



THE GARDENS

HARBOUR ISLAND - ANTIGUA

JOLLY HARBOUR IS ONE OF THE MOST POPULAR RESORT COMMUNITIES IN ANTIGUA WITH MARINA, COMMERCIAL CENTRE, GOLF COURSE, HOTELS AND RESTAURANTS ALL ON SITE.





FRYES BEACH AND MANY OTHER BEAUTIFUL BEACHES
ARE A SHORT WALK OR DRIVE AWAY

The islands of Antigua and Barbuda are gems in the West Indies crown, with Antigua being the flight hub of the Eastern Caribbean and known for its spectacular white beaches. Long the home of celebrities and the international elite, both islands saw record numbers of visitors over the last pre-covid years which returned in 2021.

With an extraordinary amount of new upscale residential development underway Antigua & Barbuda is the discerning choice for a Caribbean luxury retreat location, and this position only looks to grow over the next decade.

THE GARDENS

The Gardens is a new luxury retreat community set on Harbour Island, in the middle of the Caribbean's largest man-made marina at Jolly Harbour, Antigua. The villas in the Gardens project are designed to be airy and open, with high ceilings, doors, and windows that will allow light throughout the home.

With individual pools outside each villa surrounded by decks and creating great areas for relaxation, there will also be an option to add a guest cottage in each property.

As the name suggests, each of the Gardens' villas will be surrounded by selected tropical vegetation to ensure maximum privacy and make each property its own retreat.





ELMSBRIDGE PROJECT ON ANTIGUA'S SOUTH COAST



OBMI VILLA DESIGN IN ANTIGUA

THE DEVELOPER

The Gardens is being developed by Elmsbridge Property International (www.elmsbridge.com), a specialist developer of destination communities with decades of international experience - specifically in the West Indies and Antigua.

The Gardens project design has been led by Mitch Stuart, Antiguan director at OBMI (the West Indies' leading full-service design firm www.obmi.com), and an experienced architect who has been involved in the design of five different projects with Elmsbridge.

With Mitch and the Elmsbridge design team in place, every villa design can also be customized for the buyer if desired with little additional cost.

EACH VILLA AT THE GARDENS IS OFFERED FULLY TURN-KEY FROM
CONSTRUCTION AND FURNISHING TO MANAGEMENT AND RENTAL.



FINISH AND FURNISHING OPTIONS CAN BE
REVIEWED AT THE ELMSBRIDGE DESIGN OFFICE













THE VILLAS

The finishing materials for the Gardens' villas have been chosen with great care by the Elmsbridge Interiors team, whom have the necessary experience with local suppliers and imported items to avoid supply chain nightmares and provide quality and long-lasting finishes in each home.

Choices are available for both the finishing schedule and the villa furnishings, and the Elmsbridge design team is available to sit with each buyer and find the right look and feel to customize each home.

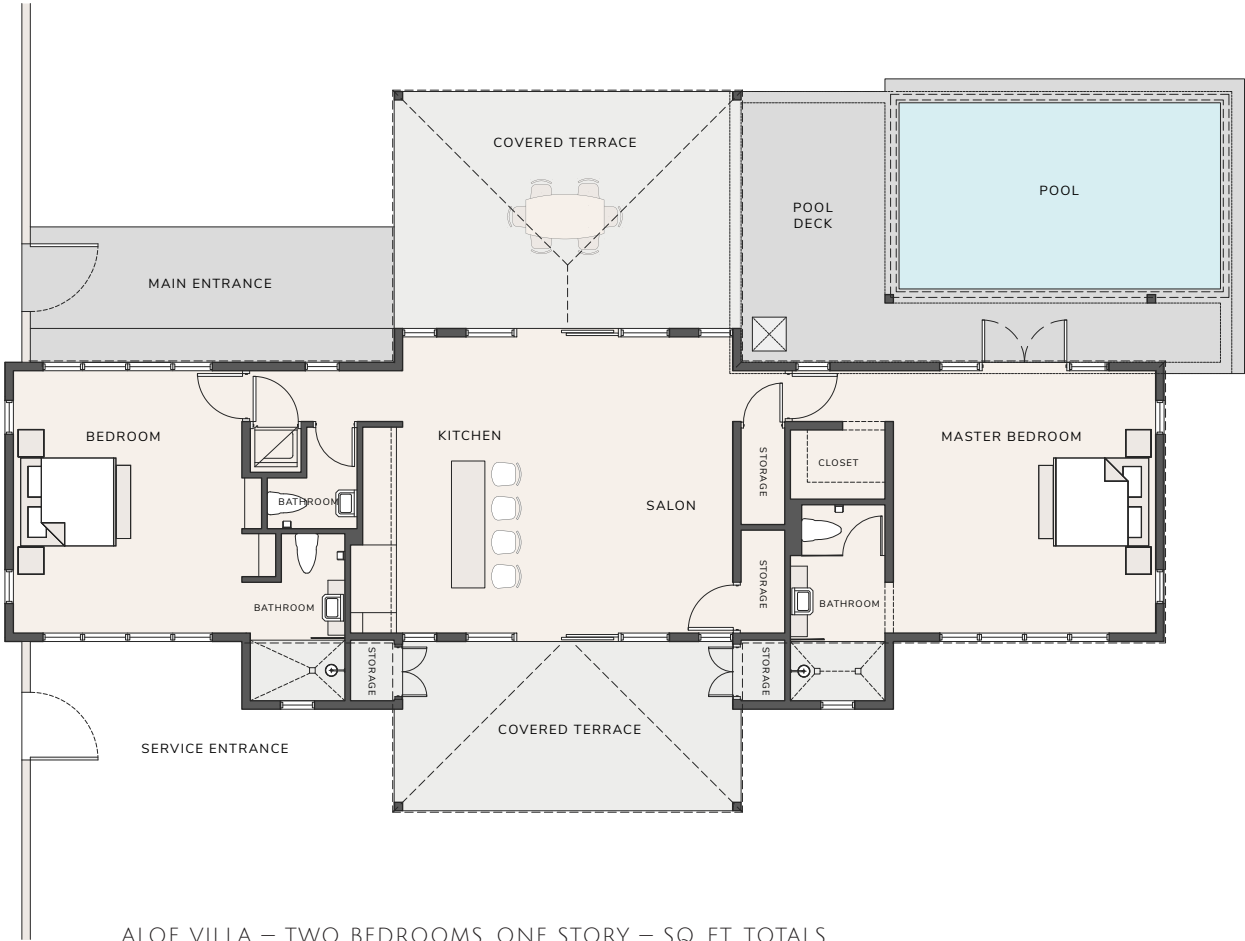
We also appreciate at Elmsbridge the different components that go into creating the perfect experience, and in the Caribbean the outside of the home is just as important as the inside.

With our own nursery on-island and a landscaping team, we will provide gardens that will not only shield your outdoor areas but create delightful natural spaces of tropical colours. These planting plans can also be customized for the owner.

ALOE TWO-BEDROOM VILLA

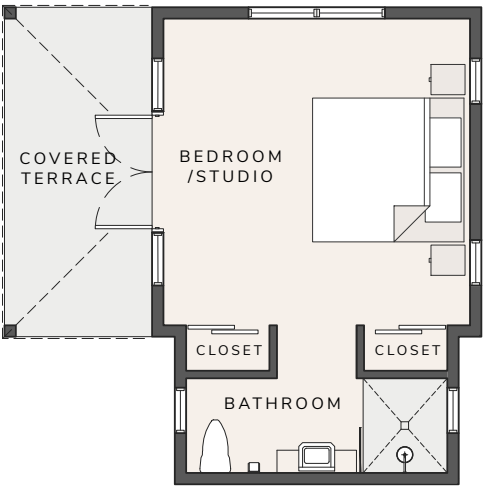
COTTAGE ONE-BEDROOM

GROUND FLOOR



ALOE VILLA – TWO BEDROOMS, ONE STORY – SQ. FT. TOTALS					
INTERIOR	EXTERIOR COVERED	PERGOLAS	TOTAL	SUNDECKS + POOLS	GRAND TOTAL
1,610	486	144	2,240	1,640	3,880

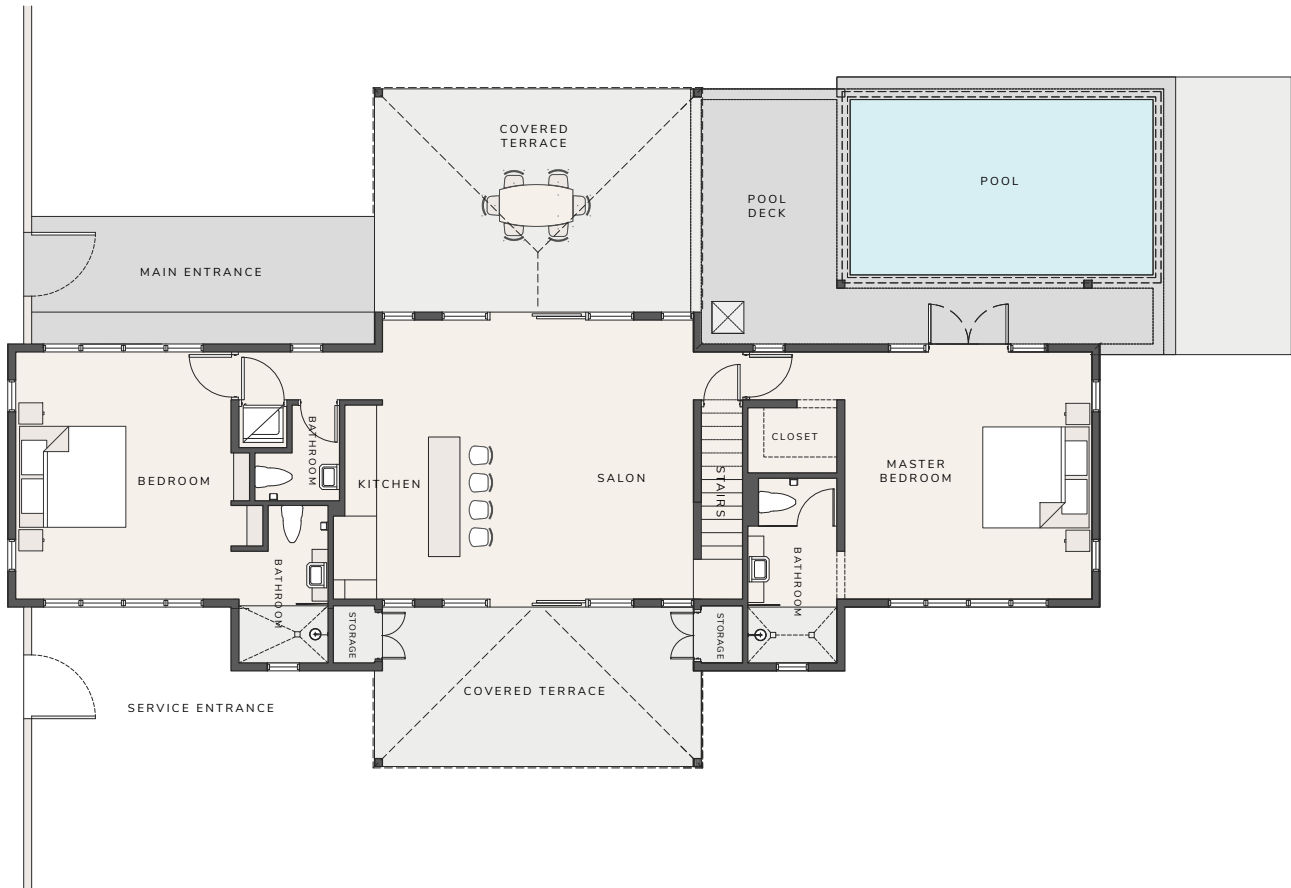
GROUND FLOOR



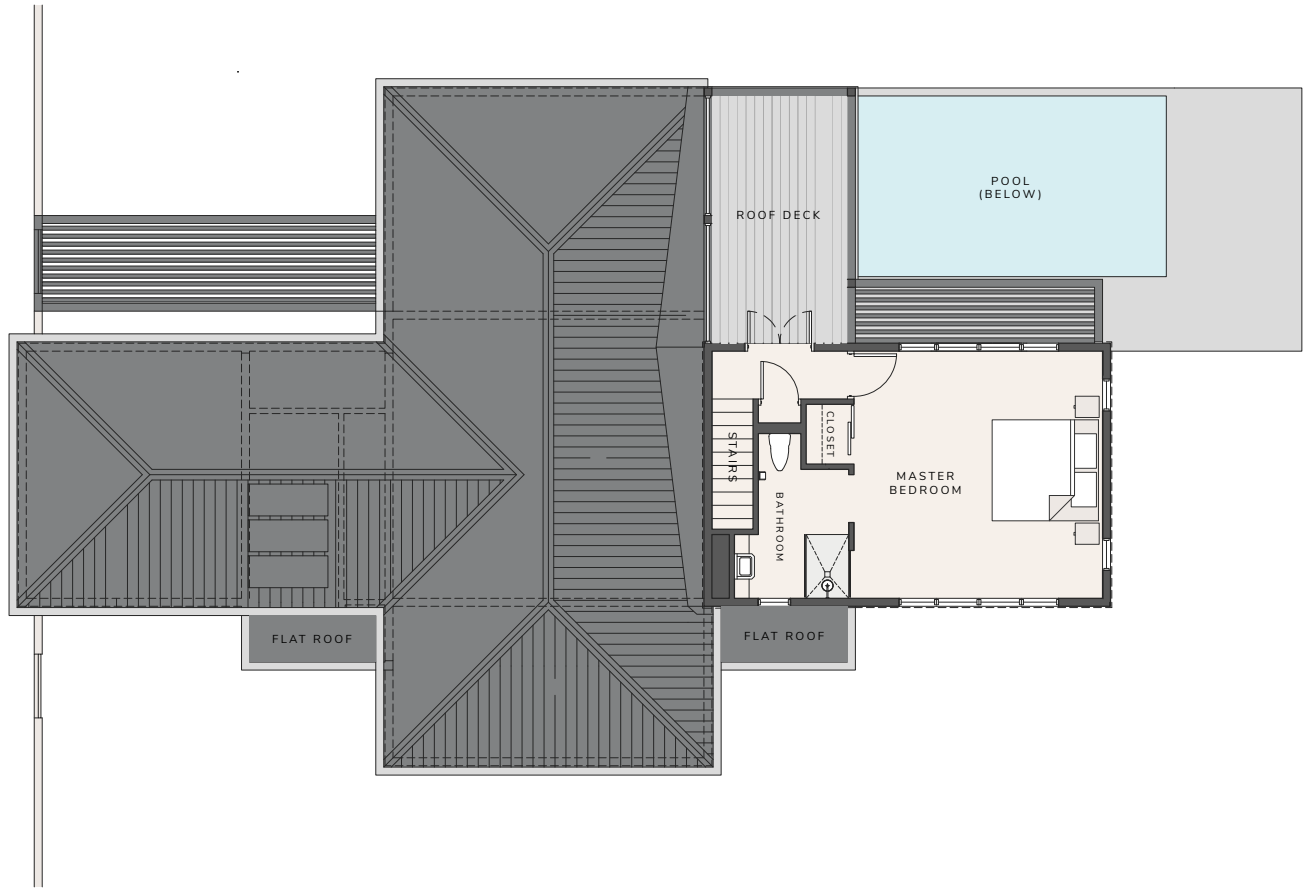
COTTAGE – ONE BEDROOM – SQ. FT. TOTALS			
CAN BE ADDED TO ALOE OR NEEM VILLAS AS A GUEST COTTAGE			
INTERIOR	EXT. COVERED	PERGOLAS	TOTAL
445	270	120	835

NEEM THREE-BEDROOM VILLA

GROUND FLOOR



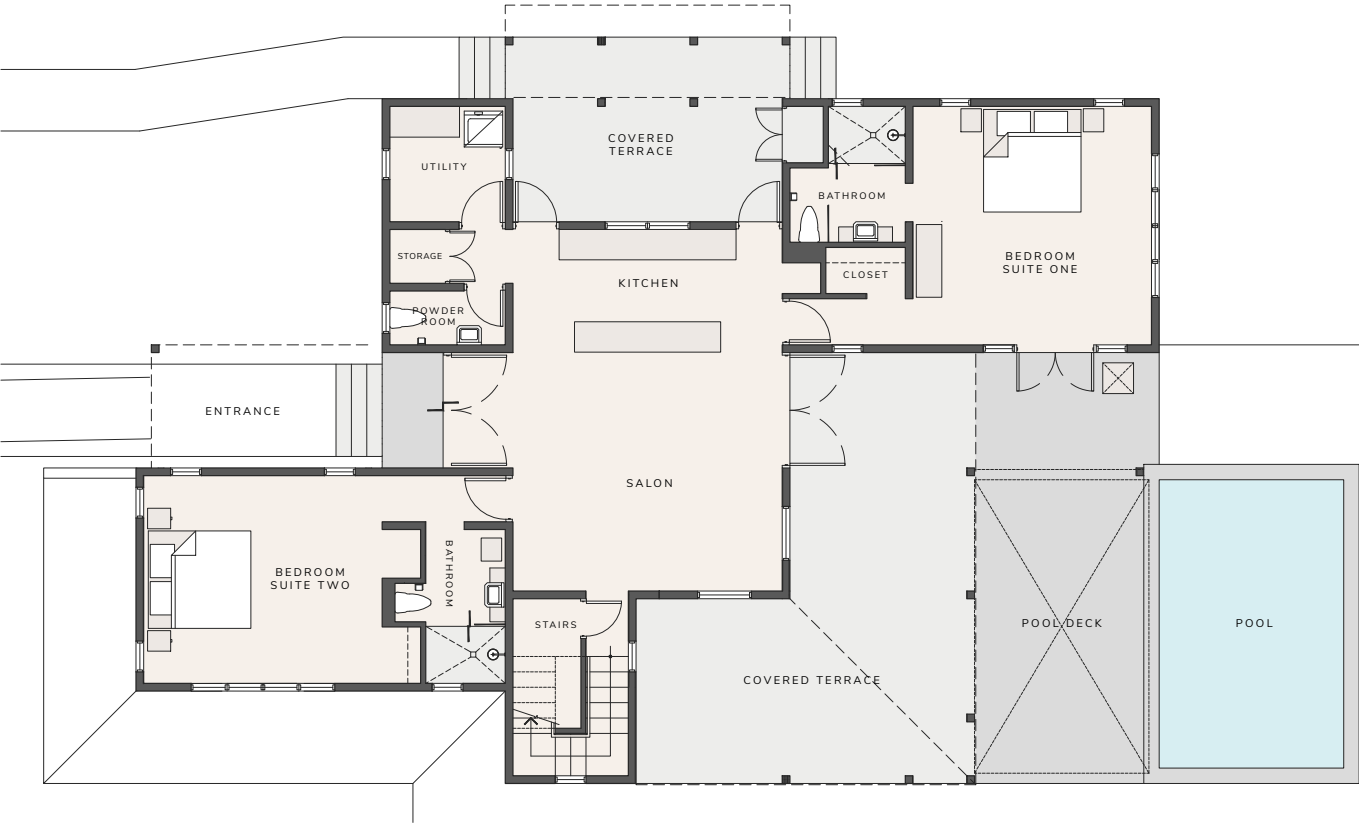
SECOND FLOOR



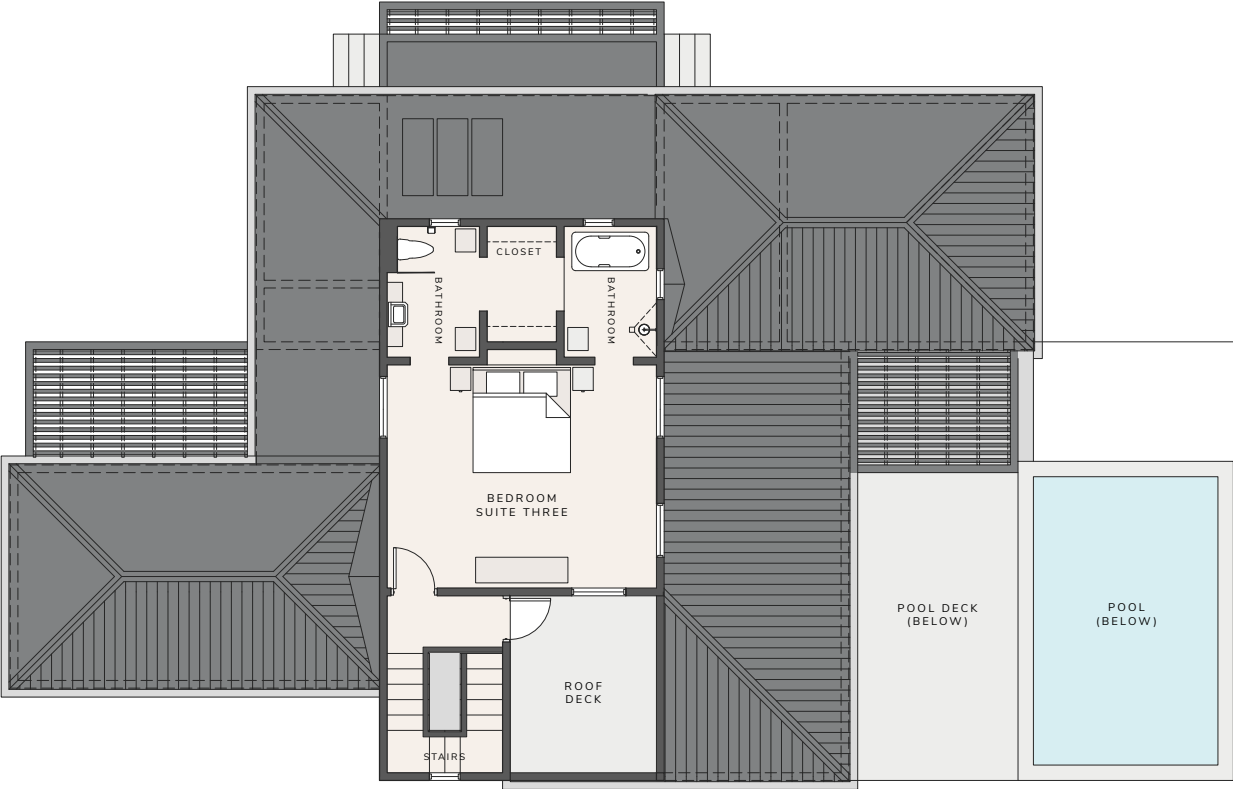
NEEM VILLA – THREE BEDROOMS, ONE STORY – SQ.FT. TOTALS					
INTERIOR	EXTERIOR COVERED	PERGOLAS	TOTAL	SUNDECKS + POOLS	GRAND TOTAL
1,965	486	264	2,715	1,640	4,355

HUMMINGBIRD THREE-BEDROOM VILLA

GROUND FLOOR



SECOND FLOOR



HUMMINGBIRD VILLA – THREE BEDROOMS, TWO STORIES – SQ. FT. TOTALS

INTERIOR	EXTERIOR COVERED	PERGOLAS	TOTAL	SUNDECKS + POOLS	GRAND TOTAL
1,470	700	328	2,498	510	3,008



THE ENVIRONS

Jolly Harbour is the Caribbean's largest man-made marina developed in the late 1970's and 80's. Over the last year the assets of Jolly Harbour, along with a number of surrounding properties, have been purchased by an international investor group with the intention of re-developing the larger community with new hotels, restaurants, retail, golf, and wellness facilities.

What is already an idyllic place to live with conveniences most other Caribbean destinations long for has begun the process of becoming the top destination in the Eastern Caribbean, and investment into real estate there at this stage of the Jolly Harbour re-development offers a clear path to significant capital appreciation of your property.

PROJECT CONSTRUCTION

The villa construction at the Gardens community will be overseen by Elmsbridge Property International through a special purpose company ‘Gardens Construction Limited’.

Elmsbridge has three pre-qualified home builders and will look to achieve the most competitive pricing possible through a tender process for each villa build.

By acting as the overall contractor for the project, Gardens Construction Limited will offer a warranty to each owner to fix any deficiency in the first year of ownership. Additional warranties on specific systems such as roofing or air conditioning, range from 5 to 20 years. Upon the turnover of the property, each owner shall receive a villa book that includes all drawings and equipment information along with the specific additional warranties.





MANAGING THE VILLA

Each Gardens villa owner will have the option of villa management and rental provided by a project-specific management company 'Gardens Villa Management Limited'.

With the company management having decades of property experience in Antigua, the hassle of owning an overseas property will be removed for each owner that chooses this option.



RENTAL SERVICES

Alongside management services the option is also available to have your villa rented by Gardens Villa Management Limited.

Using popular online rental platforms as well as a dedicated website, the management company will handle every task involved in welcoming vacationers and achieving significant rental returns. The terms and conditions of management and rental services can be found in the Management & Rental Agreement.



ANTIGUA & BARBUDA CITIZENSHIP

The Gardens project is approved under the Antigua & Barbuda Citizenship Investment Program which means anyone purchasing real estate in the development is eligible to apply for citizenship for the country.

Being a citizen brings a myriad of benefits such as easier travel, wealth protection, and creating a safety foothold in a beautiful tropical island. It also allows one to avoid the five percent alien landholder's license fee charged when a non-citizen buys a property.



FRACTIONAL OWNERSHIP

Along with whole ownership of each property, the Gardens is offering quarter-fraction ownership of villas in the development. Giving real property ownership through a special purpose company formed to hold the villa asset, buying a fraction gives three months a year to enjoy the property and/or earn rental income.

Each fraction is also eligible for citizenship application, so this form of ownership is the most cost effective to obtain the pleasure of having a vacation property to retreat to each year while also providing second passports to you and your family just in case.



