

PRIVATE ISLANDS INC.

ILE DE CAILLE

GRENADA, CARIBBEAN

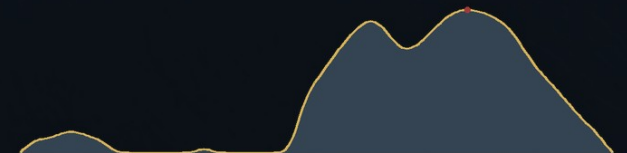


THE ISLAND — TERRAIN

157 ACRES • FREEHOLD
TWO VOLCANIC KNOLLS

12.287°N 61.583°W

ELEVATION — SUMMIT 210 FT



THE ESTATE

At a Glance

LOCATION	North of Grenada
TITLE	Freehold
LAND AREA	157 acres
BEACHFRONT	Over half a mile
HOUSES	Four existing houses
SUMMIT	210 ft

157 ACRES, ONE FREEHOLD ISLAND

Two volcanic knolls and a fertile valley — an island of 157 acres held under one freehold title off Grenada's north coast.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	157 acres
TITLE	SUMMIT
Freehold	210 ft
BEACHFRONT	HOUSES
Over half a mile	Four

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REGION — GRENADA

Grenada — the Spice Isle — anchors the southern Grenadines with a stable, buyer-friendly market: freehold title, a long record of protected property rights, and a Citizenship by Investment programme under which approved projects can see the Alien Landholding Licence waived.





THE ISLAND

Two Knolls, One Valley

The island is defined by two prominent volcanic knolls separated by a fertile flat valley — a landscape that is both dramatic and highly functional. It is covered in lush vegetation, including coconut palms and fruit trees, and Ronde Island lies immediately to the north, across a narrow channel.

THE GROUND

A Head Start on the Ground

Caille is partially developed, and that head start matters: a functional road network traverses the island between the knolls and the valley, electricity is available on site, and a 40,000-gallon water storage tank is already in place.

THE HOUSES

Four Houses on the Shore

The sale includes four uninhabited houses above the island's lava-rock shore. They provide immediate shelter, and the listing positions them as structures to renovate into a construction base or guest villas.

THE POTENTIAL

Resort, Estate or Farm

The listing frames the island's future three ways: Mustique-style luxury residences, a world-class resort or massive private family compound, or a sustainable farm-to-table estate built on the fertile soil and stored water.

A NOTE ON IMAGERY

Two images from this listing's gallery were excluded from this brochure: a still taken from an AI image-to-video clip, and a photograph captioned as a Hawai'i Coast property, which does not depict this island.





LAND AND WATER

Half a Mile of White Sand

The shoreline runs to more than half a mile of white sand beachfront, with calm swimming waters and views north over the Grenadine islands. Between the beaches, the coast is indented with small, secluded bays — natural sites for private beach clubs or hidden retreats — while the knolls give elevated building sites with 360-degree vistas and the central plain stays open for agriculture, recreation or low-density building.

KNOWN FOR

Scale with a head start — 157 freehold acres, four houses and utilities in place, minutes by boat from Grenada.

DAYTIME HIGH $\pm 86^{\circ}\text{F}$ · NIGHT LOW $\pm 77^{\circ}\text{F}$



BY BOAT

Ten Minutes from Sauteurs

The island lies about three miles off Grenada's northern tip — 3.4 miles shore to shore by our measurement — and the listing puts the boat ride from Sauteurs, in St. Patrick, at just 10 to 15 minutes.

THE GATEWAY

Maurice Bishop International

Maurice Bishop International Airport sits at Grenada's southern tip, 24 miles straight-line from the island. The listing puts the full runway-to-island journey — the road north to Sauteurs, then the boat — at under an hour.

DISTANCES — STRAIGHT LINE

Ronde Island 1 mi · Diamond Island 3 mi · Sauteurs 6 mi

157 ACRES • FREEHOLD • FOUR HOUSES • OVER HALF A MILE OF BEACH

LOCATION

On the Map

SOUTHERN GRENADINES • NORTH OF GRENADA



GALLERY

The Estate in Frames



The south-shore houses above their cove (detail)



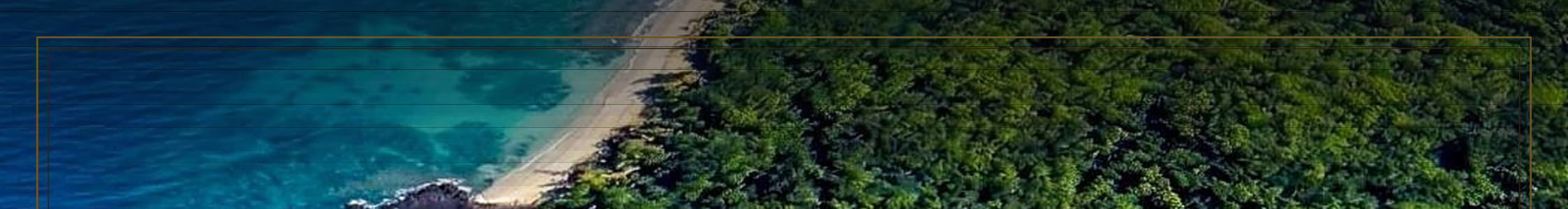
Palms on the volcanic knoll (detail)



The bay on the island's eastern shore (detail)



Lava shore on the channel side (detail)



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

ILE DE CAILLE

GRENADA, CARIBBEAN

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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