

PRIVATE ISLANDS INC.

PRIVATE ISLAND RENTAL · BRITISH VIRGIN ISLANDS

OIL NUT BAY

400 ACRES · 15 NEIGHBOURHOODS · VILLAS OF 1–7 BEDROOMS · PRIVACY 72

THE ISLAND

The Eastern Tip of Virgin Gorda

Oil Nut Bay is a 400-acre residential resort community on the eastern tip of Virgin Gorda in the British Virgin Islands — a green peninsula of ridges, beaches and bays reached only by boat or helicopter. There is no road in, and no passing traffic.

Developed by David V. Johnson, the community is planned at low density across 15 neighbourhoods, with most of the land preserved as open space. The rental collection runs to 41 rental bedrooms, sleeping up to 82 guests across the collection — and the community is still growing, with development activity continuing in some neighbourhoods.

400
ACRES OF PENINSULA

15
NEIGHBOURHOODS

41
RENTAL BEDROOMS







STAYING AT OIL NUT BAY

Villas & Estates

The rental collection runs from beachfront villas on the sand to cliffside estates on the Atlantic Ridge — custom architectural villas and estates of one to seven bedrooms, 41 rental bedrooms in all, sleeping up to 82 guests across the collection.

Interiors open completely to the outdoors: retracting glass walls dissolve the line between the rooms and the terrace. Plunge pools, and soaking tubs set in natural stone, keep the water — and the view — always close.

Every stay includes daily breakfast at the Beach Club, a personal electric cart, daily housekeeping with nightly turndown, and scheduled North Sound ferry transfers. Behind the scenes, on-site villa management and a concierge team run each stay.









THE OIL NUT BAY LIFE

Days Around the Peninsula

DINING

Nova, the overwater restaurant and lounge in Marina Village, is open to everyone; the Beach Club serves wood-fired pizzas to homeowners and rental guests. For evenings in, private chefs cook bespoke dinners in your own villa.

THE SPA

Sundara Spa & Studio is an overwater wellness sanctuary above the shallows. At the Beach Club — reserved for homeowners and rental guests — three cascading pools step down to the sand, with a swim-up bar between them.

ON THE WATER

The deep-water marina takes 101 slips at full build-out and welcomes transient yachts; the North Sound beyond is some of the Caribbean's finest sailing water. Ashore there are tennis and pickleball courts, the Nut House Kids Club, a Nature Center and the Rescue Barn.

THE REGION

Virgin Gorda & the North Sound

Oil Nut Bay faces the North Sound, the sheltered water between Virgin Gorda, Tortola and a scatter of small cays that is the BVI's boating heartland. Leverick Bay, the sound's working harbour, is four miles away.

The community divides its welcome: Marina Village and Nova are open to visiting boaters, while the Beach Club and the resort facilities are reserved for homeowners and rental guests.

Road Town, the capital on Tortola, is 20 miles west; St. Thomas and its international airport lie 44 miles across the channel — close enough for an easy arrival, far enough that none of it reaches the bay.



GETTING THERE

Arriving by Boat & Air

1 — FLY TO TORTOLA

Beef Island (EIS)

Fly into Terrance B. Lettsome International Airport (EIS) on Beef Island, Tortola. From the airport it is a five-minute taxi to the dock, and the community's boat carries you across the North Sound in about 35 minutes.

2 — VIA VIRGIN GORDA

Spanish Town (VIJ)

Virgin Gorda's own airport is closer still: a 20-minute taxi across the island to the dock, then a 10-minute boat ride around to the bay.

3 — FROM ST. THOMAS

Water taxi or helicopter

A water taxi from St. Thomas takes 2 to 2.5 hours including customs — or fly straight in: the community's heliport has customs and immigration on site.

PLEASE NOTE

Arranged for you

The concierge lines up the boats and taxis to meet your flights — tell them when you land, and the transfers are arranged.





CLIMATE & SEASONS

Trade-Wind Tropical

DRIER · DEC–FEB	Highs 83–84°F (28–29°C)	Lows 74–75°F (23–24°C)	Sea 79–81°F (26–27°C)	The driest, clearest weeks — January is the clearest month
DRIER · MAR–MAY	Highs 84–86°F (29–30°C)	Lows 74–78°F (23–26°C)	Sea 79–81°F (26–27°C)	March is the driest month; the wetter season begins in May
WETTER · JUN–AUG	Highs 88–89°F (31–32°C)	Lows 79°F (26°C)	Sea 82–83°F (28°C)	August is the hottest month; July brings the freshest trade winds
WETTER · SEP–NOV	Highs 86–88°F (30–31°C)	Lows 77–79°F (25–26°C)	Sea 82–84°F (28–29°C)	September is the wettest month, with the warmest seas

Figures are Spanish Town’s climate normals (WeatherSpark); Oil Nut Bay sits on Virgin Gorda’s eastern tip, in the same trade-wind waters. Across the year the air runs 83–89°F and the sea 79–84°F — warm water in every month.



OIL NUT BAY

North Sound, Virgin Gorda, British Virgin Islands · 18.50°N, 64.32°W

DISTANCES – STRAIGHT LINE

Leverick Bay	**4 mi**
Virgin Gorda Airport (VIJ)	**8 mi**
Beef Island Airport (EIS)	**15 mi**
Road Town, Tortola	**20 mi**
St. Thomas (STT)	**44 mi**

CLIMATE

Year-round high	**83–89°F / 28–32°C**
Coolest nights (Jan–Mar)	**74°F / 23°C**
Sea temperature	**79–84°F year-round**

ACCESS

Fly into Beef Island (EIS) on Tortola — a five-minute taxi to the dock, then the community's boat crosses the North Sound in about 35 minutes.

Virgin Gorda's own airport (VIJ) is closer still: a 20-minute taxi across the island and a 10-minute boat ride.

From St. Thomas (STT), a water taxi takes 2 to 2.5 hours including customs; the community's own heliport has customs and immigration on site.

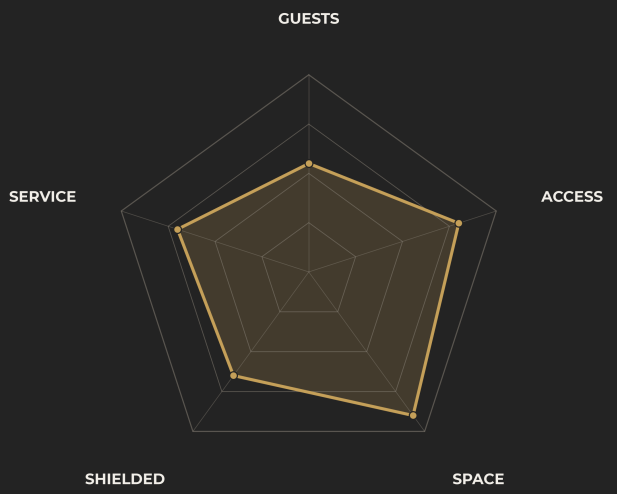
Straight-line distances, approximate.
Island coordinates: the listing's own map position (CMS pin).
Climate: Spanish Town regional normals (WeatherSpark).

THE PRIVATE BRIEFING

72

PRIVATE BUT CONNECTED

PRIVACY INDEX / 100



SCORE

WHO ELSE IS THERE — 11 / 20

Homeowners and rental guests share the peninsula's facilities — the Beach Club, the restaurants and the marina — while each villa stands in its own grounds.

WHO CAN GET IN — 16 / 20

No road in: arrivals are by the community's boats or by helicopter to its own heliport. Marina Village and Nova stay open to visiting boaters; the rest is residents and guests only.

SPACE TO DISAPPEAR — 18 / 20

400 acres planned low-density across 15 neighbourhoods, most of it preserved open space — villas sit far apart on beachfront, hillside and ridge.

OUT OF SIGHT, SOUND & TRAFFIC — 13 / 20

Villas are screened by the hills and planting, but the community is still growing — building work continues in some neighbourhoods, and boats move through the North Sound.

INVISIBLE SERVICE — 14 / 20

A staffed villa community rather than a private island's own team: on-site management, daily housekeeping and nightly turndown, and a concierge to plan the days.

One score for the whole community — Oil Nut Bay is taken villa by villa, within one shared peninsula.

Current pricing is always on the listing

View the live listing — privateislandsonline.com



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

OIL NUT BAY

NORTH SOUND · VIRGIN GORDA · BRITISH VIRGIN ISLANDS · PRIVATE ISLAND RENTAL

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View the live listing