

PRIVATE ISLANDS INC.

CASA ASOMBROSAS

CROOK'S BAY, VIRGIN GORDA



1.4 ACRES • FREEHOLD
BUILT 2017 • VILLA + GUEST HOUSE

18.432°N 64.436°W

ELEVATION — HILLTOP 170 FT



THE ESTATE

At a Glance

LOCATION	Crook's Bay, Virgin Gorda
LAND AREA	1.4 acres
TITLE	Freehold
BUILT	2017
MAIN VILLA	3 bedroom suites
GUEST HOUSE	1 bedroom, independent

THE ROOF'S WIND RATING

Reinforced concrete and a flat-roof system tested to withstand winds up to 250 mph — the estate was engineered first, styled second.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	1.4 acres
TITLE	BUILT
Freehold	2017
SETTING	BEACH
Crooks Bay, Virgin Gorda	Deeded access

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REGION — BRITISH VIRGIN ISLANDS

The British Virgin Islands gather some sixty islands and cays east of Puerto Rico, with Tortola's Road Town as capital. Virgin Gorda, the third largest, is the quiet one — granite boulder shores, low-density enclaves and a sailing culture that fills its anchorages year-round.





THE ESTATE

Two Houses, One Design

Built in 2017, Casa Asombrosas pairs a two-storey main villa with a fully independent guest house in one symmetrical, multi-structure design. Reinforced concrete and a flat-roof system tested to 250 mph stand behind the calm — a high-security, low-density enclave above Crooks Bay.

THE MAIN VILLA

Rooms That Open to the Sea

The lower level runs open-plan — drawing room, great room and chef's kitchen — wrapped in Sapele mahogany bi-fold doors that fold away to the pool terrace. Three bedroom suites climb from a floating staircase; the lower master keeps its own porch and Atlantic views.

THE GUEST HOUSE

A House of Its Own

The one-bedroom guest house stands independent, with its own kitchen and living area behind wrap-around glass walls. It works as a private refuge for guests — or, as it runs today, a consistent long-term rental alongside the main house's vacation lets.

THE RENTAL STORY

Turnkey, and Earning

The estate operates now as a successful vacation rental in the main house and a long-term rental in the guest house — a turnkey income producer from the day of purchase, in one of the world's premier sailing capitals.





LAND AND WATER

Boulders, Pool and Beach

The lot is threaded through Virgin Gorda's granite boulder fields. At its heart, a rectangular lap pool takes all-day sun beside an open-air dining pavilion under a wooden pergola. Below the terraces, deeded access leads a short stroll to a secluded sandy beach — and out to kiteboarding, snorkeling and world-class yachting.

KNOWN FOR

Contemporary architecture among Virgin Gorda's granite boulders — a 2017 villa and guest house with a lap pool and deeded beach access at Crooks Bay.

DAYTIME HIGH ±86°F · NIGHT LOW ±75°F



THE NEIGHBOURHOOD

Five Minutes to Spanish Town

For all its seclusion, the estate sits five minutes from Spanish Town — Virgin Gorda's hub for shopping, banking and transport — with the island's airport just beyond, about a mile from the villa in a straight line.

UTILITIES

Independent by Design

A 27,307-gallon cistern and a high-capacity backup generator keep the estate independent through peak demand and inclement weather alike — infrastructure sized for an island, built into a villa.

DISTANCES — STRAIGHT LINE

Spanish Town 1 mi · Virgin Gorda Airport 1 mi · The Baths 1 mi · Road Town, Tortola 12 mi

TWO HOUSES • ONE LAP POOL • DEEDED BEACH ACCESS

LOCATION

On the Map

CROOK'S BAY • SOUTH COAST, VIRGIN GORDA



GALLERY

The Estate in Frames



The great room and floating staircase



The chef's kitchen, opening to the terrace



A four-poster suite with sea views



Loungers on the lap pool terrace



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

CASA ASOMBROSAS

BRITISH VIRGIN ISLANDS, CARIBBEAN

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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