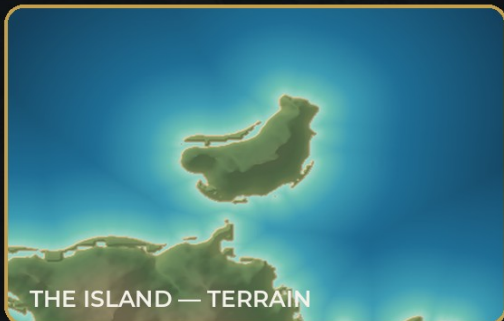


PRIVATE ISLANDS INC.

LIME TREE BAY

MOSKITO ISLAND · BRITISH VIRGIN ISLANDS



3 ACRES · FREEHOLD
LOT 8 · TWO STONE COTTAGES

18.508°N 64.395°W

ELEVATION — HILLTOP 100 FT



THE ESTATE

At a Glance

LOCATION	Lime Tree Bay, Mosquito Island
LOT	Lot 8 — 3 acres
TENURE	Freehold
COTTAGES	2 stone cottages
BEDROOMS	3 in total
HILLTOP	100 ft

ACRES OF SHARED GREENBELT

Ownership carries an equal 1/9th share of the island's 90-acre greenbelt — trails, gardens and the flamingo pond held in common.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	3 acres
TENURE	COTTAGES
Freehold	2 stone cottages
HILLTOP	BEACH
100 ft	Private — Lime Tree Bay

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REGION — BRITISH VIRGIN ISLANDS

Some fifty islands and cays string across the Sir Francis Drake Channel — protected anchorages, steady trade winds and the Caribbean's defining sailing ground. Foreign buyers hold freehold under a Non-Belonger Landholding Licence, in a stable jurisdiction that respects private property.





THE COTTAGES

Two Stone Cottages

The estate is already a working coastal retreat: two hand-crafted stone residences at the water's edge — a one-bedroom, 1.5-bath main house and a two-bedroom, 2-bath guesthouse — each wrapped in timber decks and set directly above the bay.

THE BUILDING SITE

A Pad Ready to Build

On the lot's upper elevation a substantial portion has been cleared and stabilised — a prime pad ready for a significant primary residence. A new owner can live in the cottages while the main villa is built.

THE COMMUNITY

Nine Estates, One Island

Moskito is a 125-acre island developed as a boutique collective of just nine private estate sites. Lot 8 is among the most strategically positioned — a secluded beach, a ready-to-build footprint, and the shared Beach House a short walk along the shore.

THE GREENBELT

Ninety Acres in Common

Each owner holds an equal 1/9th share in the island's non-developed lands — 90 acres of nature trails and tropical gardens, a protected flamingo pond, and shores where Hawksbill and Green turtles nest.





LAND AND WATER

A Bay of One's Own

Lot 8 commands its own secluded beach at Lime Tree Bay — a curve of sand below the cottages where the shoreline is a frequent nesting ground for Hawksbill and Green turtles. Offshore, the reefs give some of the clearest snorkelling in the North Sound, and the sound itself is the island's marine corridor: kitesurfing, sailing and deep-sea fishing on the doorstep.

KNOWN FOR

A private beach on Mosquito Island — two stone cottages, a ready-to-build pad, and a 1/9th share of the island's 90-acre greenbelt.

SUMMER HIGH 87°F · WINTER LOW 70°F · SEA TEMPERATURE 79-84°F



BY BOAT & AIR

Fifteen Minutes by Launch

Arrivals are by private boat or helicopter. Most owners fly into Beef Island (EIS) or Virgin Gorda (VIJ), where a private 15-minute launch transfer waits — the estate's own dock, on the island's east shore, lies 0.4 miles from the cottages.

THE COMMUNITY HUB

A Short Walk Along the Shore

The communal Beach House — infinity pool, sunken bar and dining — stands 0.4 miles north along the shore, with professional-grade tennis and basketball courts, a gym and a state-of-the-art water sports centre. Underground fibre, desalinated water and solar fields give the island city-grade reliability.

DISTANCES — STRAIGHT LINE

Moskito Island Dock 0.3 mi · Leverick Bay 1 mi · Prickly Pear Island 2 mi · Necker Island 3 mi · Virgin Gorda Airport 5 mi · Beef Island Int'l (EIS) 10 mi

3 ACRES • 2 STONE COTTAGES • 1/9TH OF MOSKITO ISLAND

LOCATION

On the Map

MOSKITO ISLAND • NORTH SOUND, BRITISH VIRGIN ISLANDS



GALLERY

The Estate in Frames



Kayaks drawn up on the sand



Day beds at the Beach House pool



Inside the Beach House



The island's tennis court



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

LIME TREE BAY

MOSKITO 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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