PRIVATE ISLANDS INC.

AMATERAS

PRINCESS QUARTERS · VIRGIN GORDA

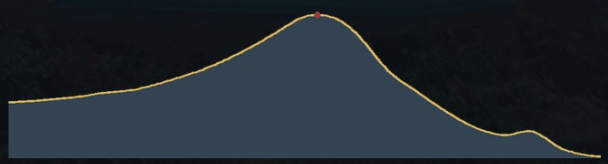


1.5 ACRES · FREEHOLD

THREE PAVILIONS

18.438°N 64.431°W

ELEVATION — HILLTOP 228 FT



THE ESTATE

At a Glance

LOCATION	Princess Quarters, Virgin Gorda
LAND AREA	1.5 acres
RESIDENCE	3,800 sq ft
PAVILIONS	3 · 4 bedrooms
DECKS	2,000+ sq ft
TENURE	Freehold

SUNRISE TO SUNSET

One hilltop holds both ends of the day — Atlantic sunrises ahead, Drake Channel sunsets behind, and sea in every direction between.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
1.5 acres

RESIDENCE
3,800 sq ft

BEDROOMS
4

HILLTOP
228 ft

TENURE
Freehold

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REGION — BRITISH VIRGIN ISLANDS

Virgin Gorda is the BVI's boulder island — a quiet, mountainous shore of granite, white-sand bays and protected anchorages in the Caribbean's great sailing ground. Foreign buyers purchase through the Non-Belonger Landholding Licence, within a stable British Overseas Territory framework that protects freehold title.





THE SETTING

A Hilltop Among the Boulders

Amateras crowns one of the highest vantage points in Princess Quarters, at the end of a quiet cul-de-sac inside a gated community. The 1.5-acre grounds run through lush tropical gardens and Virgin Gorda's iconic granite boulders — a natural botanical setting, elevated far above the beach traffic yet only minutes from the water.

THE MAIN PAVILION

An 18-Foot Door to the View

An 18-foot grand entrance door anchors the main pavilion, where cathedral ceilings rise over a sunken gourmet chef's kitchen whose wrap-around counter seats twelve. Folding doors open the living space to a massive covered deck above the pool, facing the turquoise of the Sir Francis Drake Channel.

THE SLEEPING PAVILIONS

Two Cabanas in the Gardens

Two independent cabanas stand apart from the main house along winding garden paths. Each holds two bedroom suites — four king-convertible rooms in all — with two full bathrooms, its own kitchenette and a casual lounge, so owners and guests keep absolute privacy within one estate.

THE RENOVATION

Rebuilt After Irma

The villa's 3,800 square feet were fully renovated to the highest standards following Hurricane Irma, in sturdy, storm-resilient materials with subtle earth tones and modern finishes throughout. It is offered fully furnished — turnkey for immediate occupancy or rental operation.





LAND AND WATER

Boulders, Gardens and Two Seas

The estate's 2,000-plus square feet of wrap-around decks and walkways weave directly through the boulder field, so the granite is not a backdrop but part of the architecture. At the centre, a private pool and covered gazebo hold the all-day panorama: sunrise over the open Atlantic to the east, sunset over the Sir Francis Drake Channel to the west, and the estate's gardens — indigenous flora among the stones — in between.

KNOWN FOR

A sunrise-to-sunset hilltop — 360-degree views over the Atlantic and the Sir Francis Drake Channel, from three pavilions set among Virgin Gorda's granite boulders.

DAYTIME HIGH ±85°F · NIGHT LOW ±73°F



BY ROAD

Minutes from The Baths

For all its seclusion, Amateras sits only a two-to-five-minute drive from the world-famous Baths, Savannah Bay and the yacht harbour in Spanish Town. Paved access ends in an easy-turnaround parking area with room for up to ten vehicles, inside the estate's gated community.

THE GATEWAY

Spanish Town Below

Spanish Town, Virgin Gorda's harbour town, lies about a mile straight-line below the hill, with the island's own airport just beyond it. From the ferry dock and marina, the sailing ground of the Drake Channel — and the rest of the British and US Virgin Islands — opens up.

DISTANCES — STRAIGHT LINE

Spanish Town 1 mi · The Baths 1 mi · Savannah Bay 2 mi · Virgin Gorda Airport 1 mi

THREE PAVILIONS • 2,000+ SQ FT OF DECKS • 360° VIEWS

LOCATION

On the Map

PRINCESS QUARTERS • VIRGIN GORDA, BVI



GALLERY

The Estate in Frames



Dining in the main pavilion



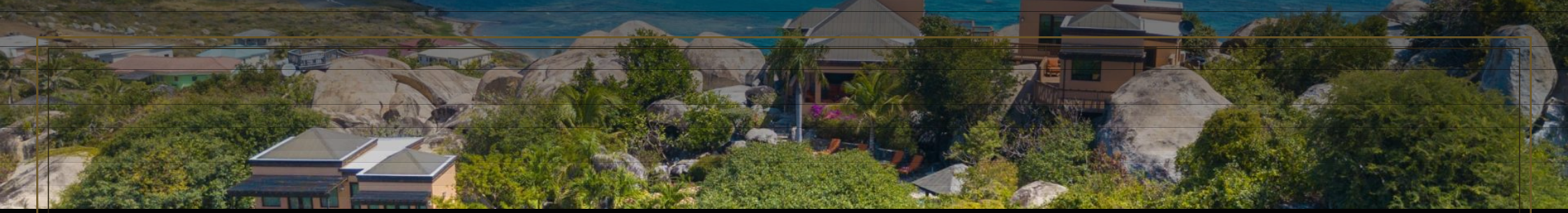
A suite opening to its deck



Sunset from the covered deck



The pergola deck



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

AMATERAS

VIRGIN GORDA, 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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