



# FOUR SEASONS

RESORT ESTATES  
NEVIS, WEST INDIES

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



# 1905

## MAHOGANY HILL ESTATES SUNDOWNER

### \$2.2 MILLION USD

Sundowner sits above the 13th fairway of the legendary of the Robert Trent Jones II golf course visible from the resort. Sitting atop Mahogany Hill Estates, Sundowner was one of the original villas built at Four Seasons Resort Estates Nevis.

Its unique position, high on the slopes of Nevis, enjoys nearly 180-degree panoramas of the sparkling Caribbean Sea, painted sunsets, and vistas stretching all the way to the twinkling lights of Basseterre on St. Kitts.

The exceptional property enjoys some of the best views the island of Nevis has to offer. You will marvel daily as the sun sets over the Caribbean Sea.

Experience the exceptional, own the legend – Four Seasons Resort Estates Nevis



5

Total Area

5,773 SqFt

536 m<sup>2</sup>

Infinity Pool



3.5

Lot

1.19 Acres

4,815 m<sup>2</sup>

Year Built

1995



Economic Citizenship Available



1.25 ac

### SPECIAL FEATURES:

- Prime 13th Fairway location
- Expansive lower level pool patio deck with outdoor bar
- Spacious verandas off the bedrooms
- 22' cathedral ceilings, open air floor plan to enjoy the breeze of the Caribbean
- 1700-sf of unfinished space on lower level, expandable into more house
- Private entry way away from the road
- Build a guest cottage on the adjacent 1/2 acre parcel

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

1905

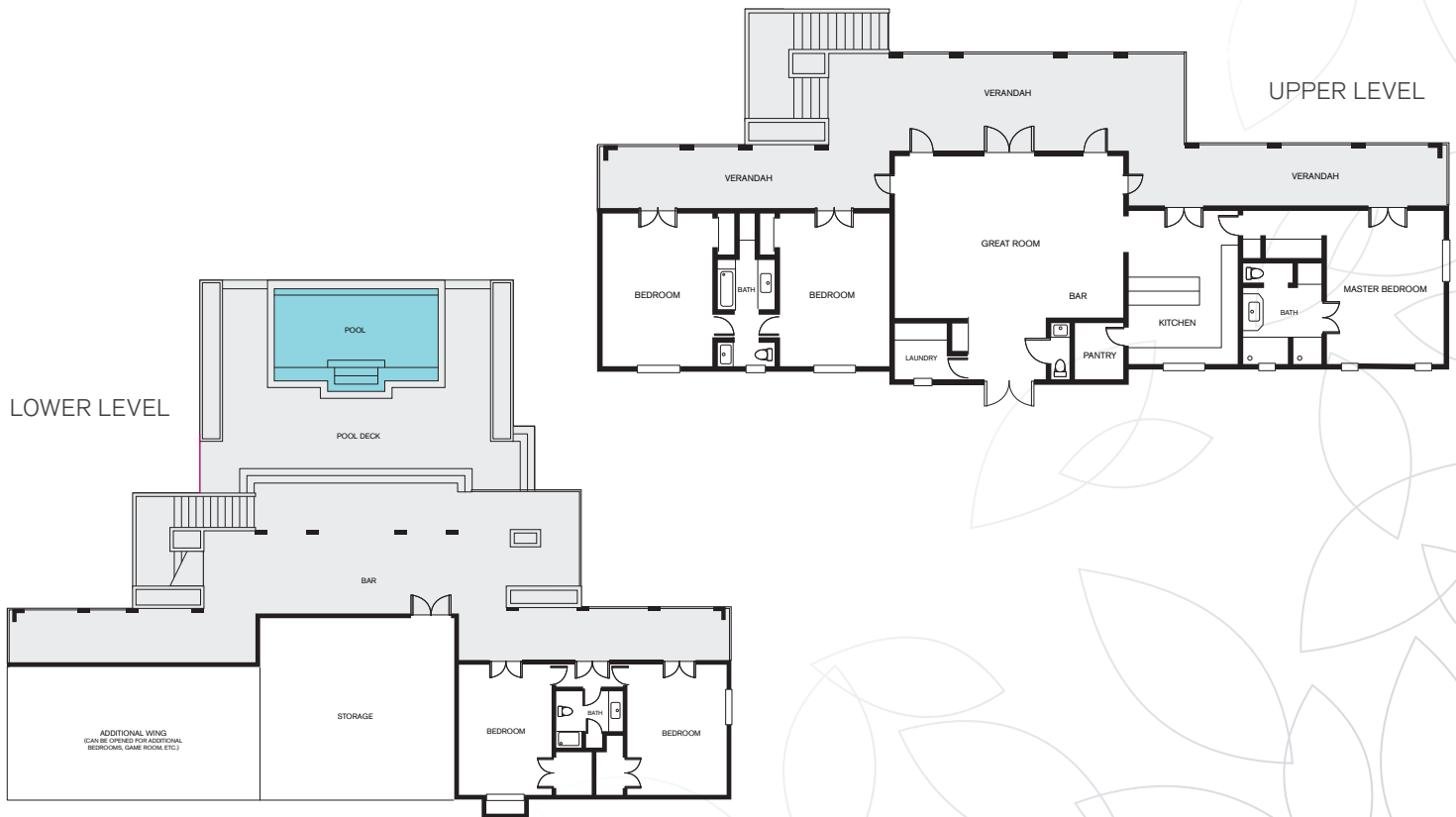
# MAHOGANY HILL ESTATES SUNDOWNER



## 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 included; 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



## FOUR SEASONS

RESORT ESTATES

NEVIS, WEST INDIES

DEVELOPED BY F.S.R. ESTATES LTD.

Four Seasons Resort Estates Nevis, West Indies are not owned, developed or sold by Four Seasons Hotels Limited or its affiliates (Four Seasons). The developer, F.S.R Estates Ltd., uses the Four Seasons trademarks and tradenames under a license from Four Seasons Hotels Limited.

The marks "FOUR SEASONS," "FOUR SEASONS HOTELS AND RESORTS," any combination thereof and the Tree Design are registered trademarks of Four Seasons Hotels Limited in Canada and U.S.A. and of Four Seasons Hotels (Barbados) Ltd. elsewhere.

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