

PRIVATE ISLANDS INC.

SEASIDE ESCAPE

LITTLE BAY, TORTOLA



0.73 ACRES • FREEHOLD
3 BEDROOMS • 60-FT POOL

18.454°N 64.573°W

ELEVATION — HILLTOP 177 FT



THE ESTATE

At a Glance

LOCATION	Little Bay, Tortola
TENURE	Freehold
LAND AREA	0.73 acres
RESIDENCE	3 bed · 3 bath
POOL	60-ft horizon-edge
HILLTOP	177 ft

FOOT HORIZON-EDGE POOL

A 60-foot horizon-edge, zero-entry pool anchors the main terrace, mirroring the Atlantic horizon above Little Bay Beach.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	0.73 acres
TENURE	HILLTOP
Freehold	177 ft
WATERS	BEACH
Atlantic Ocean	Little Bay Beach

www.privateislandsonline.com/caribbean/british-virgin-islands/seaside-escape

REGION — BRITISH VIRGIN ISLANDS

The British Virgin Islands are a British Overseas Territory east of Puerto Rico — some sixty islands and cays whose protected anchorages make them the Caribbean's sailing capital. Tortola is the largest island and the territory's commercial heart, crowned by Road Town.





THE SETTING

Above Little Bay Beach

Seaside Escape stands on a fenced, gated hillside in Little Bay Estates, one of Tortola's most exclusive residential enclaves, just steps from a secluded white-sand beach known only to a lucky few. The pin in this brochure marks this 0.73-acre estate itself — a villa parcel on Tortola, not an island of its own.

THE BUILD

No Expense Spared

Custom-designed to capture refined island living, the multi-structure residence balances grand scale with an intimate connection to the landscape — hand-crafted wood-beam trusses, meticulous stone finishes, and a recent total renovation throughout.

THE GREAT ROOM

Twenty Feet of Air

The centrepiece Great Room rises to nearly 20-foot cathedral ceilings with crafted wood-beam trusses and paneled walls. Massive hurricane-rated sliding glass doors frame uninterrupted sunset views while keeping the elements out.

THE ROOMS

Suites, Offices & a Library

Three bedrooms and three bathrooms include a primary suite in its own wing overlooking the beach, with a spa-like en suite. A chef's kitchen with Sub-Zero appliances and a butler's pantry is joined by his-and-her offices, a large library, a fitness room and a media centre.

A NOTE ON IMAGERY

Two gallery photographs showing the neighbouring guesthouse, Tranquility — a separate property offered only as an optional combined purchase — were excluded from this brochure. Every photograph shown depicts Seaside Escape itself or its Little Bay setting.





LAND AND WATER

The Pool & the Cove

A 60-foot horizon-edge, zero-entry pool anchors the main terrace, creating a mirror effect that blends with the Atlantic horizon. About 200 steps below, Little Bay Beach is a pristine, secluded cove offering exceptional snorkelling and swimming. A covered poolside lounge and dining area, with a full outdoor kitchen and barbecue, watches the sunset colours reflect across the pool.

KNOWN FOR

Horizon-edge pool above Little Bay Beach — a renovated, solar-powered freehold estate in Little Bay Estates, minutes from the airport.

DAYTIME HIGH ±86°F · NIGHT LOW ±76°F



BY ROAD

Ten Minutes from the Runway

The estate is fully fenced with private gated access, a two-car garage and paved parking for up to ten vehicles. Terrance B. Lettsome International Airport on Beef Island is ten minutes away by road, as the listing states — about two miles in a straight line.

SELF-SUFFICIENT

Solar, Generator & Storm-Ready

The property is fully solar-operated with significant battery backup and an 80 kW automatic standby diesel generator — nearly total energy independence. Construction is reinforced for maximum windstorm resistance, with removable custom hurricane shutters, full air-conditioning and high-speed fibre connectivity.

DISTANCES — STRAIGHT LINE

Guana Island 2 mi · EIS Airport 2 mi · Road Town 4 mi

0.73 ACRES • 3 BEDROOMS • ONE LITTLE BAY HILLSIDE

LOCATION

On the Map

LITTLE BAY • NORTH-EAST TORTOLA, BRITISH VIRGIN ISLANDS



GALLERY

The Estate in Frames



The Great Room's seating circle



Dining beneath the wood-beam trusses



The spa bathroom in the primary wing



The chef's kitchen and breakfast bar



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

SEASIDE ESCAPE

LITTLE BAY, TORTOLA

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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info@privateislandsinc.com

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