



TOPAZ OCEANVIEW RESIDENCES



Seaside, gated, luxury residences
with Anguilla's Signature view.
Own or rent your dream property.

- Imperial • 5,100 sq.ft., 4br.
- Pinnacle • 3,500 sq.ft., 3br.





The Heart of Anguilla

Anguilla is a British Territory, long regarded as an upscale tourism destination known for its mild climate and fine white sand beaches. The island is listed among the top 10 of destinations in the Caribbean and Atlantic by Condé Nast Traveler.

Sandy Ground has always been a center of economic and cultural life. It houses the island's main port and the pond that was the site of Anguilla's main industry for many years - salt production.

Today it is "the entertainment capital of Anguilla". Vibrant culinary and nightlife spots are all here. Most of the important boat races start and end here and even when the races aren't on, one can view all the nautical activity coming in and out of the bay. Last, but not least, there is the Sandy Ground beach with its white sand, cool blue water and fun-filled water sports.

The Villas

Occupying one of the most coveted and iconic locations in Anguilla, the Topaz Villas: "Pinnacle" & "Imperial" sit perched on the southern hill above Sandy Ground - three minutes from the beach. The sweeping view of the salt pond, Sandy Ground Village and the open sea is the single most photographed, and instantly recognizable views of Anguilla. Centrally located, the site features panoramic views of St. Martin, Saba and Sandy Isle.





PINNACLE OCEANVIEW VILLA



Exclusively located in the most iconic scenic spot in Anguilla, this modern 3,500 sq. ft. 3 bedroom resort home features an upper level infinity pool, authentic Thai design, furnishings, and art and truly unequalled 360 degree views. Offered completely furnished and with all the amenities you expect; the ultimate in quality & value.

"Pinnacle" features an upper level sun/spa deck to sunbathe, relax and take in the 360 degree views. The upper level contains a spacious lounge which rolls seamlessly into the pool deck and infinity pool.

Residents enjoy watching the nautical activity of Sandy Ground and the bay. The spacious Master bedroom suite includes a whirlpool tub and outdoor shower. Downstairs houses 2 spacious bedroom suites and living, dining and kitchen featuring custom built cabinetry.

This property is outfitted with beautiful insulated Greenheart hardwood ceilings, linen, hurricane rated windows & doors, Weber grill, security system, walled compound, wireless network, generator and sewage plant on site. You only need to bring your clothes and move in.



1



2



5

1. Spacious, fully equipped kitchen
2. Lounge opens to pool deck and infinity pool
3. Master bathroom suite includes outdoor shower
4. View of pool deck
5. Upper level sun deck



3



4



IMPERIAL OCEANVIEW VILLA



This contemporary 5,100 sq. ft. 4 bedroom resort home features spectacular indoor/ outdoor living, an attached penthouse apartment and a heated plunge pool. Southeast Asian design and furnishings fuse with nautical

Caribbean art appropriate to the locale.

Each floor has 2 spacious bedroom suites with walk-in closets. The upper floor features a spectacular bay view lounge and a fully-equipped kitchen. A separate entryway allows the back 2/3rds of the upper floor to operate as a self-contained penthouse apartment with great views of St. Martin.

With state-of-the-art wired and wireless networks, roomy interior spaces and closets "Imperial" will remind you of some of the finest hotels in the world and is a truly extraordinary home.

Hurricane-rated windows & doors, 8 ft. tall mahogany interior doors, Greenheart hardwood railings, high-resolution video security system and an on-site standby generator round out this great value.



1. Fully-equipped & spacious kitchen
2. Penthouse apartment bathroom
3. View of courtyard and pool deck
4. Upper lounge looking across the bay
5. Upper bedroom and porch with bay view



Specs



	"Pinnacle"	"Imperial"
Square Footage	3,500	5,100
Bedrooms	3	4
Bathrooms	3-5	4-5
Air Conditioning	4 Units, bedrooms & lounge	5 Units, bedrooms & lounge
Nearest Beaches	Sandy Ground & Rendezvous Bay	
Roof Material	Concrete, Greenheart & Insulation	Concrete
Doors & Windows	Exterior: Hurricane Resistant, Coastal grade / Interior: Solid Mahogany	
Appliances	GE Profile/ GE	
Cabinetry	Custom cabinetry with tile countertop (Countertop upgrades available on request)	
Cistern Capacity	21,000 Gallons	32,500 Gallons
Pool Dimensions	12' x 24' Infinity (Heated Infinity Pool)	10' x 19' Heated Plunge
Jacuzzi Dimensions	6' x 7'	4' x 4' Japanese Style Deep
Additional Amenities	Upper Level Sun Deck	Attached Penthouse Apartment
Network	2x Belkin Dual Band Routers	4x Belkin wireless Routers Gigabit Wired Network
Water Heating	GE 80 Gallon Electric	4x Tankless Point-of-use
Septic System	Sewage Treatment Plant	
Emergency Generator	45kW Diesel instant-on	

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