

PRIVATE ISLANDS INC.

BLUNDER BAY ESTATES

NORTH SOUND, VIRGIN GORDA



20.75 ACRES · LEASEHOLD
10 ESTATE LOTS · 2 BEACHES

18.503°N 64.397°W

ELEVATION — HILLTOP 452 FT



THE ESTATE

At a Glance

LOCATION	North Sound, Virgin Gorda
TENURE	Leasehold 99+99 years
LAND AREA	20.75 acres
LOTS	10 lots, 1–2.25 acres
BEACHES	2 white-sand beaches
HILLTOP	452 ft

LOTS ON THE NORTH SOUND

Ten lots of one to two-and-a-quarter acres — four beachfront, three oceanfront, two hillside and one on the bluff.

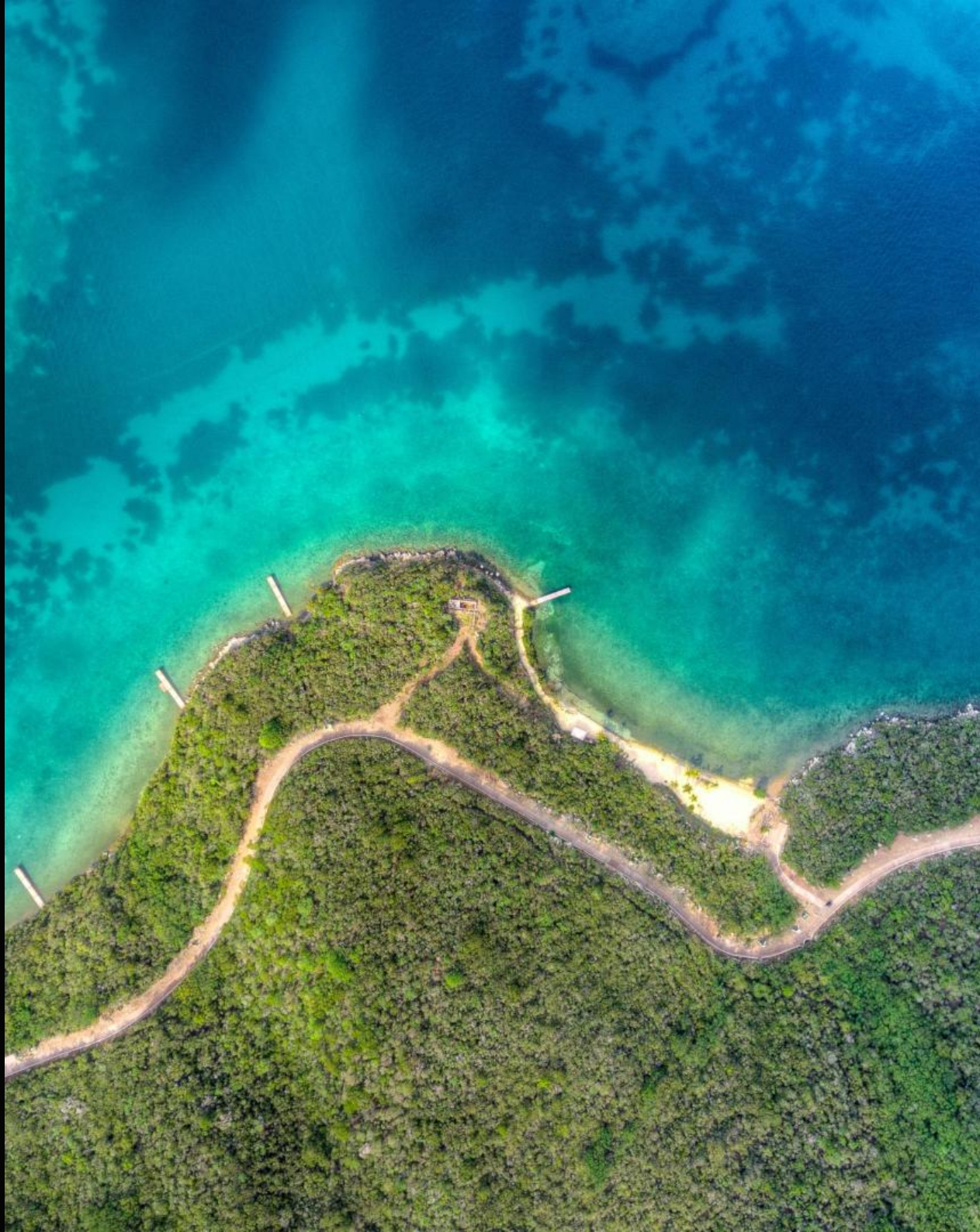
ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	20.75 acres
TENURE	LOTS
Leasehold 99+99 yr	10 estate lots
HILLTOP	WATERS
452 ft	North Sound

www.privateislandsonline.com/caribbean/british-virgin-islands/blunder-bay-estates

REGION — BRITISH VIRGIN ISLANDS

The BVI are the Caribbean's sailing capital — a British Overseas Territory of protected anchorages and short hops between islands. Foreign buyers hold property through a Non-Belonger Landholding Licence, and North Sound, ringed by yacht clubs and resort islands, is its most coveted water.





THE SETTING

At the Gate of the Sound

Blunder Bay Estates occupies the North Sound peninsula at the entrance to the Sound, opposite Mosquito Island, with Eustatia and Necker in view. It is a sea-accessible enclave — every lot is reached by water, in the company of the Sound's celebrated resort islands.

THE LOTS

Ten Lots, Four Settings

The 20.75 acres divide into ten lots of one to more than two-and-a-quarter acres: four beachfront lots across two white-sand beaches, three oceanfront lots, two hillside lots and one ocean bluff lot, with an initial focus on 25 luxury villas.

ON THE WATER

Docks and a Marina

Four lots carry private 80-foot docks. The rest share a dedicated marina dock with 12 slips, five visitor and operations berths and a barge ramp — deep-water mooring at the door, on the Sound's sheltered water.

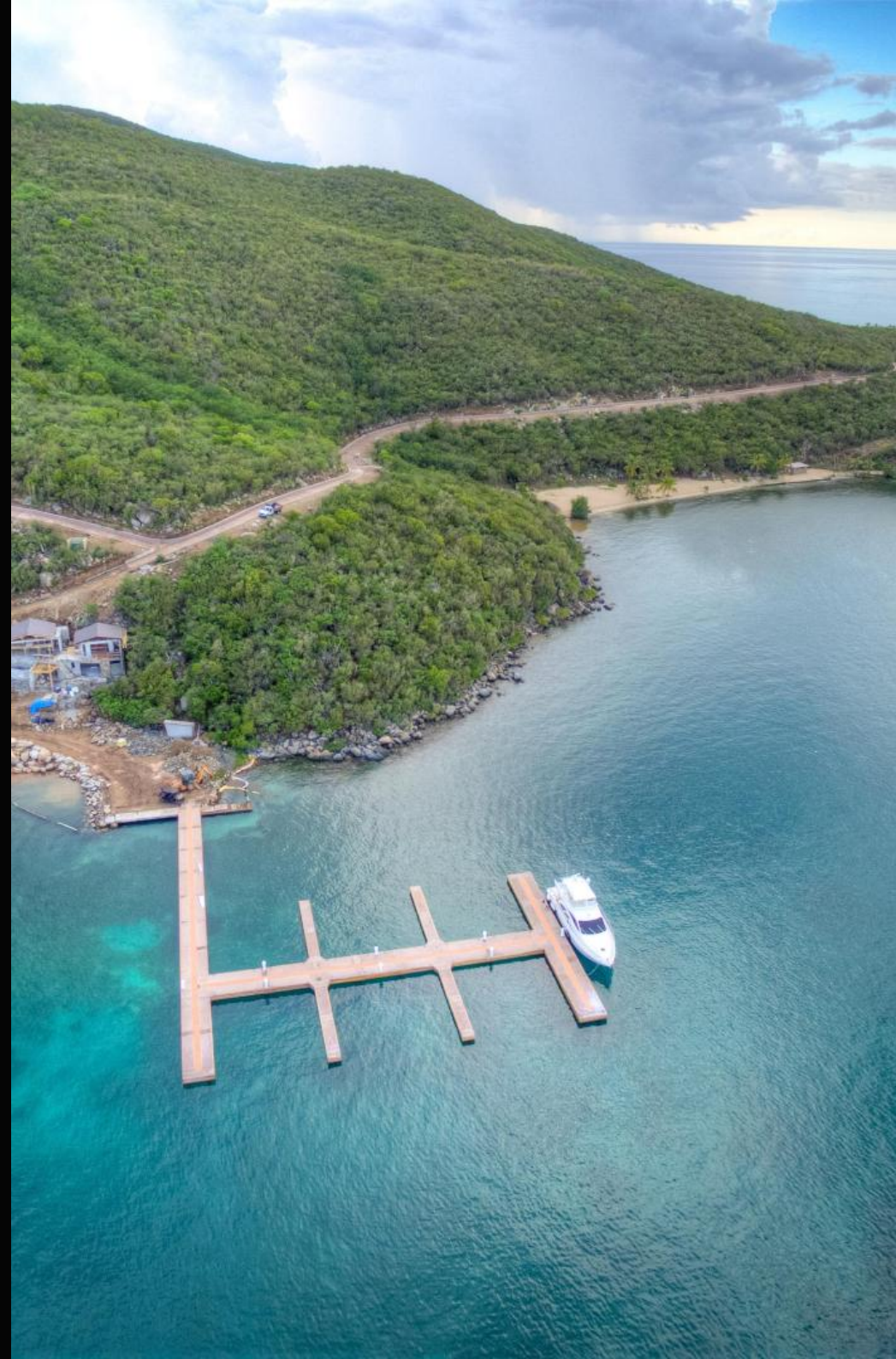
READY TO BUILD

Shovel-Ready

Government planning permission is secured and approvals for the electricity grid and beach replenishment are in hand. Basic infrastructure is already in place, and an environmental team led by a marine biology specialist guides the build-out.

A NOTE ON IMAGERY

Two gallery images were excluded from this brochure: a computer-generated villa visualisation and a lot-plan graphic. Every photograph shown is a real view of the estate and its North Sound setting.





LAND AND WATER

Two Beaches, One Point

The estate's shore turns from a marina cove to a rocky point and two white-sand beaches, with elevated viewpoints across the North Sound. Planned amenities include a BBQ area, pizza oven, water sports pavilion and a beach with pergolas, served by a 12-foot internal road in a 24-foot easement.

KNOWN FOR

North Sound position — a shovel-ready, sea-accessible estate community opposite Mosquito Island, with marina docks and two beaches.

DAYTIME HIGH $\pm 86^{\circ}\text{F}$ · NIGHT LOW $\pm 76^{\circ}\text{F}$



BY WATER

A Sea-Accessible Enclave

The estate is reached by boat across the North Sound. Leverick Bay, with its marina and resort, lies under a mile to the east; Gun Creek, the North Sound's road-head and ferry point, is about a mile and a half away.

THE GATEWAYS

Virgin Gorda & Beef Island

Virgin Gorda's own airstrip at Taddy Bay is about four and a half miles straight-line to the south. Terrance B. Lettsome International on Beef Island — the BVI's main airport, bridged to Tortola — is about ten miles west.

DISTANCES — STRAIGHT LINE

Mosquito Island 1 mi · Leverick Bay 1 mi · Eustatia Island 3 mi · Necker Island 3 mi

20.75 ACRES • 10 LOTS • ONE NORTH SOUND SHORE

LOCATION

On the Map

NORTH SOUND • VIRGIN GORDA, BRITISH VIRGIN ISLANDS



GALLERY

The Estate in Frames



The beach, looking across the Sound



The bay and the estate shore



The marina from above



North to Mosquito Island



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

BLUNDER BAY ESTATES

NORTH SOUND, VIRGIN GORDA

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/british-virgin-islands/blunder-bay-estates

info@privateislandsinc.com

www.privateislandsonline.com