

## **Prime Property in the Caribbean For Sale By Owner**

This prime property set on the peak of Monks Hill/Horsford Hill boasts the most spectacular panoramic views of English Harbour, Falmouth Harbour, and the lush green valleys and rolling mountains of Boggy Peak/Mount Obama and its surroundings.

The view is the most breathtaking and spectacular anywhere. It is said to be not only the best in the country but one of the most magnificent views in the entire Caribbean. It is mentioned by many experienced writers and spectators that only privileged human beings will ever see such a view in their life time; while others have said that it is “the best view and landscape nature can ever present to the human eyes.”

### **Contour and Surface Area of Property**

It is more than 2.3 acres of land with more than an acre of hill-top Plot (Parcel No 253) and more than 1.2 acres of gentle buildable gradient land (Parcel No.145). Every inch of the land has the same magnificent view described above.

### **Road Access**

The property is easily accessible from the main road going towards English Harbour through Liberta village. The present owner constructed a special road and a short uphill driveway to access the property from the most spectacular view side which one can enjoy while driving up to the property. This new road has been recently constructed through the Crown land to magnify the beauty of the private property.

### **Construction and Buildings**

Out of the two lots, Parcel #253 area, being a little more than an acre of land, is well fenced with retaining Fort wall which was built in 2002 by the present owner with 200% strength to the engineers' structural specifications, by drilling steel into the natural mountain rock and establishing the three to five feet wide footing with double strength re-enforced concrete. The wall has a column and a beam at every square foot of the construction.

This retaining wall measures approximately 1200 feet circumducting the hill top for the feeling of full security at the top of the mountain especially to offset any feeling of altitude phobia at that height. The wall has re-enforced additional columns, 18 inch wide, at every 19 feet. This retaining wall has a different height depending on the contour of the hill top starting from 4 feet going up to 14 feet height at places where the garden's land is prepared by putting manure and top soil in order to recapture land to increase the utility of surface and the construction area of the upper parcel at the hill top.

The entire retaining wall is topped up with heavy duty steel with chain-link fence which is according to the American specification for longest durability and to resist the great forces of hurricanes. The entire steel metal chain-link fence is rust coated to remain rust proof having plastic coating of green color.

This retaining wall has been built with 12 inch concrete blocks, with 5/8 inch longitudinal steel at every 6 inch, and horizontal ½ inch steel which is binding the circumference together. This has consumed approximately 2500 cubic yards of the highest strength concrete in filling of each 12 inch knock for re-enforcement.

The property has a cottage, built-in utility building, a security gate-house with a high level over-head water tank and a power house which generates electricity.

### **Cottage**

4000 square foot double story cottage which is again built on a solid rock with 200 percent re-enforcement to engineer's specifications, which has two cisterns for storage of water, a space for building a studio apartment on first ground floor on the higher 2nd level, vacation suite with full size bathroom, 20 feet x 20 feet large bedroom, kitchen, dining area and a large party area with a rain protected open dining area with bar, view and breeze.

The entire cottage is built in upscale construction and has all natural stone green marble with full service kitchen having granite counters including the Arabian marble dining table and other luxury and elegant amenities for Caribbean good living. Outdoor living/party area has Spanish columns and the building has Greenheart wood roof from Guyana. This wood roof is covered with high grade galvanized steel.

### **Utilities**

Utility building is 225 square foot area which too has marble surfaces and double face basin. Utility building has treated Carib board roof covered with heaviest gauge galvanized steel and has built-in septic tank with natural field drain system to process septic for future buildings. It also has double utilities basin, shower and Cashew Nut tree and more than eight hybrid coconut trees of different sizes are loaded presently with sweet coconuts.

### **Decoration Plants**

The entire property is decorated with very colorful plants like multi colored crotons, Ginger Lilly, Hiliconians brought in from the island of Dominica, ferns again imported from Jamaica and other Tropical Islands of the Caribbean.

The outside border of the property has full grown flowering, large plants like Flamboyant trees which are green all the year and give dark red and yellow flowers for three months during the summer season along with African Tulips which were brought in from Africa to give red carpet top in its season.

### **Hedges**

Flowering multicolored and variegated Bougainvillea and Jasmine hedges.

### **Spice Garden**

The present owner of Indian origin has lived all his live in the Caribbean. He has planted all spice

trees which were imported from spice island of Dominica, in the Caribbean including nutmeg, bay leaves, pimento, oregano, Curry leaves, Basil and others.

### **Vegetable garden**

This property has three areas allocated to built-in vegetable gardens which are fertilized by the organic manure developed and processed on the property by the long field-drain irrigation system, the ground has the top soil of 18 feet of manure on top of field drain to grow all seasonal vegetables one can think of like different kinds of spinach , beans which are grown on the fence, lettuce , lady's finger(ochro), pumpkin, squash, zucchini, Bitter gourd(Karella), all the vines are grown on the steel fence in order to use the 1200 feet fence circumference for growing the beans, spinach and vegetables. The entire vegetable crops are organic-grown using natural insecticides by spray of neem leave water in order not to allow any chemical or insecticide to enter the property.

### **Irrigation System**

Is the oldest and conventional irrigation system of collecting the rain water putting into the concrete cisterns at a lower level and pumping water/dirty mud water to the overhead cistern at the gate house to feed all fruit trees, palms, vegetable gardens with root irrigation system.

### **Power**

The entire retaining wall has pre-cast one inch concrete built-in PVC lifelong pipes and electricity so that every corner of the entire property has 220 volts and 110 volts electricity 50/60 Hertz current with outdoor outlets for future approved plans.

### **Future Plans**

The upper parcel already has approved 4-bedroom, 4-bathroom plan with two storeys and a basement, three story luxury house with basement, each bedroom is 20'x20', large open Caribbean style living area, swimming pool. The pal took years to get approval with Antiguan protocols of Park authorities and the Development authorities of Antigua and Barbuda.

The lower land plan has open future options for a hotel or vacation cottage/ resorts in order for guests and visitors to enjoy the most magnificent view. Thus the future owner could maintain the property with the tourism industry in the Caribbean by renting eight or more cottages in the lower Parcel#145.