PRIVATE ISLANDS INC.

CASSAVA

BEQUIA · ST. VINCENT & THE GRENADINES



0.94 ACRES · FREEHOLD

4 BEDROOMS · PRIVATE POOL

12.996°N 61.245°W

ELEVATION — HILLTOP 238 FT



THE ESTATE

At a Glance

LOCATION	Lower Bay, Bequia
LAND AREA	0.94 acres
BEDROOMS	4 ensuite
POOL	Private · shaded deck
BEACH	Lower Bay, 150–200 yd
TENURE	Freehold

A HILLSIDE VILLA ABOVE LOWER BAY

Four ensuite bedrooms, a private pool and a landscaped garden path to the white sand of Lower Bay, 150–200 yards below.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
0.94 acres

HILLTOP
238 ft

BEACH
Lower Bay, 150–200 yd

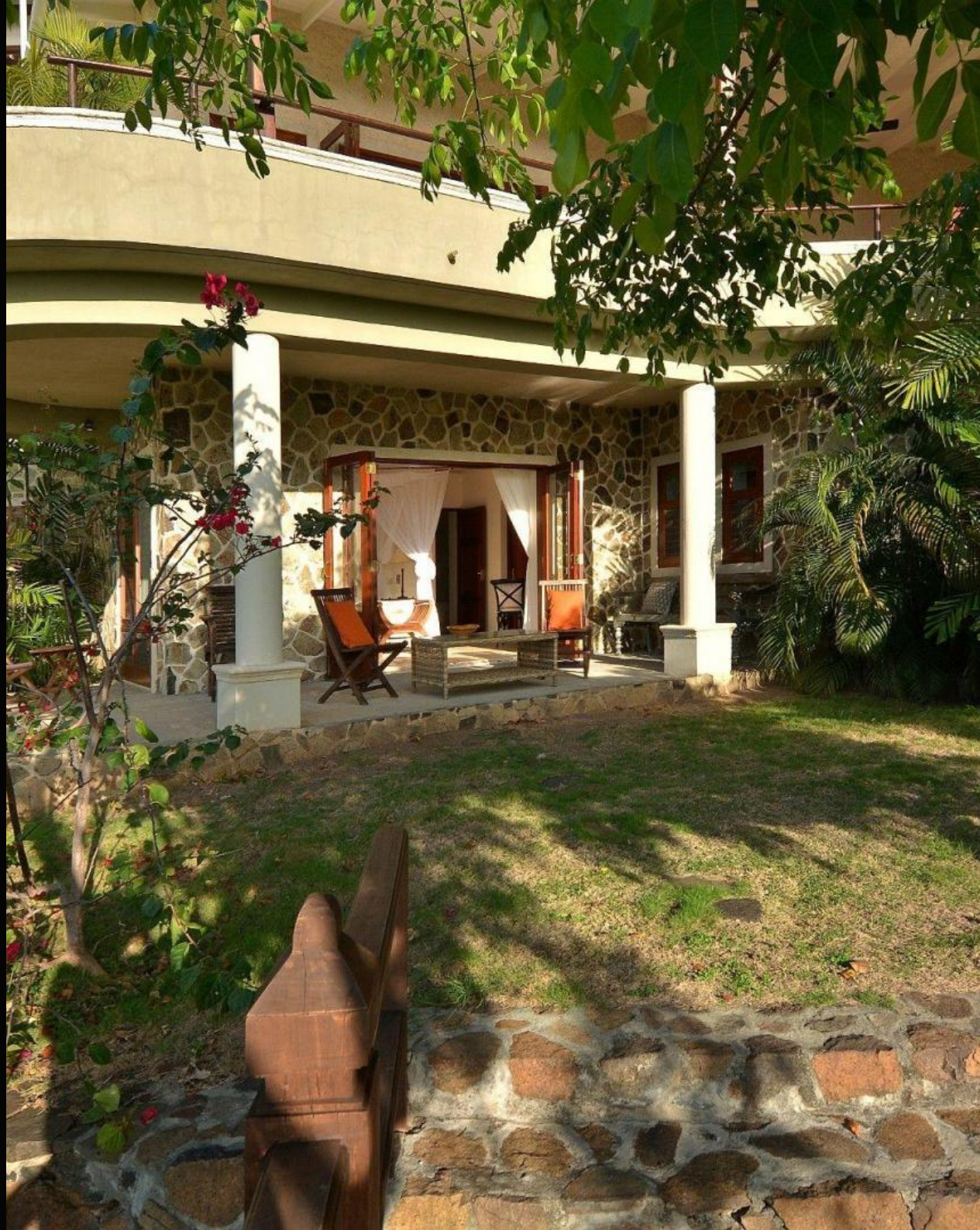
BEDROOMS
4 ensuite

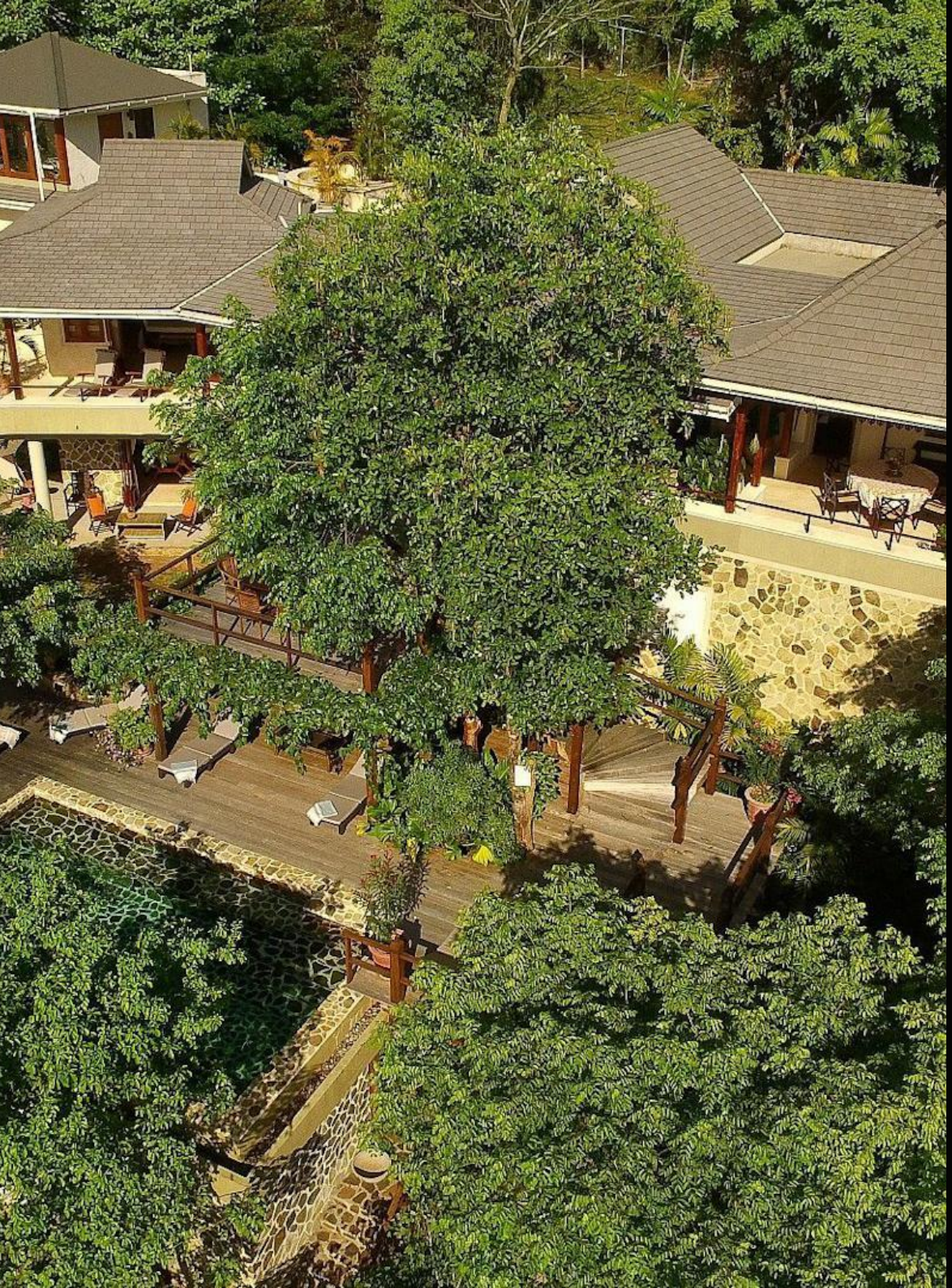
TENURE
Freehold

www.privateislandsonline.com/caribbean/st-vincent-and-the-grenadines/cassava

REGION — ST. VINCENT & THE GRENADINES

Bequia is the largest of the Grenadines, the chain running south from St. Vincent, and its west-coast bays — Lower Bay, Princess Margaret and Admiralty Bay — hold the island's finest beaches and its great yacht anchorage. Foreign buyers hold freehold through the Alien Landholding Licence process.





THE VILLA

Four Suites in the Trees

Cassava is a four-bedroom, four-bathroom villa configured for privacy and flexibility. The primary suite occupies the main living level, with a timber-framed super king bed, a spa-style bathroom with a sunken bathtub and a private balcony over the bay. Two lower-level guest suites open off a spiral stone staircase, and a fourth ensuite bedroom sits on the upper level, reached through a sheltered central courtyard.

THE DESIGN

A Mustique Hand

The house was designed by a renowned Mustique architect. Wooden floors run through the interiors, the kitchen works in white and steel to a professional standard, and 14-foot sliding doors open the living areas onto a full-width coral stone terrace above the garden.

THE GROUND

A Path to the Sand

An adjoining parcel of land, available by separate negotiation, secures the villa's private path to the Lower Bay shoreline — the route guests take down through the landscaped garden to the beach, 150–200 yards from the house.

THE SYSTEMS

Turnkey and Serviced

The villa runs on grid electricity with a cistern water system, air-conditioning in all bedrooms, ceiling fans throughout and high-speed fibre-optic Wi-Fi. A professional-grade kitchen annex adds a barbecue and outdoor catering facilities, and the house comes to market as a turnkey estate with a verified record in the luxury holiday rental market.





LAND AND WATER

Garden Above the Bay

The estate covers some 41,000 square feet of gentle hillside, laid out to catch the cooling trade winds and panoramic western sea views. Below the villa a private landscaped garden path descends to the white sands of Lower Bay Beach, and the newly installed swimming pool sits in the garden with its own shaded deck.

KNOWN FOR

Its Lower Bay setting on Bequia — a Mustique-designed four-bedroom villa in landscaped gardens above the beach, with a private pool and a proven luxury rental record.

DAYTIME HIGH ±88°F · NIGHT LOW ±75°F



BY ROAD

Five Minutes to Port Elizabeth

Cassava is reached by a hillside road above Lower Bay, with on-site parking for up to four vehicles. Port Elizabeth — Bequia's service hub, with its ferry harbour, shops and restaurants — is five minutes by car, a straight-line distance of 1 mile from the villa.

THE GATEWAYS

Ferry and Air

Bequia's own J.F. Mitchell Airport lies 1 mile straight-line to the south, across the island's southern shore. Port Elizabeth's ferry crosses to Kingstown, the capital of St. Vincent & the Grenadines, 11 miles north across the Bequia Channel.

DISTANCES — STRAIGHT LINE

Port Elizabeth 1 mi · Mustique 9 mi · Kingstown 11 mi

4 ENSUITE BEDROOMS • PRIVATE POOL • GARDEN PATH TO THE BEACH

LOCATION

On the Map

BEQUIA • ST. VINCENT & THE GRENADINES



GALLERY

The Estate in Frames



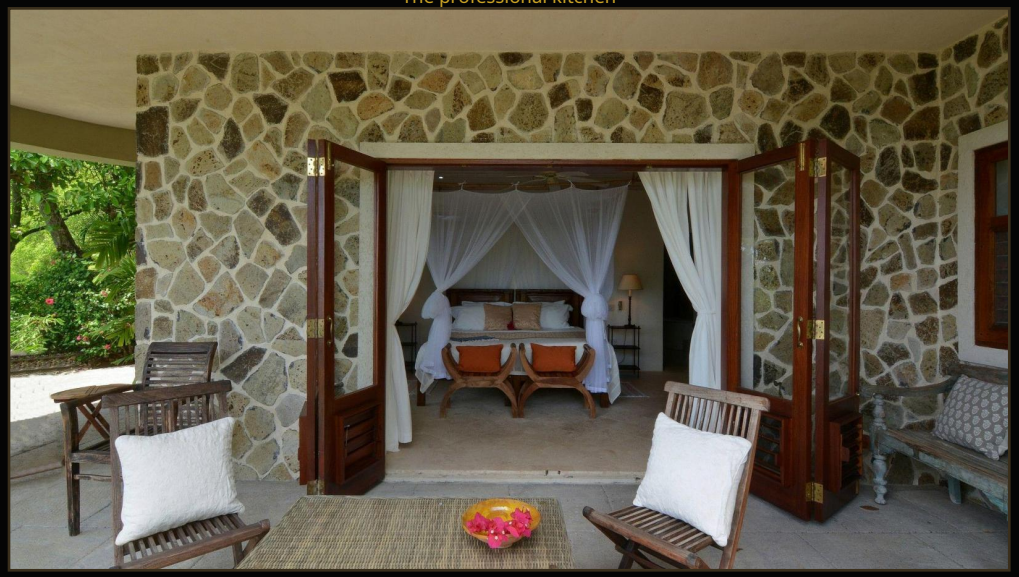
The shaded veranda lounge



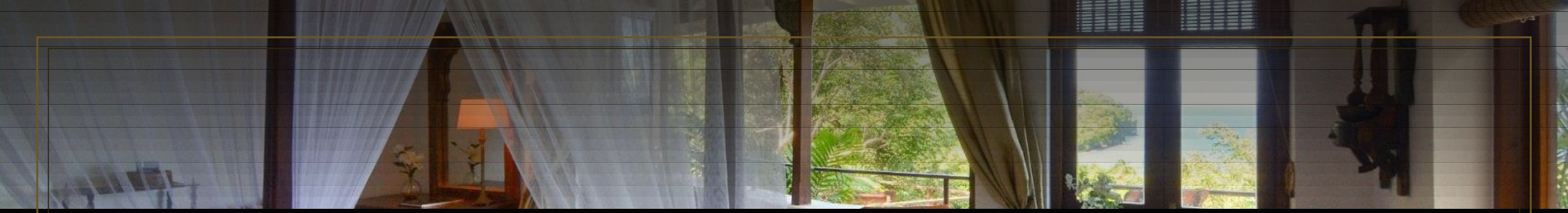
The professional kitchen



A guest bedroom in whites



A stone-walled guest suite



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

CASSAVA

LOWER 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/cassava

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