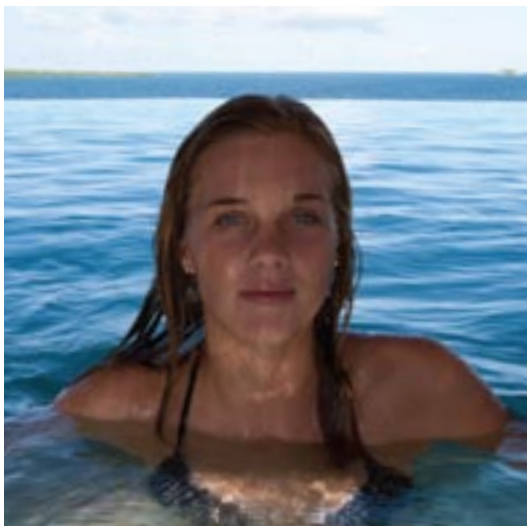
nonsuch bay

ANTIGUA



Nonsuch Bay Resort is one of the Caribbean's best kept secrets. A luxury private resort of beach cottages, villas and apartments, it is located at the south-east corner of Antigua on what is arguably the island's most exclusive bay. Forty exotic acres fuse a rich tropical landscape with colourful gardens, secluded creeks with the breathtaking azure waters of the bay, and simple white beaches with lush green rolling hills. Pure relaxation is blended with out-and-out adrenalin, and the finest luxuries with the simplest of pleasures.





## Antigua

Beyond the resort lies the richness of arguably the Caribbean's finest holiday island. There are 365 white sandy beaches, tropical rainforests and outstanding natural beauty. Local charm and cosmopolitan flair accompanies the vibrant culture and a wonderful diversity of interests. The warm tropical climate and cooling trade winds create ideal conditions for a wealth of activities that the Concierge will happily arrange. Antigua can be easily reached from North America in 4.5 hours and Europe in 7.5 hours, with the resort just 30 minutes from the airport.

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## Nonsuch Bay Resort

Nonsuch Bay offers the perfect luxury resort for those seeking year-round sunshine, world class facilities, and the privacy and flexibility of their own beautifully appointed, fully-serviced holiday home.

The protected bay makes for great sailing and the resort offers first class equipment and instruction for all ages and abilities. On land there are three infinity swimming pools including the clubhouse pool with its stunning panoramic views, and tennis courts are planned. Childcare is provided throughout the day and the waterside restaurant serves world-class cuisine in an amazing setting. For ultimate relaxation a spa is planned, and in-room treatments are currently available. All of this is delivered with the highest standards of personal service and a passion for the real Antigua.

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The Waterside Restaurant at  
Nonsuch Bay Resort



## Sailing & Watersports

Nonsuch Bay faces the consistent and warm trade winds, and its two square miles of enclosed waters are protected from the open sea by a barrier reef. The conditions are outstanding for small boat sailing, windsurfing and kite surfing, and the resort's facilities can cater for gentle to competitive watersports.

Avocet Sailing offers a "white glove" sailing service, group tuition, refresher courses, technique clinics and trips and activities for all ages and abilities. The club's fleet of sailboats is built around the modern range from LDC Racing Sailboats supplemented by Hobie Cat beach catamarans. In addition to a range of dinghies, there are 24ft RS Elite keelboats. These modern classics offer the stability and security of a yacht, striking 'America's Cup' lines and fast and responsive sailing for crews of up to four adults.

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The homes at Nonsuch Bay Resort are the height of Caribbean living. Apartments, cottages and villas with breathtaking views from tropical hill tops, beaches and bays. Homes that promise a truly authentic and unparalleled Antiguan experience and the space to relax in understated luxury. Made complete by a resort that offers total privacy, seclusion and tranquility through to full-on sporting adrenaline.





## Apartments and Beach Cottages

The apartments are set into a crescent-shaped hillside that slopes gently to the beach, the sailing club and the waters-edge restaurant and bar. Grouped in discrete clusters are extremely spacious and versatile one-bedroom units, a variety of large 2 and 3 bedroom designs, and majestic 3 bedroom duplex penthouses. Intimate beach cottages lie where the hillside meets the shore and have direct beach access. Traditional local materials and classical Antiguan architecture are found throughout the homes and blend seamlessly with state of the art appliances and technology. The apartments and beach cottages share lush, landscaped tropical grounds, two infinity pools, breathtaking ocean views, and, the most perfect indoor and outdoor living.

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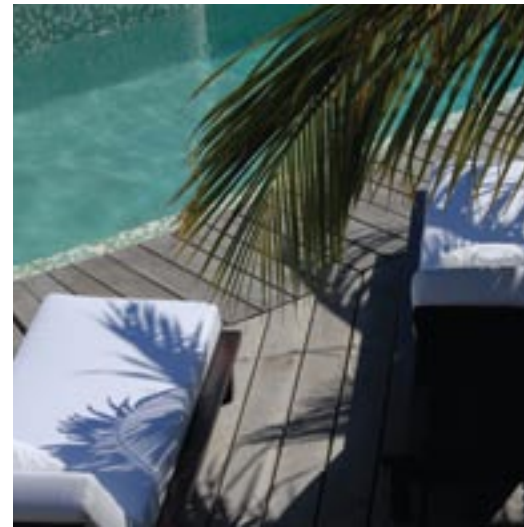
## Waterfront Villas

The tranquil waters of Ayres Creek, an inlet at the westerly point of Nonsuch Bay, provide an idyllic setting for this private community of waterfront homes. Large duplexes offer 3 bedroom suites and extensive first-floor living accommodation, bordered by water on one side and a protected mangrove reserve on the other. The villas combine the highest level of interior luxury, as well as balconies, an enormous outdoor living space, tropical gardens and plunge pools.

Tennis courts are located nearby whilst the restaurant, sailing club and other resort facilities are a short walk or drive away. Villa owners will be able to rent a small number of private moorings within the deep clear waters of the creek, previously reserved for turtles, or an occasional yachtsman enjoying one of Antigua's most exclusive anchorages.

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## Hill Top Villas

Crowning Nonsuch Bay Resort are the hill top villa plots which offer, quite literally, some of the best ocean views of any real estate on Antigua. Accessed via private road, the villa plots are orientated to maximise views and seclusion yet remain a short walk from the beach and various resort facilities and amenities.

Plots vary in size from 1,500m<sup>2</sup> (0.4 acres) to 4,500m<sup>2</sup> (1.1 acres) and provide a blank canvas on which to build the villa of your choice. Introductions can be made to leading architects and project managers on Antigua, who can provide the carefully planned and supervised design and build of bespoke homes to the highest standards.

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## Rentals and Management

A comprehensive rentals and management service is available offering owners carefree enjoyment of their homes, plus the opportunity to generate income through a rental pool structure.

The rental pool provides owners with a share of revenues whenever their property is made available to rent, without placing any limits on the amount of time they can use their home or offer it for the use of family and friends. Although no guarantees are offered, strong returns are anticipated due to the continuing demand for high-quality accommodation on Antigua.

Within the rental pool a full range of services is available including reception and concierge, reservations, maid and cleaning services and maintenance.

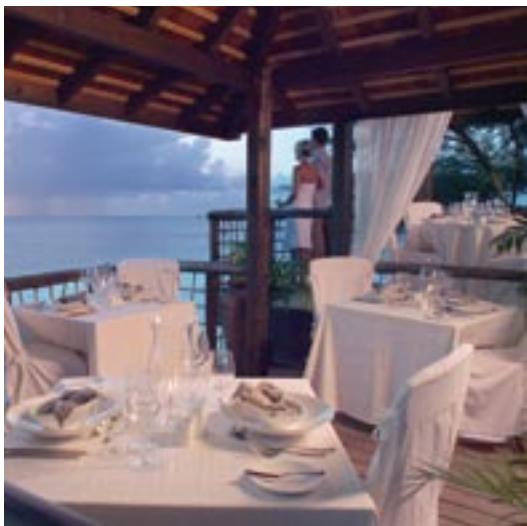
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- 1 TENNIS COURTS
- 2 MAIN ENTRANCE
- 3 RESORT POOLS
- 4 CLUB HOUSE & RESTAURANT
- 5 BOAT DOCK

- WATERFRONT VILLAS
- HILLTOP VILLAS
- BEACH COTTAGES & APARTMENTS





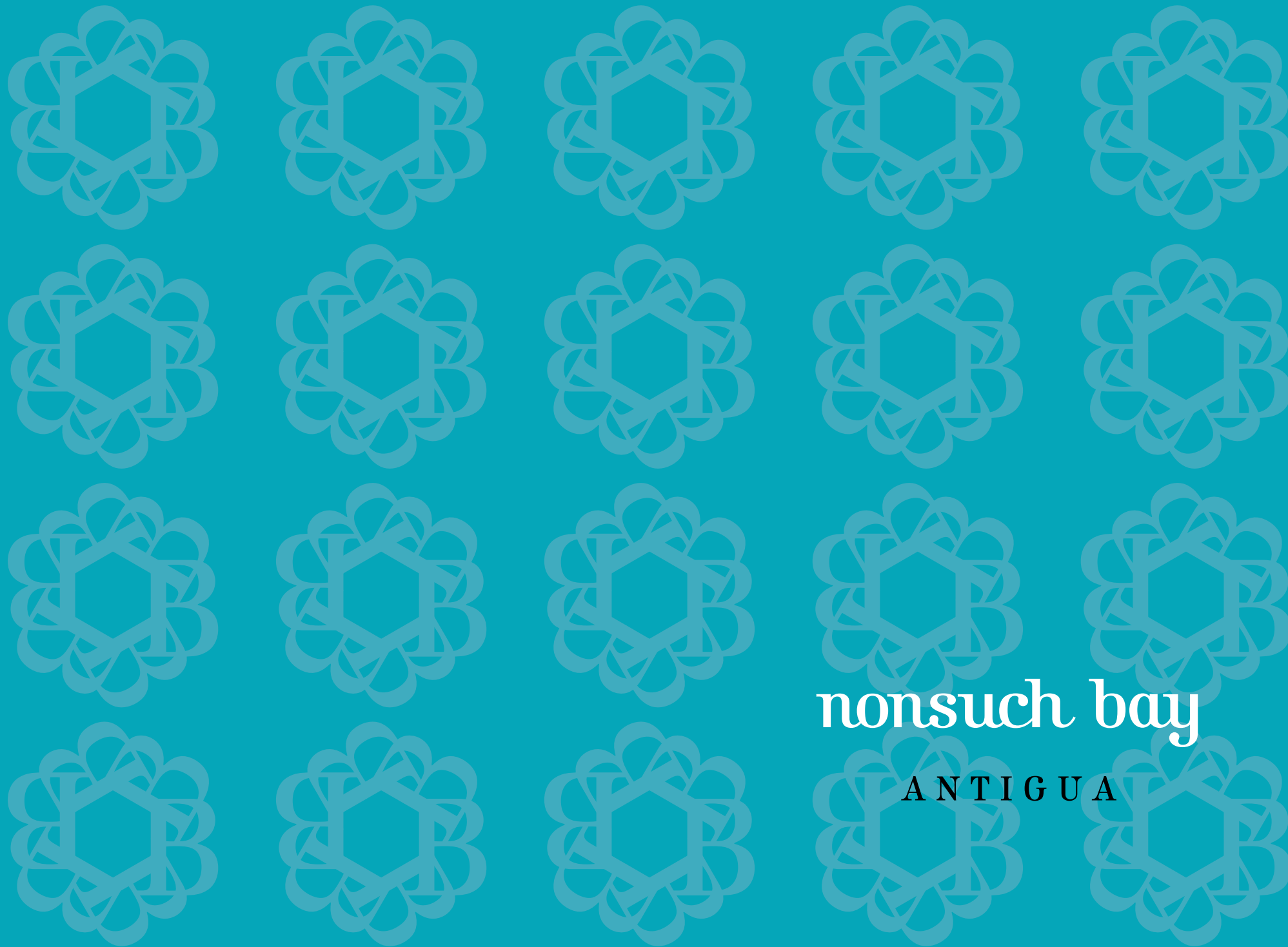
## The Team

The development and management team is led by one of Antigua's pre-eminent business partnerships, responsible for some of the island's most successful tourism-based businesses. These include Coco Bay Hotel and Coconut Beach Club, Sheer, one of Antigua's finest restaurants, and the Redcliffe Quay tourism complex in the capital, St John's.

EDSA, one of the world's leading planning and architectural firms collaborated with British architect and Antigua resident Andrew Goodenough to create the distinctive Georgian-colonial style at Nonsuch Bay. Mr Goodenough has designed many landmark homes and projects in and around Antigua including Curtain Bluff, the Falmouth Marina Hotel & Apartments and various homes on the exclusive Jumby Bay Island.

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ANTIGUA

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