



# FOUR SEASONS

RESORT ESTATES  
NEVIS, WEST INDIES

DEVELOPED BY F.S.R., ESTATES LTD.



# 1501

## SUNSET HILL ESTATES SUMMER BREEZE

### \$2.7 MILLION USD

Elegance and sophistication await you at this stunning villa just a short five-minute golf cart ride from the Four Seasons Resort Nevis. Floor to ceiling windows open onto a large covered veranda overlooking the Caribbean Sea and the 16th hole of world-renowned Robert Trent Jones II golf course, providing that special Nevisian indoor/outdoor open-concept living.

Summer Breeze is perfectly positioned in Mango Ridge to enjoy year-round sunsets and all that the resort has to offer, Four Seasons service, restaurants, waterfront dining and sports. Contemporary furnishings and a neutral palette provide a calm and serene environment, a thoroughly modern escape from the hustle and bustle of life off-island.

With every desire catered to, this villa and the legendary Four Seasons service will ensure comfortable, worry-free living. Experience the exceptional, own the legend – Four Seasons Resort Estates Nevis.



.51 ac

Interior (w/ guest cottage)		2,028 SqFt	188 m <sup>2</sup>
Verandah		1,105 SqFt	103 m <sup>2</sup>
Pool/Patio		1,200 SqFt	111 m <sup>2</sup>
Guest Cottage		401 SqFt	37 m <sup>2</sup>
Bedrooms		3	
Bathrooms		3.5	
Land		.51 acres	2064 m <sup>2</sup>
Year Built		1996	remodeled in 2019

### SPECIAL FEATURES:

- Overlooks 16th green
- Caribbean Sea views
- Engineered Swiss wood flooring
- Poggenpohl cabinetry
- Floor to ceiling windows in living room and kitchen
- Bosch appliances
- Pols Potten etched glassware
- Guest cottage added 2022

For further information on this residence, please contact us:  
1-869-469-1199 ▪ sales@fsrenevis.com ▪ fsrenevis.com

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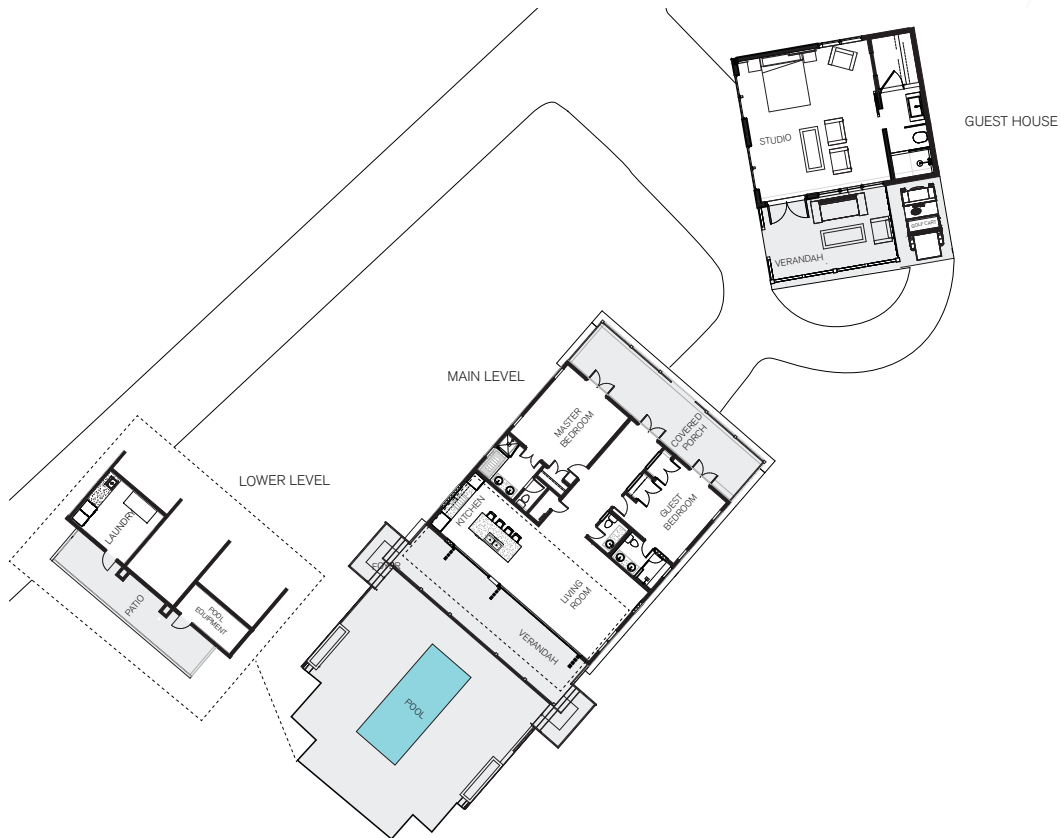
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## FOUR SEASONS AMENITIES:

- Care-free living with full-service housekeeping and landscape maintenance
- Always-on power through Four Seasons back-up power generator
- Resort Club membership initiation fee due; annual dues separate
- Dedicated villa manager looks after your home year-round
- Select room-service options available
- 24-hour Four Seasons Resort security

## ECONOMIC CITIZENSHIP AVAILABLE



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