PRIVATE ISLANDS INC.

SUGAR REEF ESTATE

BEQUIA · ST. VINCENT & THE GRENADINES



80 ACRES · FREEHOLD

FRENCH HOUSE · NORWAY HOUSE

13.025°N 61.218°W



THE ESTATE

At a Glance

LOCATION	Industry Bay, Bequia
LAND AREA	80 acres
FRENCH HOUSE	5 ensuite bedrooms
NORWAY HOUSE	3 bed · 3 bath
DEVELOPMENT	16 lots · Ocean Ridge
TENURE	Freehold

80 ACRES ON INDUSTRY BAY

Beachfront, residences, a working beach bar and restaurant, 16 development lots and 52 undeveloped acres in one freehold holding.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
80 acres

HILLTOP
119 ft

FRONTAGE
Industry Bay beachfront

LOTS
16 at Ocean Ridge

TENURE
Freehold

www.privateislandsonline.com/caribbean/st-vincent-and-the-grenadines/sugar-reef-estate

REGION — ST. VINCENT & THE GRENADINES

Bequia is the largest of the Grenadines, the island chain running south from St. Vincent. Foreign buyers hold freehold here through the Alien Landholding Licence process — a framework that protects the archipelago's exclusivity and the security of private property.





THE HOLDING

Beachfront to Ridge

Sugar Reef Estate spans 80 acres of diverse terrain in Industry Bay, running from beachfront acreage up to elevated ridges. Landscaped gardens and private courtyards sit within the grounds, and the whole holding carries direct coastal frontage on Bequia's east coast.

THE FRENCH HOUSE

The Historic House

The historic French House stands on approximately three acres, with five ensuite bedrooms and a dipping pool. A detached kitchen connects by a covered walkway, with manager and staff quarters beneath the kitchen structure.

ON THE BEACH

The Beach Bar & Restaurant

On a 2.5-acre beachfront site, the Beach Bar & Restaurant runs as a functioning hospitality business — commercial kitchen, dining area, three guest bedrooms and manager's accommodation — giving the estate immediate income alongside its residences.

NORWAY HOUSE

A Secluded Residence

The Norway House offers a secluded three-bedroom, three-bathroom residence on 1.1 acres. Support structures include a maintenance workshop and a gardener's house, and staff accommodation is established on-site in a four-bedroom staff house with its own kitchen.





LAND AND WATER

Along Industry Bay

The estate's ground runs the full vertical of the bay — beachfront acreage at the water, gardens and courtyards around the houses, and elevated ridge land behind. Ocean Ridge Estate takes in approximately 17 of those acres, subdivided into 16 development lots, while the remaining 52 acres of undeveloped land hold the footprint for future expansion.

KNOWN FOR

Industry Bay frontage on Bequia — an 80-acre estate combining the historic French House, a working beach bar and restaurant, and the 16-lot Ocean Ridge development land.

DAYTIME HIGH ±88°F · NIGHT LOW ±75°F



BY ROAD

Five Minutes from Port Elizabeth

The property is accessible by road and sits approximately five minutes from Port Elizabeth and the island's primary hubs — a straight-line distance of just 1.5 miles from the estate's beachfront to the town and its ferry harbour.

THE GATEWAYS

Ferry and Air

Port Elizabeth's ferry terminal links Bequia with Kingstown, the capital of St. Vincent & the Grenadines, 9 miles straight-line across the channel. Bequia's own J.F. Mitchell Airport lies 4 miles to the southwest, at the island's southern end.

DISTANCES — STRAIGHT LINE

Port Elizabeth 2 mi · J.F. Mitchell Airport 4 mi · Kingstown 9 mi

LOCATION

On the Map

BEQUIA • ST. VINCENT & THE GRENADINES



GALLERY

The Estate in Frames



A great room at the estate



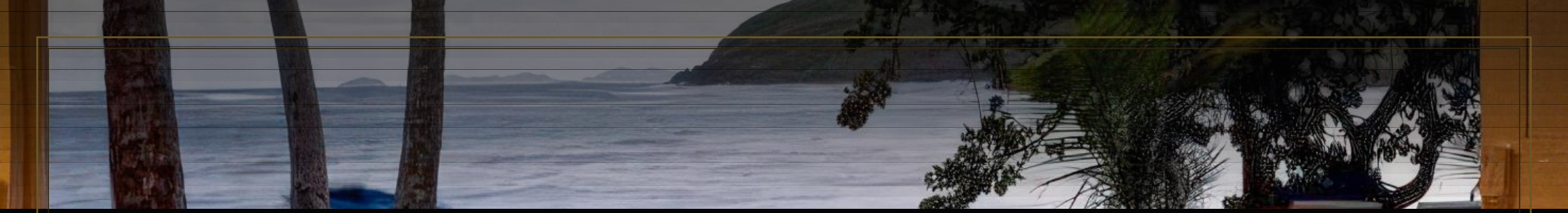
Shade trees on the beachfront



Breakfast on the terrace



Stone walls and island antiques



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

SUGAR REEF ESTATE

INDUSTRY BAY, BEQUIA

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.

www.privateislandsonline.com/caribbean/st-vincent-and-the-grenadines/sugar-reef-estate

info@privateislandsinc.com

www.privateislandsonline.com