

PRIVATE ISLANDS INC.

QUART A NANCY POINT

COOPER ISLAND · BRITISH VIRGIN ISLANDS



2.75 ACRES · FREEHOLD
ONE OF FIVE PRIVATE HOMES

18.389°N 64.514°W

ELEVATION — HILLTOP 120 FT



THE ESTATE

At a Glance

LOCATION	Cooper Island, BVI
LAND AREA	2.75 acres
RESIDENCE	3 bed · 2 bath
PORCH	50-ft open-plan
DOCK	Private + mooring
TENURE	Freehold

SUNSET VIEWS

A 180-degree western panorama — Manchioneel Bay, the Drake Channel and the sunset — from one of five homes on Cooper Island.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	2.75 acres
RESIDENCE	HILLTOP
3 bed · 2 bath	120 ft
DOCK	TENURE
Private + mooring	Freehold

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REGION — BRITISH VIRGIN ISLANDS

Cooper Island sits in the BVI's central sailing ground, south of Tortola in the Sir Francis Drake Channel. Foreign buyers purchase freehold through the Non-Belonger Landholding Licence, in a British Overseas Territory whose legal framework protects private property rights.





THE POINT

One of Five Homes

Quart-A-Nancy Point is one of only five privately owned residences on Cooper Island, set on 2.75 acres at the island's northern point. Originally conceived as a secluded artist's retreat and fully renovated in 2019, it is a fortress of privacy that stays seamlessly connected to the sailing culture of the Sir Francis Drake Channel.

THE VILLA

Built Around the Porch

The main house is a 3-bedroom, 2-bathroom residence of wide-open spaces and native stone accents. Its signature 50-foot open-plan porch is the primary living area, framing 180-degree western views — the sunset, nightly, over Manchioneel Bay and the channel.

THE BUILD

Built for Weather

The villa is engineered for the most extreme Caribbean elements: poured reinforced concrete columns, a concrete roof and thick stone walls, time-tested against hurricane-force winds. Two garages, maintenance equipment, and the vehicles and vessels supporting the estate are included in the sale.

OFF THE GRID

Solar and Self-Sufficient

The estate runs entirely independent of the mainland grid. A solar array and battery storage generate its own 110V power, backed by two gasoline generators, and substantial cistern capacity in the concrete foundation keeps freshwater independent and reliable.

A NOTE ON IMAGERY

As disclosed in the listing itself, the renderings and architectural illustrations provided with this listing are artistic interpretations intended for conceptual and inspirational purposes only; they depict possible development concepts and do not represent existing structures or a guaranteed final build-out. One AI-generated video still in the gallery was excluded from this brochure.





LAND AND WATER

Feet from the Water

The property sits just feet from the water's edge on Cooper Island's northern point. The shoreline directly below the house offers some of the best snorkelling in the archipelago, in turquoise water shared with resident dolphins, sea turtles and rays — and the private dock puts the whole BVI sailing ground at the door.

KNOWN FOR

180-degree sunset views over the Sir Francis Drake Channel — a solar-powered, storm-resilient villa with its own dock on Cooper Island's northern point.

DAYTIME HIGH $\pm 88^{\circ}\text{F}$ · NIGHT LOW $\pm 70^{\circ}\text{F}$



BY BOAT

Its Own Dock and Mooring

Quart-A-Nancy Point is accessible only by boat. The estate has its own private concrete and timber dock with a landing for dinghies, shoreline storage for water sports equipment, and a government mooring associated with the property.

THE GATEWAY

Thirty Minutes from Tortola

Arrivals run via private vessel or charter — typically a 30-minute crossing from Tortola. The Cooper Island Beach Club, with gourmet dining and a rum bar, is a short boat ride or stroll away, and the central-BVI position makes an ideal base for Peter Island, Salt Island and Virgin Gorda.

DISTANCES — STRAIGHT LINE

Trellis Bay 4 mi · Salt Island 2 mi · Beef Island Airport 4 mi · Road Town 8 mi

ONE OF FIVE HOMES • PRIVATE DOCK • FULLY SOLAR

LOCATION

On the Map

COOPER ISLAND • BRITISH VIRGIN ISLANDS



GALLERY

The Estate in Frames



The 50-foot porch over the bay



Manchioneel Bay from the house steps



The porch hammock



The house and dock from the water



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

QUART A NANCY POINT

COOPER ISLAND, BRITISH VIRGIN ISLANDS

CURRENT PRICE & AVAILABILITY

This brochure carries no printed price, so it can never be out of date. Scan the code or open the live listing for today's price and availability.



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