PRIVATE ISLANDS INC.

CHEEMAUN VILLA

OIL NUT BAY, VIRGIN GORDA



3 BEDROOMS · FREEHOLD

3,250 SQ FT · BEACHFRONT

18.500°N 64.332°W



THE ESTATE

At a Glance

LOCATION	Oil Nut Bay, Virgin Gorda
TITLE	Freehold
INTERIOR	3,250 sq ft
BEDROOMS	3
BATHROOMS	3 full · 2 half
POOL	Private infinity pool

SQUARE FEET OF BEACHFRONT LIVING

One great room under a soaring vaulted ceiling, opening to terraces, a dining pavilion and a private infinity pool above the sand.

ISLAND VITALS

PRICE
NOT PRINTED

BEDROOMS
3

COMMUNITY
Oil Nut Bay

INTERIOR
3,250 sq ft

TITLE
Freehold

ISLAND
Virgin Gorda

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REGION — BRITISH VIRGIN ISLANDS

A British Overseas Territory of some sixty islands and cays east of Puerto Rico, the BVI pairs protected anchorages and steady trade winds with secure freehold title — foreign buyers hold land under the Non-Belonger Landholding Licence, in the Caribbean's most storied sailing waters.





THE VILLA

A Great Room on the Sand

Cheemaun Beach Villa is a 3,250-square-foot residence built around a soaring Great Room — vaulted ceilings, an open-concept kitchen, and dining and living space that flows straight out to the terraces. Three bedrooms, three full bathrooms and two half baths complete the house.

INDOOR–OUTDOOR

Living That Opens to the Bay

Expansive terraces extend the living space outdoors: a covered lounge, a built-in grill and wet bar, and a dedicated dining pavilion — all oriented to open Caribbean views, natural light and the trade-wind breeze off the bay.

THE SETTING

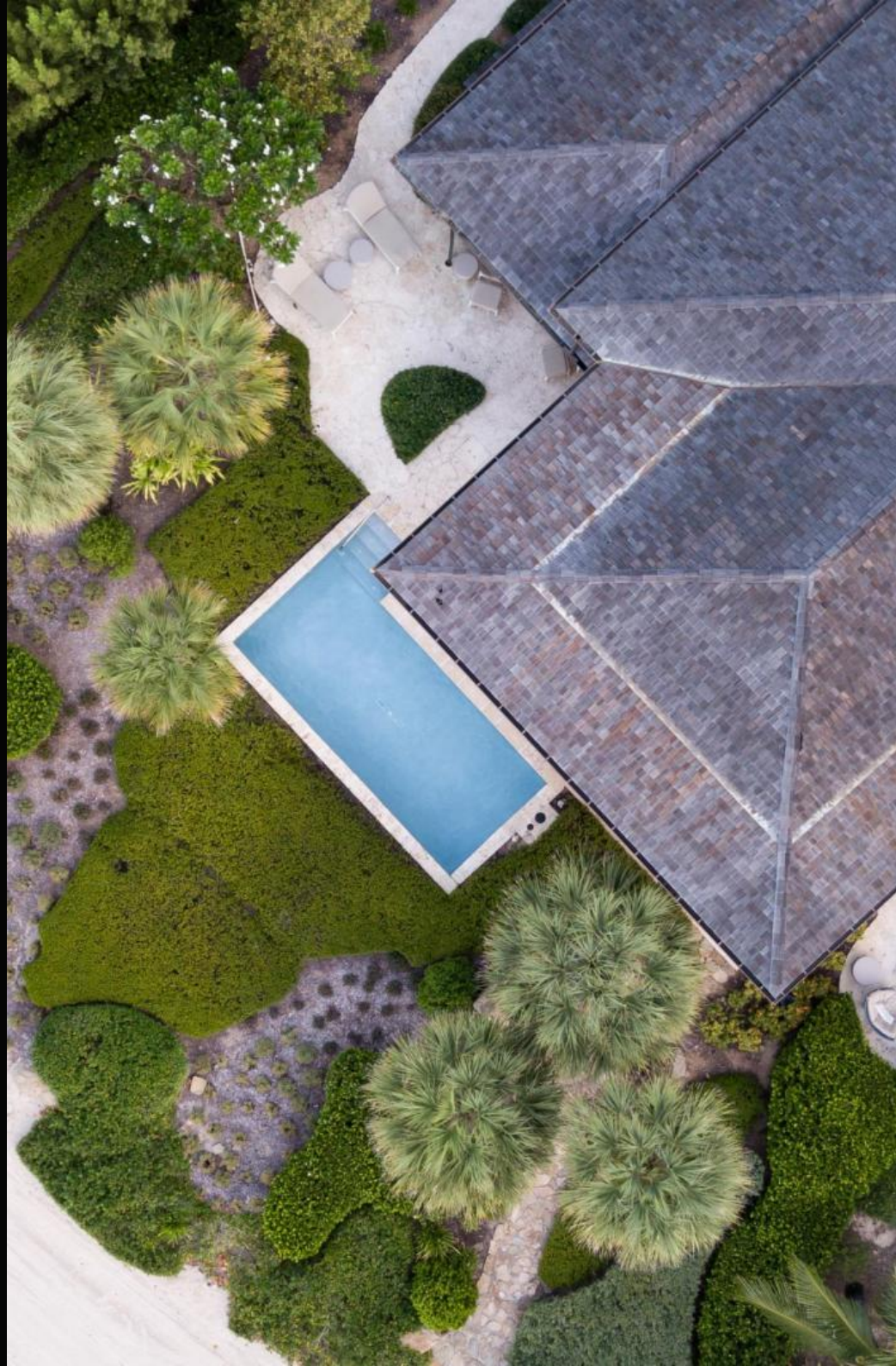
Steps From the Water

The villa stands steps from Oil Nut Bay's white sand beach and its calm, protected waters, known for frequent turtle sightings. The outdoor living areas face the bay, with the beach at the end of the garden path.

THE COMMUNITY

Oil Nut Bay

Cheemaun sits within Oil Nut Bay, the private community envisioned by developer David Johnson on Virgin Gorda's north-eastern tip — a balance of seclusion and convenience, with dining, recreation and concierge-level services around a protected bay.





LAND AND WATER

A Protected Bay

The listing is explicit about the water: a protected bay of calm water and marine life, fronted by white sand. Outdoor areas are oriented toward the open Caribbean, designed to maximise light, breeze and proximity to the beach — the villa's front garden runs down to the sand.

KNOWN FOR

Beachfront villa living inside Oil Nut Bay — a private infinity pool and dining pavilion steps from a protected, turtle-frequented bay.

DAYTIME HIGH ±87°F · NIGHT LOW ±70°F



WITHIN THE COMMUNITY

A Short Walk to the Beach Club

The Beach Club and Oil Nut Bay's community amenities are a short walk along the shore, and a complimentary six-passenger electric cart is included with the villa for moving around the community.

ARRIVAL

By Sea or By Air

Broader access runs through Oil Nut Bay's own gateways — an international helipad and a 101-slip marina — with Virgin Gorda's airport above Spanish Town the island hop beyond. Straight-line distances below are measured from the villa.

DISTANCES — STRAIGHT LINE

Beach Club 0.1 mi · Oil Nut Bay Marina 0.8 mi · Virgin Gorda Airport 7 mi · EIS, Tortola 14 mi

3 BEDROOMS • 3,250 SQ FT • STEPS TO THE SAND

LOCATION

On the Map

VIRGIN GORDA • BRITISH VIRGIN ISLANDS



GALLERY

The Estate in Frames



The Great Room, open to the terraces



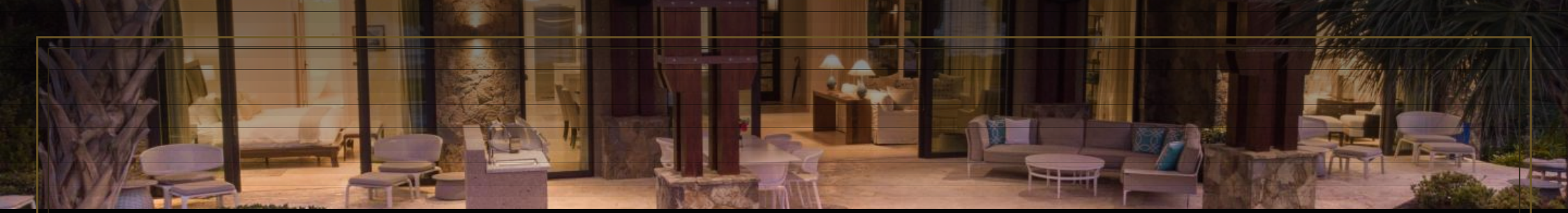
A bedroom suite with bay views



The open-concept kitchen



A bathroom with soaking tub



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

CHEEMAUN VILLA

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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