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Grande Anse Estate, St. Lucia



Location: Grande Anse Estate, St. Lucia

Size: 1625 acres

Price: US\$35,000,000.00

Grande Anse Estate

Grande Anse Estate is located on the Caribbean Island of St. Lucia in the Lesser Antilles. This 238 sq. mile Windward Island is located between Martinique and St. Vincent with an English and French patois speaking population of approximately 160,000. The property lies on the north-eastern coast of St. Lucia in the district of Babonneau, about 12 miles east of the bustling capital of Castries. Major tourist attractions and resorts are concentrated in this area of the island. Numerous international airlines and cruise ships transport visitors to St. Lucia's two airports and its ports.

The property is comprised of Grande Anse Estate and D'est D'Hers Estate and is registered under plot number 1847B/1. It borders the Marquis (Deveaux) Estate to the north, several smaller estates to the west, the Atlantic Ocean to the East and Louvet Estate to the south. The circumference of the property is approximately seven and a half miles. The property can be accessed via the Castries-Grandmain road, which is not presently in good condition. The last two miles of road leading up to the community of Desbarras are unpaved, and marginal.

From the entrance of the property down to the beach, there is a rough, unpaved road, which has a rock base. Near the beach, there is an obsolete landing strip for small aircraft constructed about 35 years ago. The property comprises of approximately 1625 stunning, undeveloped acres ideally suited for a premiere resort development. The one and a quarter mile long sandy beach is one of the most picturesque and dramatic in St. Lucia, perhaps in the entire Caribbean. The cool Trade Winds and the extensive reef create a continuous mesmerizing surf. Even in its natural state, the extraordinary beauty of this coastal landscape is truly breath-taking. To the south there is a smaller, more private cove, which has a sandy beach and about 150 ft in length.

This exceptional property is contoured as a natural amphitheater, with mountain ridges on three sides which all focus on the expansive ocean activity. From every angle, one can enjoy a panoramic view of the beach. The highest elevation is about 1200 ft above sea level. The main valley offers hundreds of acres of flat land, including about 60 acres of beachfront property. Three small "streams" run through the property. Two form lagoons on the beach, to add to the landscape and an area of potential architectural interest. Most of the property is forested with coconut palms, other exotic fruit trees and secondary tropical growth. A diversity of lush plant and wildlife can be found on the estate.







Services Infrastructure

Water

Six test wells were drilled on the property, revealing a projected supply of ground water of one million and 200,000 gallons per 24 hour period.

Electricity

The privatized St. Lucia Electric Company (LUCELEC) is prepared to supply the area with electricity as soon as the development is ready.

Communications

Cable and Wireless St. Lucia is the main private telephone and internet provider in St. Lucia. The communications sector is currently in the process of being further liberalized.

Roads

Due to the ongoing development of the East coast, it is expected that improved roads providing access to that area will be constructed in the foreseeable future.

Roads on private land are the responsibility of the land owner.

Several old road bases exist on the property.

Construction Material

A significant saving on construction material can be realized due to the fact that there is fresh water, rock and sand available on site.



