



# FOUR SEASONS

RESORT ESTATES  
NEVIS, WEST INDIES

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



# 1910

## MAHOGANY HILL ESTATES NEVISIAN GRAND VILLA

### \$3.5 MILLION USD

Set atop Mahogany Hill at Four Seasons Resort Estates, you will enjoy panoramic views from this magnificent home, including the Atlantic Ocean, Caribbean Sea, Nevis Peak and the island of St. Kitts. Positioned between the 11th and 12th greens of the Robert Trent Jones II golf course the villa is a rare gem on the island.

Villa 1910 is its own tropical paradise, on an incredible two private acres with lush gardens including Cypress, Avocado, Papaya and Banana trees. The estate can be sub-divided into two lots, one to keep and one to sell; or build your own legacy in the Caribbean by adding a guest Villa creating a family estate of unsurpassed beauty.

Families will enjoy the spacious outdoor verandas, massive patio with full-size swimming pool, and a Jacuzzi tub to rejuvenate those sore legs after a round of Golf, or a spirited hike up the mountain.

**Fall in love with Nevis & Be Truly at Home with Four Seasons Villa 1910.**



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Interior | 4,465 SqFt | 415 m<sup>2</sup>



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Verandah | 2,139 SqFt | 198 m<sup>2</sup>

Bedrooms | 5

Bathrooms | 5 (two en-suite)



Pool | 24 x 12 Ft | 8 Metre



1 ac

Lot | 1 Acre | 4,046 m<sup>2</sup>

Year Built | 1997

Economic Citizenship Available

*Villa 1910 sits on two acres. Lot 1909 is being retained by the owner. If purchased together, the combined price is \$4.1 million USD.*

### SPECIAL FEATURES:

- Prime Mahogany Hill location with Atlantic and Caribbean views
- Sub-divide or build on the double lot
- Extensive rental history
- Full-size pool
- 180 SqFt Living-room mezzanine
- Cedar lined owner's closet

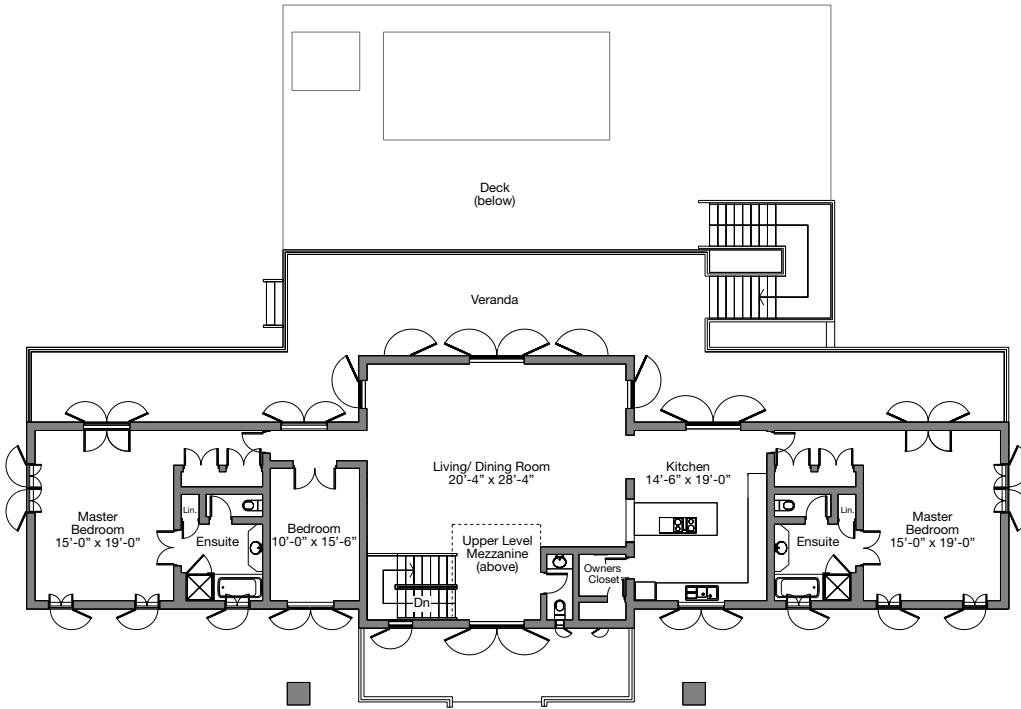
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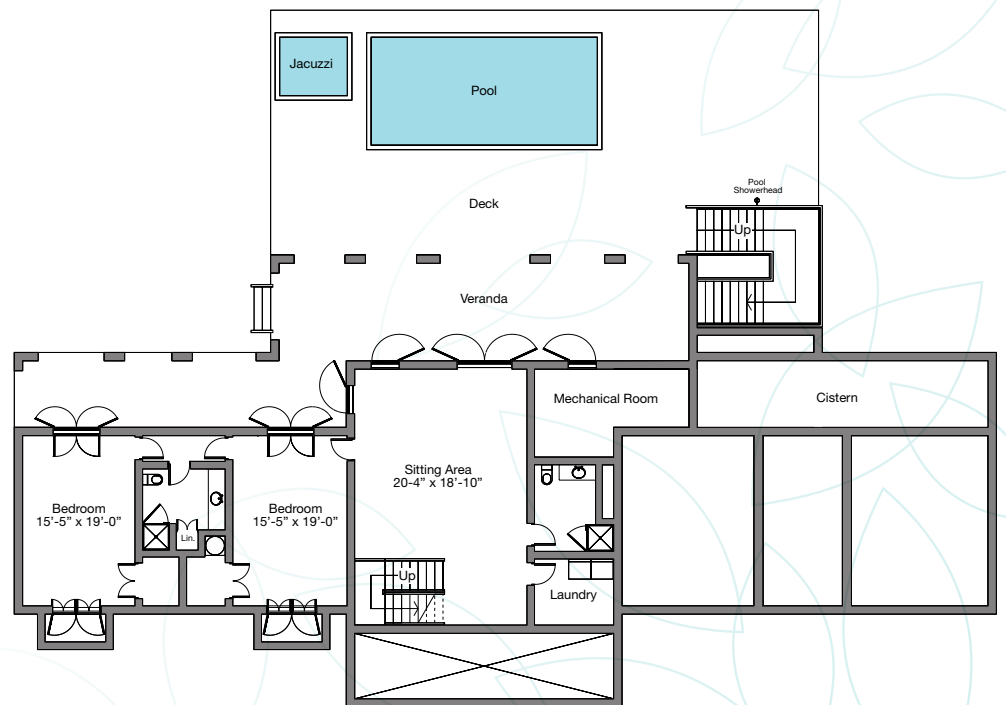
MAHOGANY HILL ESTATES  
NEVISIAN GRAND VILLA

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
- Access resort by golf cart within 7 minutes by foot within 20
- Dedicated Villa Manager looks after your home year-round



GROUND FLOOR



LOWER LEVEL



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