

PRIVATE ISLANDS INC.

INDIGO BREEZE ESTATE

GREAT CAMANOE · BRITISH VIRGIN ISLANDS

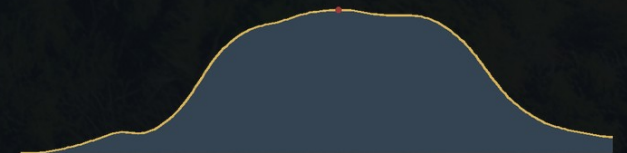


THE ISLAND — TERRAIN

2.1 ACRES · FREEHOLD
GREAT CAMANOE ISLAND

18.462°N 64.537°W

ELEVATION — HILLTOP 248 FT



THE ESTATE

At a Glance

LOCATION	Great Camanoe, BVI
LAND AREA	2.1 acres
RESIDENCE	4,000+ sq ft
GUEST HOUSE	2 bed · 2 bath
PORCHES	1,200+ sq ft covered
TENURE	Freehold

SUNRISE TO SUNSET

One hilltop takes both ends of the day — sunrise and sunset over the water, from a single-level estate above Great Camanoe.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	2.1 acres
RESIDENCE	HILLTOP
4,000+ sq ft	248 ft
MARINA	TENURE
Private slip	Freehold

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REGION — BRITISH VIRGIN ISLANDS

Great Camanoe sits in the BVI's central sailing ground, a quiet residential island between Beef Island and Tortola. Foreign buyers purchase through the Non-Belonger Landholding Licence, within a British Overseas Territory framework that protects freehold title and private property rights.





THE SETTING

A Hilltop on Great Camanoe

Indigo Breeze is a secluded hilltop retreat on exclusive Great Camanoe Island near Tortola, designed to withstand the elements and finished with exceptional craftsmanship. The residence sits on one level, holding sweeping 270-degree views and a serene tropical atmosphere above the island's south-western shore.

THE RESIDENCE

One Level of Living

The estate holds over 4,000 square feet of enclosed living space, more than 1,200 square feet of covered porches and terraces, and 1,600 square feet of open patios. Large open living and dining rooms, a powder room and a guest bedroom with full bath complete the main house, with a two-car garage and workshop alongside.

KITCHEN & MASTER

Quartz and Six Burners

The updated gourmet kitchen carries quartz countertops, a large island, two ovens, a six-burner propane stove, a wine fridge and an ice maker. The separate master quarters are fully air-conditioned — a large bedroom, sitting and exercise area, den and office, a soaking tub and an outdoor shower.

THE GUEST HOUSE

Two More Bedrooms

A fully air-conditioned guest house provides two additional bedrooms and two bathrooms, so guests keep their own privacy within the estate. Screened porch areas and the swimming pool carry the living outdoors — the indoor-outdoor rhythm the house was built around.





LAND AND WATER

Sunrise to Sunset on 2.1 Acres

Set on 2.1 acres of freehold land, the estate captures both sunrise and sunset views. Cooling breezes, vivid rainbows and star-filled night skies set the natural register, and three seasonal beaches on Great Camanoe — crystal-clear turquoise water, ideal for snorkelling or swimming — are just a short buggy ride away.

KNOWN FOR

A 270-degree hilltop panorama — sunrise to sunset over the BVI sailing ground, with a pool, a guest house and its own marina slip.

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



BY BOAT

Its Own Marina Slip

The estate includes its own slip in Great Camanoe's protected inner-harbour marina, for powerboats up to 28 feet — calm shelter from waves and wind, with a communal boat ramp, haul-out facility and storage yard alongside.

THE GATEWAY

Fifteen Minutes from the Airport

For all its seclusion, the estate is convenient: residents can arrive home within 15 minutes of flying into Beef Island Airport. The private island community keeps well-maintained roads and low fees, and Trellis Bay is a quick boat trip away.

DISTANCES — STRAIGHT LINE

Beef Island Airport 1 mi · Trellis Bay 1 mi · Island Marina 0.4 mi · Road Town 6 mi

ONE-LEVEL RESIDENCE • GUEST HOUSE • PRIVATE MARINA SLIP

LOCATION

On the Map

GREAT CAMANOE • BRITISH VIRGIN ISLANDS



GALLERY

The Estate in Frames



The gourmet kitchen



The vaulted living room



Open patios off the residence



A guest bedroom



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

INDIGO BREEZE ESTATE

GREAT CAMANOE, 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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