

## Table of Contents

<b>Ebook</b>	1
Welcome	1
01- Rosamaris Villa	3
02- Ice Tea Bar	8
03- Tiny Bay Bar	9
04- A.I.Y.C	10
05- Sarasvati Villa	11
06- Blue Dive	14
07- Ananke Villa	16
08- Sea Bed	18
09- Pappagallo Villa	19
10- Caribera Villa	22
11- Eastview & Westview at Inanna Building	28
12- A.M.A.T.A	31
13- Office	32
14- Coral Sea & Coral Nest at Coral Plaza	33
15- Iemanja Villa	36
16- Seasong Villa	45
17- Besecucan Villa	50
Contact	56



## **Ebook Welcome**

**The ANGUILLA INTERNATIONAL YACHT CLUB (A.I.Y.C.) and YACHT CLUB VILLAS ([www.yachtclubvillas.net](http://www.yachtclubvillas.net))**

**located at Tiny Bay, Cul de Sac, Anguilla, B.W.I., together with the ANGUILLA MUSEUM of AFRICAN TRIBAL ART (A.M.A.T.A-  
[www.amata.org](http://www.amata.org))**

**are now available for sale as a whole or separately.**

**It has to be noted that in case of Buyer's preference the Seller can keep the Museum and 1 (or 2) villas bordering the property to the East where he could move the Museum which now is located (see n. 12 on the Map) on the ground floor of Inanna House, in the center of the Resort.**

**As it can be seen herewith, the aerial map is listing a total of 17 concrete structures (plus the large and solid concrete pier) numbered in anticlockwise order from 01 to 17, among which are bookmarked 7 Art Villas, some really large and outstanding.**

**All the buildings and the private beach are laying on the about 10 acres tip of Cul de Sac Peninsula facing St.Martin Island to the South and Rendez Vous Bay to the West and Northwest. It is also important to underline that out of the total surface of the compound about 5 acres are still fully constructible, even for higher rise buildings.**

**By its own structure and location all the development guarantees an absolute privacy as no through traffic or beach through walking is feasible, it is also a clean free hold never mortgaged property belonging to one individual only, with about 100,000 sqft (= about 9,300 square meters) of covered areas, decks and pools.**

**A Greg Norman Signature Design 18-Hole Championship Course is also available just across Rendez Vous Bay, less than 5 minutes away by boat or by car.**

**Description and pictures can be found at the pages 01 to 17 on the right side herewith.**



**NOTE 1 : During the visit of Hurricane IRMA on the 5th of September 2017 all the buildings (very solid concrete structures including the roofs) suffered little or no damage at all, they will locally require some paint refreshment and replacement of some sliding door glasses and fixed window glasses which were cracked (even though the hurricane shutters remained strongly in place) by the pressure and high vibrations caused by the wind which however never could get in and ravage the internal layouts and decorations, the majority of the Air Conditioning condensers, piping and several blowers shall have to be replaced, same as the Yacht Club 7 nations flag poles and the 65' tall sailboat mast flying the Yacht Club flag and burgees. Also just a few wood porches and wooden gazebo roofs have been affected and need restoration, as well as the beautiful landscaping which shall require some time to get back to the original splendor.**

**NOTE 2 : S.A.S. Prince Albert II of Monaco is still the Honorary President of the Anguilla International Yacht Club since His visit to Anguilla in 2004 when He was granted such Title by the Chairman of the Board of the A.I.Y.C., the Hon. Osborne Fleming, Chief Minister of Anguilla at the time.**



## **01- Rosamaris Villa**

Rosamaris Villa, 2/3 floors large fully airconditioned villa on the beach of about 20,000 sqft, is featuring 15 bedrooms all with bathroom "en suite", private mooring, private docking, private beach, a large and deep salt water "infinity" swimming pool just on the beach, plus a kiddie's pool as well as a jacuzzi style pool upstairs creating a waterfall into the main pool.

A second large waterfall is located right above the main entrance into the living/dining room (solid rainproof umbrellas are available at the entrance but walking through wearing a swimsuit might be safer...) other available features are a second lower entrance with a small gate right on the beach, a large parking for 12/14 cars in the garden by the main entrance on its south side, high speed wireless internet full-time connection, a guests' bathroom adjacent to the study room, a monumental Chef's kitchen, a separate staff bathroom, an enormous laundry room and all the other amenities appropriate to a villa of such size and standing.

This villa is fully furnished with tropical/colonial style original furniture enriched by several precious antique items and unique monumental wood works (statues and else) plus ancient mosaics and tiles as well as a valuable collection of antique oil nude paintings of European artists.

Rosamaris is specially built as a "wind tower" to ensure that tradewinds are currently supplying a pleasant natural ventilation, keeping all the premises incredibly fresh, but large classic fans and full airconditioning are available in case of need.

This Villa is located on the northwest coast of the peninsula, just aside of the Anguilla International Yacht Club (A.I.Y.C.), is overlooking the private beach of Tiny Bay and enjoys of a breathtaking 270 degrees view from Anse Marcel and Grand Case far away to the east of St Martin. Also Saba to the south, and Rendez Vous Bay, the golf course and the sunset to the west.

This villa is surrounded by 1.2 acres of prime beachfront land, unique on the island.

### **Rosamaris Villa**

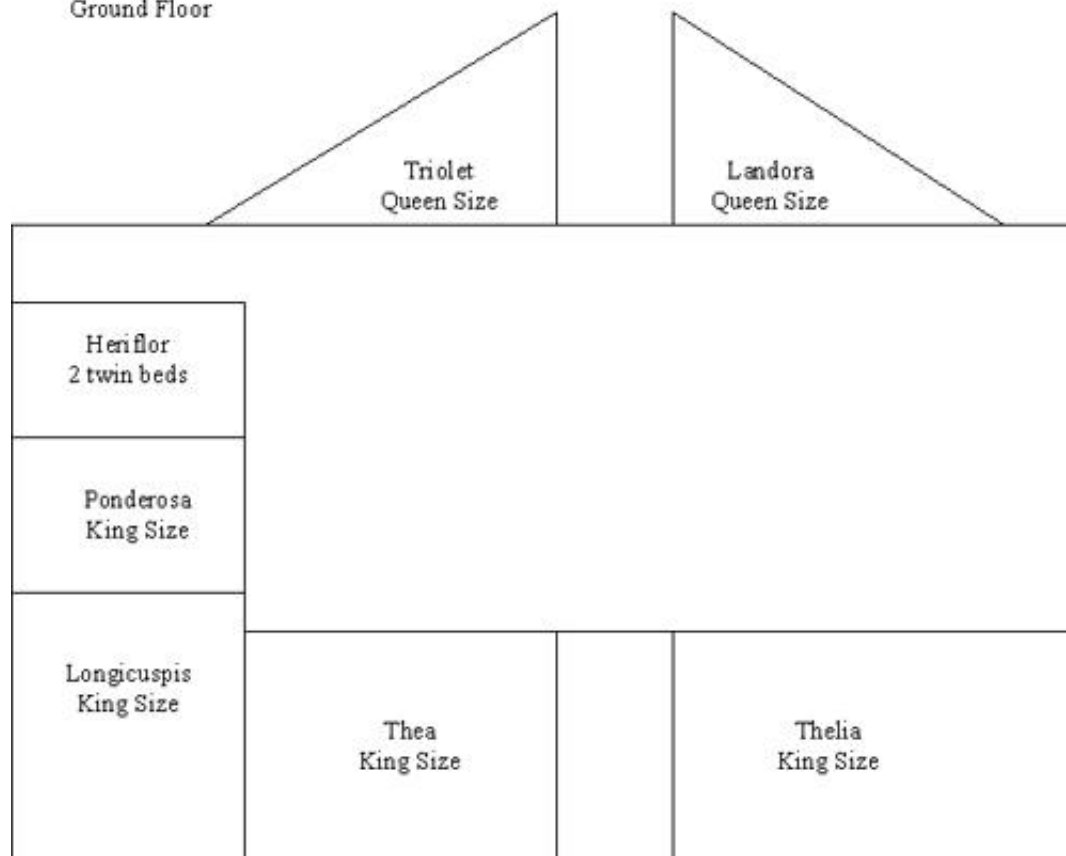
Fully airconditioned, kiddies' pool overflowing into a large and deep salt water adult swimming pool, monumental chef's kitchen, huge inside living/dining room, the Villa is overlooking its own private beach, the A.I.Y.C. and its jetty, the Golf Course on Rendez Vous Bay and Blowing Rock Island to the West.

15 bedrooms, all with bathroom en suite, total capacity for up to 30/34 persons, in detail :

- 3 beachfront large kingsize bedrooms on the ground floor, out of which 2 fitted with large porch and two additional twinsize beds in a separate area
- 1 beachfront kingsize bed on the upper floor
- 2 kingsize bed on the upper floor of the eastern wing with seaview to the south
- 1 kingsize bed on the upper floor of the northern wing with seaview to the west
- 1 kingsize bed on the ground floor of the northern wing with garden view



- 2 queensize bed on the ground floor of the eastern wing with garden view (seaview if cutting the vegetation)
- 1 double twinsize bed on the upper floor of the northern wing with garden view
- 1 double twinsize bed on the groundfloor of the northern wing with garden view
- 1 kingsize bed on the top level with 270 degrees seaview
- 1 kingsize bed in the Rastaman suite wooden shack on the roof (closer to Heaven) with 270 degrees seaview

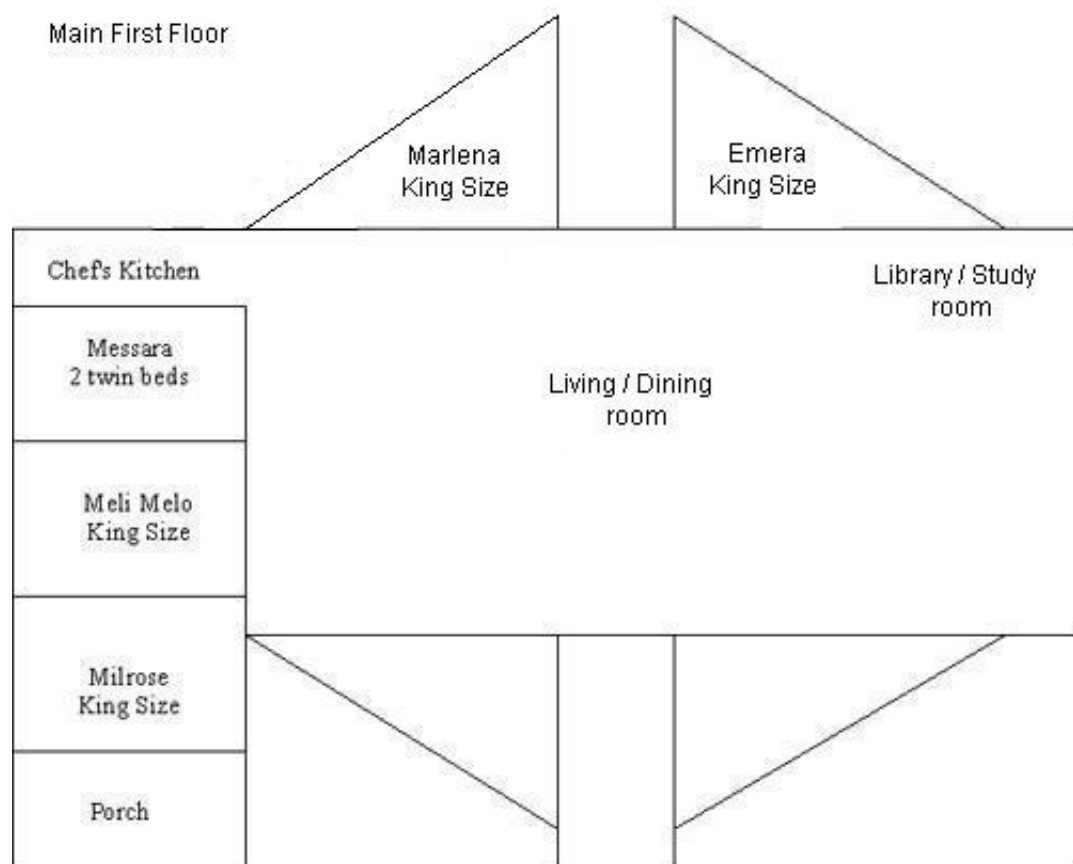
**ROSAMARIS****Ground Floor**

Western Waterfront  
on the beach



## ROSAMARIS

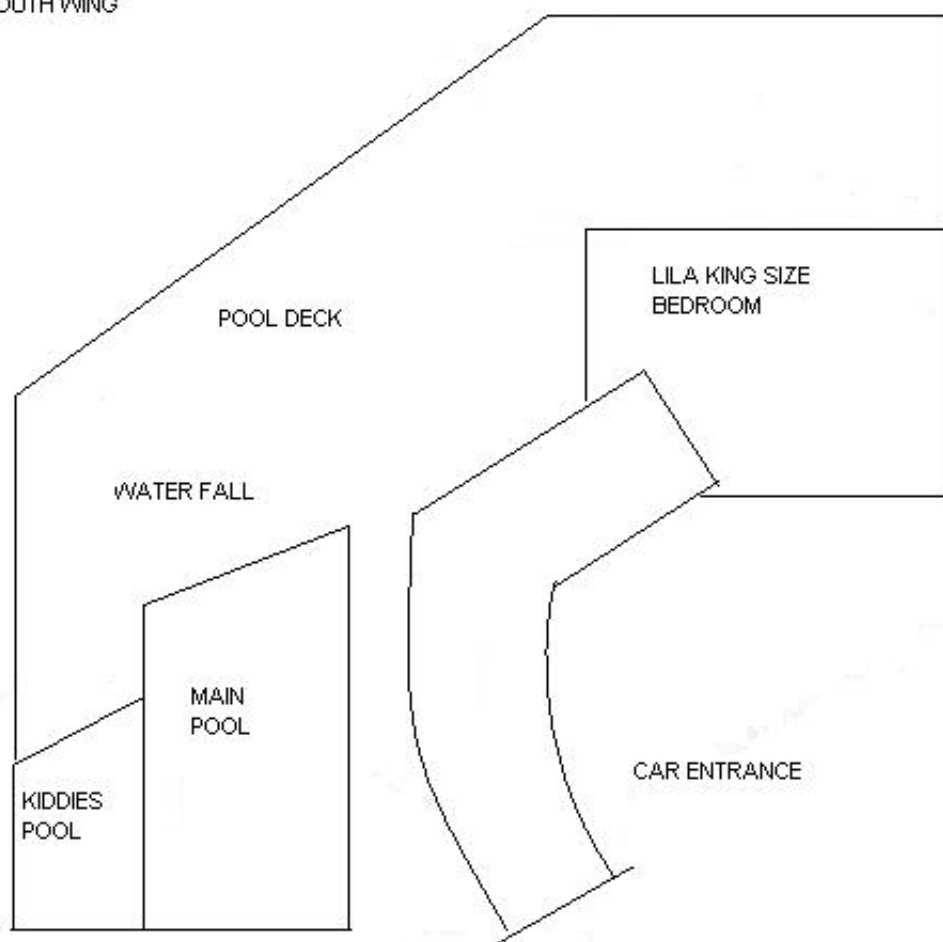
### Main First Floor



Western waterfront  
on the beach



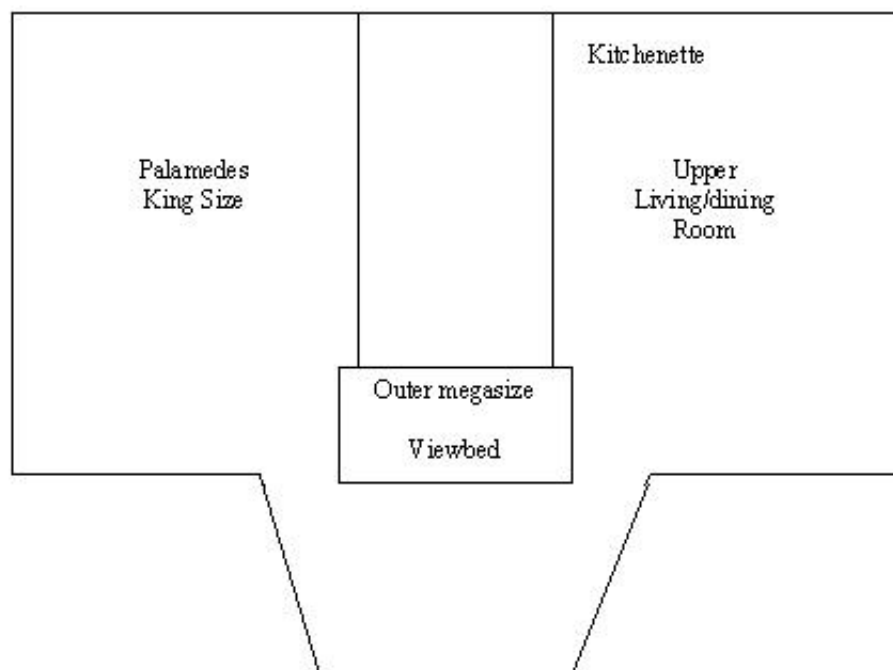
ROSAMARIS FIRST FLOOR  
SOUTH WING





ROSAMARIS

2<sup>nd</sup> Floor





## **02- Ice Tea Bar**

Ice Tea Bar, a delicious beach hideway offering full beach and water sports services, any kind of classy drinks which you can sip while sitting on comfortable benches, cooling off with friends, enjoying the view of a breathtaking sunset and, why not ?, of your friends shaking on the dancing pole stage just on the beach at the sound of some appropriate local music, glittering like showbiz stars under professional multichromatic sky and floor spotlights.



### **03- Tiny Bay Bar**

This one is quite an unique Beach & Pool Bar as it features 1 Queensizebedroom “lit dans l’eau“, bed in the seawater with vanity and shower en suite and full bathroom facilities just across the door. Before going to sleep make sure to lock the shutters properly as the sea could feel like playing with you a bit and splash you gently and wake you up during the night....

Tiny Bay Beach & Pool Bar features also a comfortable queensize bedroom “lit dans l’eau”.

## **04- A.I.Y.C**



The Anguilla International Yacht Club (A.I.Y.C.) is a private anguillian corporation, open to all interested applicants meeting the requirements outlined for membership, to their friends and to the guests of Yacht Club Villas at CallalooClub during their stay in the villas.

The A.I.Y.C. is incorporated in compliance with the Anguillian laws and regulations and organized according to its Bylaws.

Private events (both for juniors and for adults), including official ceremonies and weddings, are organized in the A.I.Y.C. premises and facilities according to the requirements and suggestions of members.

The A.I.Y.C. features not only an exclusive Wine Bar and a Restaurant, but also a Boutique where unique A.I.Y.C. items, including A.I.Y.C. silverware and watches, are sold.

The Club House and its Boutique are fully furnished with tropical/colonial style original furniture enriched by some antique items and sailboat maquettes.

Tradewinds are currently supplying a pleasant natural ventilation, but fans and full airconditioning are available in case of need.



## 05- Sarasvati Villa

A 2 floors, large and modern, fully airconditioned villa of about 10,000 sqft built in a caribbean architectural style respectful of the Anguillian “Great House” traditions, completed in 2005, located on the west coast of the peninsula, overlooking St.Martin and Saba Island to the south and Blowing Rock Island, Rendez Vous Bay and the golf course to the west and northwest, enjoying magnificent sunset views, fitted with a large salt water private swimming pool just on the sea edge, receiving water by a waterfall from an upper fountain and overflowing on its turn into a second kiddie’s pool where the water depth is adjustable.

8-1/2 bedrooms, of which 4-1/2 waterfront and a 5th one with seaview to the southwest, 8 bathrooms all “en suite”, in detail :

- 2 kingsize waterfront bedrooms on the ground floor each with bathroom en suite, covered porch and sun deck
- 2 kingsize waterfront bedrooms upstairs each with bathroom en suite, covered porch and sun deck, small kitchenette and 2 twin size beds in a separate “L” shaped area
- 1 kingsize bedroom with bathroom en suite and wonderful seaview to the southwest
- 1 queensize bedroom with bathroom en suite and gardenview
- 2 children bedroom each with two twinsize beds, a large walk in cupboard and bathroom en suite, with gardenview
- 1 kingsize waterfront unusual bedroom located in the upper niche of the living room tower, enjoying of a breathtaking view, no bathroom en suite but can borrow the full bathroom of one of the 2 nearby kingsize waterfront bedrooms upstairs

The villa is fully furnished with tropical/colonial style original furniture enriched by several precious antique items and unique monumental wood works (statues end else) as well as special mosaics and tiles.

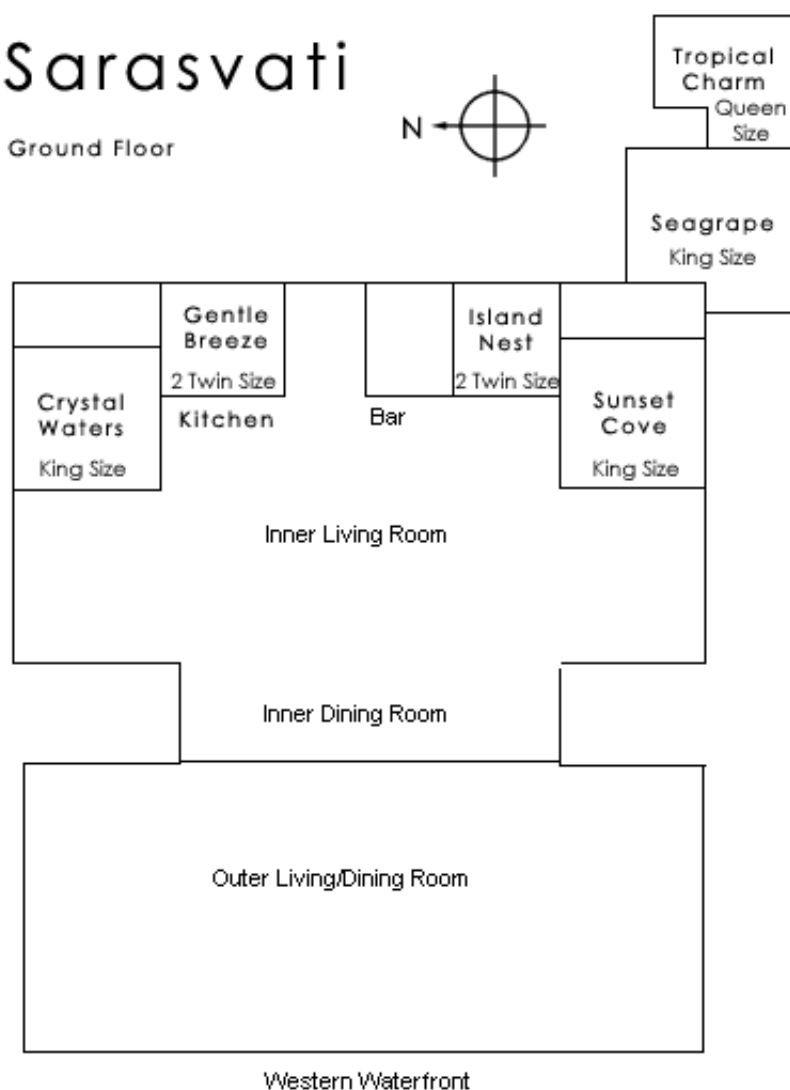
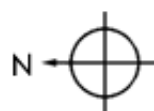
Sarasvati is specially built as a ”wind tower” to ensure that tradewinds are currently supplying a pleasant natural ventilation in spite of the fact that she is built waterfront on the west side, and in fact all the premises are incredibly fresh, but large classic fans and full airconditioning are available in case of need.

The building also features 4 TVs plus 1 TV-VCR, 1 Bar and 1 Chef’s kitchen on the ground floor, 2 kitchenettes upstairs and a separate large laundry with several washing and drying machines.



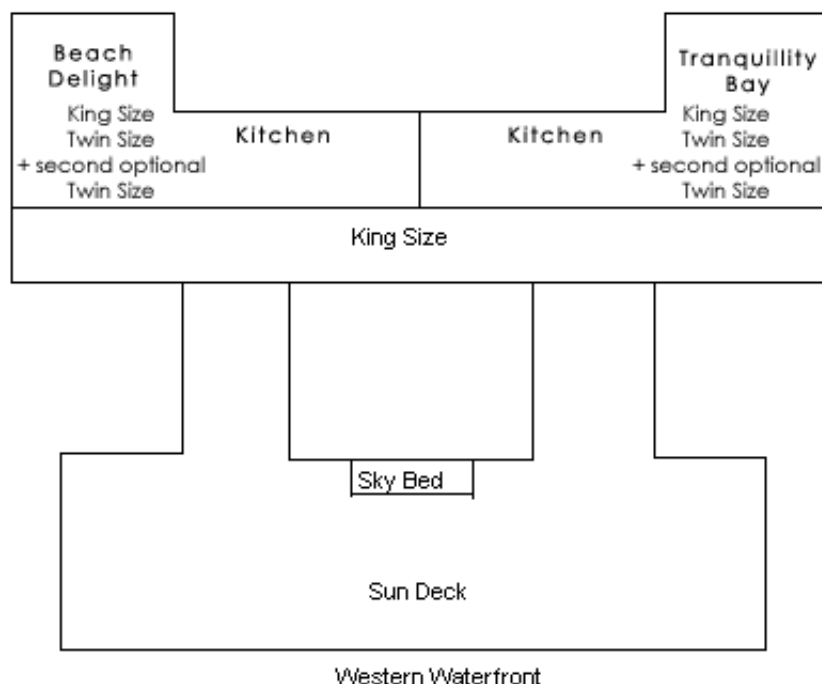
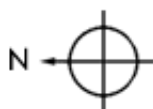
# Sarasvati

Ground Floor



# Sarasvati

First Floor



## Sarasvati Villa

4 TV plus 1 TV-VCR, fully airconditioned, private large and deep salt water adult swimmingpool overflowing into a shallow draft children's pool , chef's kitchen on the ground floor, huge open air living/dining room on the water plus a large living/dining room inside, the Villa is overlooking the Golf Course on Rendez Vous Bay and Blowing Rock Island to the West.

8-1/2 bedrooms, all with bathroom en suite, total capacity for upto 20/22 persons.  
in detail :

- 2 kingsize waterfront bedrooms on the ground floor each with bathroom en suite, covered porch and sun deck
- 2 kingsize waterfront bedrooms upstairs each with bathroom en suite, covered porch and sun deck, small kitchenette and 2 twin size beds in a separate "L" shaped area
- 1 kingsize bedroom with bathroom en suite and wonderful seaview to the southwest
- 1 queensize bedroom with bathroom en suite and gardenview
- 2 children bedroom each with two twinsize beds, a large walk in cupboard and bathroom en suite, with gardenview
- 1 kingsize waterfront unusual bedroom located in the upper niche of the living room tower, enjoying of a breathtaking view, no bathroom en suite but can borrow the full bathroom of one of the 2 nearby kingsize waterfront bedrooms upstairs



## 06- Blue Dive

This large solid rock deck on the water features a comfortable staircase making easily accessible at any time the crystal clear waters of the surrounding Caribbean Sea organized as a private pool with underwater lights for night dive.

Blue Dive is featuring large concrete and solid rock benches, a rock grill and all the amenities for partying by the sea in the day or in the night time.



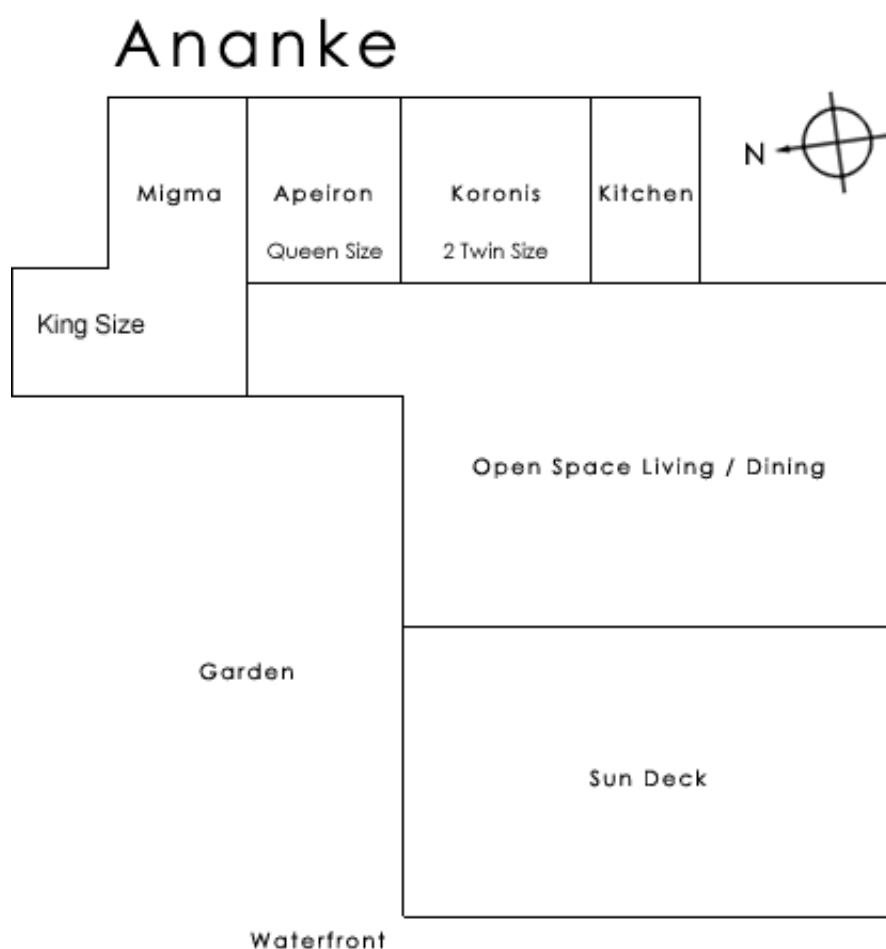




## 07- Ananke Villa

A fully airconditioned water front dwelling just on the water, 2-1/2 bedrooms (1 large kingsize bedroom with one twinsize bed in a separate area, 1 queensize plus 2 twinsize beds) all with bathroom en suite, among the amenities one can find Cable TV/VCR and internet high speed full time connection in the living room, a large covered porch continuing to a huge sun deck and tropical garden just on the sea edge, overlooking St.Martin and Saba Island to the south and Rendez Vous Bay, the golf course and Blowing Rock Island to the west, enjoying magnificent sunset views.

The villa is fully furnished with tropical/colonial style original furniture enriched by some antique items.



### Ananke Villa

1 TV-VCR, fully airconditioned, featuring a large covered porch with huge sun deck, a tropical garden all seafront and a shore pathway to the private beach of Tiny Bay about 100 yards away. No pool.

2-1/2 bedrooms/3 bathrooms

in detail :2 queensize bedrooms with bathroom en suite

1 two twinsize bed/livingroom with bathroom en suite





## 08- Sea Bed

The Sea Bed is a charming wooden gazebo featuring a large, comfortable day bed built on a solid rock foundation stretching out to the very edge of the caribbean sea on the extreme southwestern point of the peninsula (known as Lovers' Point according to the old island charts).

Right by its northern side the Sea Bed enjoys the companionship of a very old but still charming coconut tree and is looking jointly with her, day after day, at the most beautiful and romantic sunsets on the sea that one can imagine

As an alternative option to sunsets, guests can use the Sea Bed to cool down with friends after a swim in the pool or in the caribbean waters, or read a book or have a nap rocked by the gentle lullaby sung by the sea.





## 09- Pappagallo Villa

Built in a caribbean architectural style tuned to the Anguillian “Great House” traditions, this large and charming fully airconditioned villa, completed in january 2003, is all laying on the ground floor, with about 6,000 sqft surface only for the living and dining/partying areas, located on the extreme southwestern end of the peninsula, overlooking St. Martin and Saba Island to the south and Blowing Rock Island, Rendez Vous Bay and the St. Regis golf course to the west and northwest.

This fully airconditioned villa has a total surface of about 10,000 sqft, features 9 bedrooms, all waterfront or with seaview (vegetation permitting), 9 bathrooms all “en suite” plus a 10th Guests’ bathroom by the Bar area, in detail :

- 1 kingsize bedroom featuring also 1 twinsize bed, a sun deck with seaview to the south and bathroom en suite
- 1 kingsize bedroom waterfront to the south, with bathroom en suite including shower and tub features
- 1 kingsize bedroom waterfront to the west side, with bathroom en suite including shower and tub features
- 1 kingsize bedroom with bathroom en suite and sun deck overlooking the sea to the west side
- 1 kingsize bedroom with bathroom en suite and seaview to the west side
- 2 queensize bedrooms with seaview and bathroom en suite, both located on the east side
- 1 children bedroom with seaview to the west side, two twinsize beds and bathroom en suite
- 1 large 3 twinsize bedroom with bathroom “en suite”, den, kitchenette and private garden, with breathtaking seaview to the west

This villa is featuring on its west side a large (about 50’ long) and deep infinity pool for adults, overflowing into a large kiddies’ pool where the water depth is adjustable.

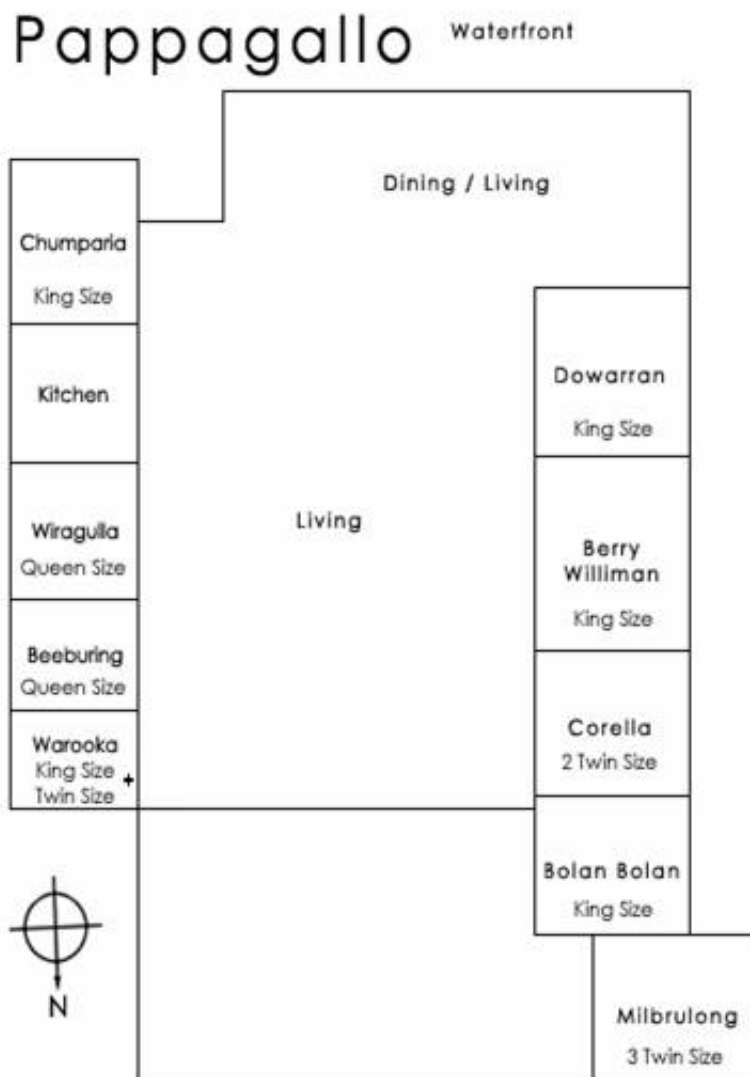
The pool is fed by a waterfall springing from large natural rocks and is ideal to enjoy incredible sunsets on the caribbean sea to the west.

This villa is additionally featuring the Sea Bed facility, with the irresistible appeal of its large day bed just above the sea water where one can cool down with friends, or read a book or have a nap rocked by the gentle lullaby sung by the sea.

This villa is fully furnished with tropical/colonial style original furniture enriched by several precious antique ethnic items and unique exquisite wood works (statues end else) as well as ancient tiles.

Pappagallo is specially built to ensure that tradewinds are currently supplying a pleasant natural ventilation, keeping all the premises incredibly fresh, but large classic fans and full airconditioning are available in case of need.

Among the various amenities one can find 2 TVs and 1TV-VCR, a large real Bar and a 5 star Chef ‘s cuisine with deep freezer, microwave, double stoves, fridges, dishwashing machines and all the other current fittings as well as a separate laundry with several washing and drying machines.



### Pappagallo Villa

2 TV plus 1 wide screen TV-VCR, fully airconditioned, 9 bedrooms all waterfront or with seaview (vegetation permitting), all with bathroom “en suite”, in detail :

- 2 kingsize bedrooms with tub in the bedroom and bathroom with shower en suite
- 1 kingsize bedroom with bathroom en suite and private tanning verandah overlooking the sea to the west
- 1 kingsize bedroom with bathroom en suite
- 1 kingsize bedroom featuring also 1 twinsize bed, bathroom en suite and private tanning porch
- 2 queensize bedrooms
- 1 two twinsize bedroom
- 1 large 3 twinsize bedroom with den, kitchenette and private garden.





## 10- Caribera Villa

3 floors large, modern fully airconditioned villa of about 10,000 sqft built in a caribbean architectural style respectful of the anguillian “great house” traditions, completed in the year 2000, located on the south coast of the peninsula, overlooking Blowing Rock Island, Rendez Vous Bay and the St. Regis golf course to the west and northwest, St. Martin and Saba to the south and seeing as far as Tintamarre (Flat Island) and St. Barths to the east, and featuring a large fresh water private swimming pool overflowing into a second waterfront basin.

- 1 kingsize bedroom on the pool deck with bathroom en suite
- 1 kingsize bedroom on the pool deck with adjacent bathroom just across the door .
- 1 kingsize bedroom ground floor on the east end side featuring also an additional twinsize bed upon request, a tanning terrace, a large walk-in dressing room and a bathroom en suite .
- 1 kingsize bedroom on the 1st floor, west side, with tub and bathroom en suite
- 1 kingsize bedroom on the 1st floor with 1 twinsize bed in an adjacent powder room and a bathroom en suite and with
- 1 two twinsize bedroom on the 2nd floor with adjacent bathroom .
- 1 kingsize bedroom on the 2nd floor with walk-in dress room, bathroom en suite and a porch on the westend side stepping down to a huge tanning deck offering a breathtaking seaview .
- 1 queensize tower bedroom with bathroom en suite and large private terrace on top with outise kitchenette and grill, offering a breathtaking 360 degrees view

Caribera offers an inside large, impressive living/dining room, with a choice of a second living/dining area outside under the porch on the pool deck and adds a third possibility of a more sheltered living/dining area under the large open air fully equipped covered verandah on the west wing of the villa, all these areas (be it inside or outside) are of course pool and seafront to the south.

The villa is fully furnished with tropical/colonial style original furniture enriched by several precious antique items and unique monumental wood works (statues end else).

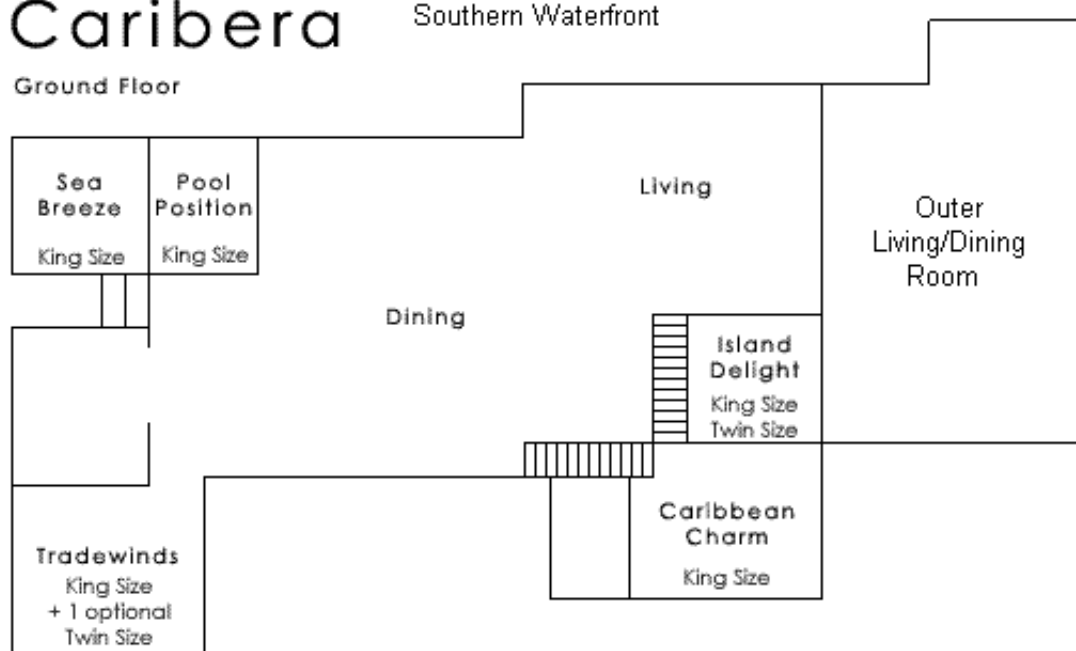
Tradewinds are currently supplying a pleasant natural ventilation, keeping all the premises incredibly fresh, but large classic fans and full airconditioning are available in case of need.

Caribera is also equipped with 3 TV-VCR, a 5 star Chef’s cuisine with freezer, microwave, double stoves, fridges, dishwashing machines and all the other current features as well as a separate laundry with several washing and drying machines.

# Caribera

Southern Waterfront

Ground Floor



Second Floor



Third Floor



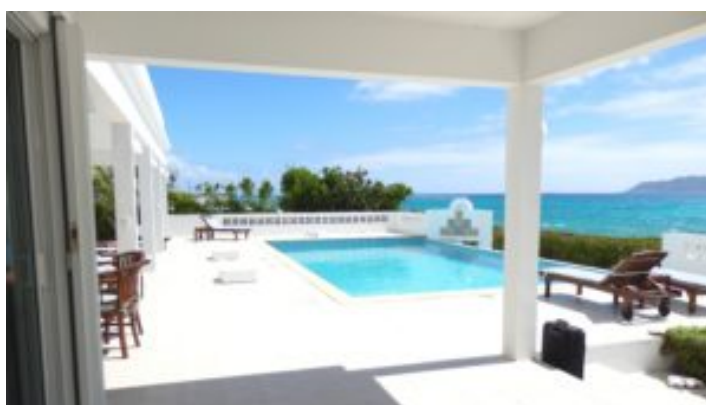
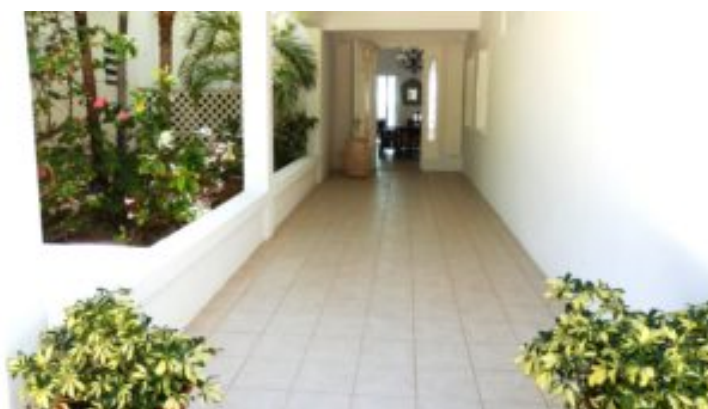
## Caribera Villa

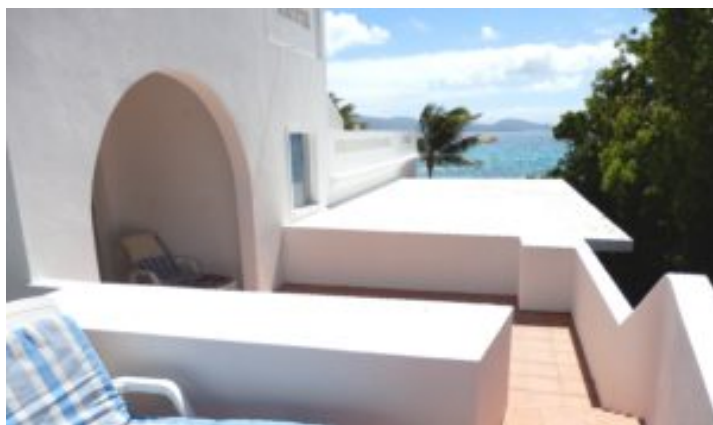
3 TV-VCR, fully airconditioned, private fresh water swimmingpool overlooking the island of St.Martin from the southern coast of the peninsula  
8-1/2 bedrooms all waterfront or with seaview/8 bathrooms  
in detail :

- 1 large kingsize bedroom on the pool deck with bathroom en suite
- 1 kingsize bedroom on the pool deck with adjacent bathroom just across the door
- 1 kingsize bedroom ground floor on the east end side featuring also an additional twinsize bed upon request, a tanning terrace, a large walk-in dressing room and a bathroom en suite .
- 1 kingsize bedroom on the 1st floor, west side, with tub and bathroom en suite
- 1 kingsize bedroom on the 1st floor with 1 twinsize bed in an adjacent powder room and a bathroom en suite and with 1 two twinsize bedroom on the 2nd floor with adjacent bathroom
- 1 two twinsize bedroom on the 2nd floor with adjacent bathroom



1 kingsize bedroom on the 2nd floor with walk-in dress room, bathroom en suite and a porch on the westend side stepping down to a huge tanning deck offering a breathtaking seaview  
1 queensize tower bedrooms with bathroom en suite and large private terrace on top.











## 11- Eastview & Westview at Inanna Building

**Eastview** and **Westview**, on the 1st floor of Inanna House, are 2 flats of 3 bedrooms each, fully airconditioned, fitted with Cable TV, enjoying a beautiful seaview to the east and to the west.

They are fully furnished with tropical/colonial style original furniture enriched by some antique items. Tradewinds are currently supplying a pleasant natural ventilation, keeping all the premises incredibly fresh, but large classic fans and full airconditioning are available in case of need.

### **Eastview**

A large covered porch is looking east to the Anguilla Channel and a staircase is leading all the way up to the tower where a large partying deck with benches and lights for the night time offers a breathtaking 360 degrees view, a short pathway leads to the private beach of Tiny Bay and the Anguilla International Yacht Club facilities less than 100 yards away. No pool.

1 TV-VCR, fully airconditioned, featuring a large covered porch looking east to the Anguilla Channel and a staircase leading all the way up to the tower where a large partying deck with benches and lights for the night time offers a breathtaking 360 degrees view, a short pathway leads to the private beach of Tiny Bay and the Anguilla International Yacht Club facilities less than 100 yards away. No pool.

2 kingsize bedrooms with bathroom en suite

1 two twinsize bedroom with bathroom nearby





### **Westview**

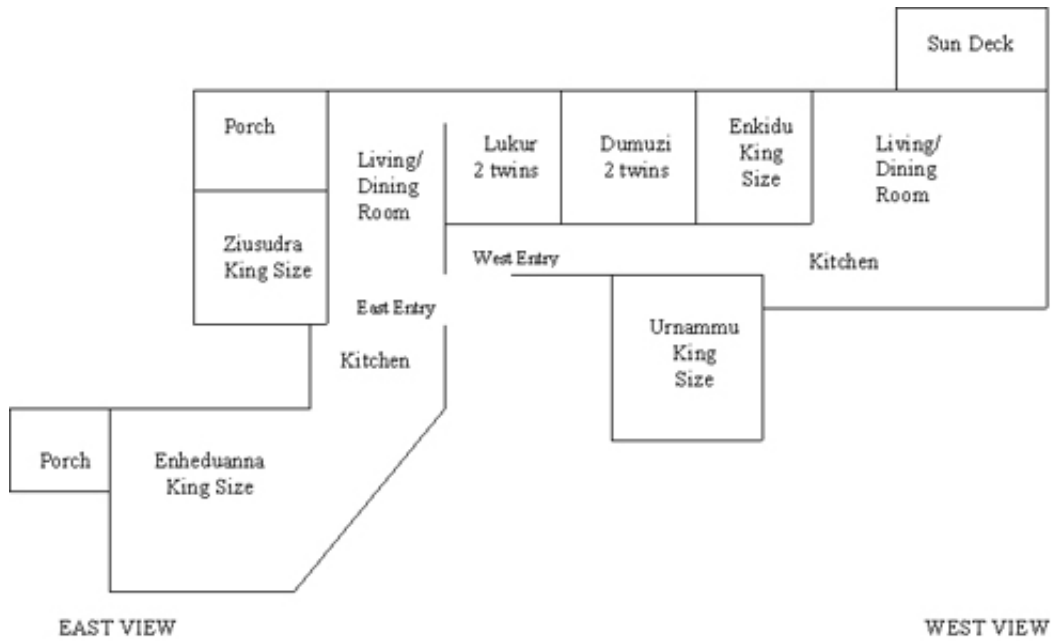
This unit features a large open deck looking south to St. Martin and Saba and west to the Anguilla Channel, Blowing Rock Island, Rendez Vous Bay and the golf course. A short pathway leads to the private beach of Tiny Bay and the Anguilla International Yacht Club facilities less than 100 yards away. No pool.

1 TV-VCR, fully airconditioned, featuring a large open deck looking south to St. Martin and Saba and west to the Anguilla Channel, Blowing Rock and Rendez Vous Bay, a short pathway leads to the private beach of Tiny Bay and the Anguilla International Yacht Club facilities less than 100 yards away. No pool.

2 kingsize bedrooms with bathroom en suite

1 two twinsize bedroom with bathroom nearby





## 12- A.M.A.T.A

Continuing our tour **the Inanna House Building**

with its high watch tower and terrace roof deck , right behind Caribera Villa, is also featuring on its ground floor the [A.M.A.T.A \( ANGUILLA MUSEUM of AFRICAN TRIBAL ART\)](#) premises.



This Museum is a showcase of highly representative original african tribal artifacts mainly collected before the commencement of the II World War by the father the present owner, never displayed before, each item is accurately described and inserted in the local cultural context at the time.



## 13- Office

**Inanna House**, located right behind Caribera Villa this building is hosting on its ground floor the **Office Premises** where full office facilities, including high speed wireless internet full-time connection, are made available to the Guests.





## **14- Coral Sea & Coral Nest at Coral Plaza**

**Coralsea/Coralnest** at Coral Plaza, a small building facing Inanna House, featuring 4 bedrooms on the 1st floor enjoying a beautiful seaview, fully airconditioned, equipped with Cable TV-VCR, fully furnished with tropical/colonial style original furniture. Tradewinds are currently supplying a pleasant natural ventilation, keeping all the premises incredibly fresh, but large classic fans and full airconditioning are available in case of need. A short pathway leads to the private beach of Tiny Bay and the Anguilla International Yacht Club facilities less than 80 yards away. No pool.

### **Coralsea**

Coralsea consists of 2 kingsize bedrooms with bathroom en suite and seaview, a roomy living room with kitchenette and a very large covered porch enjoying a beautiful seaview to the south and west. 2 additional twinsize beds are available in the living room.

### **Coralnest**

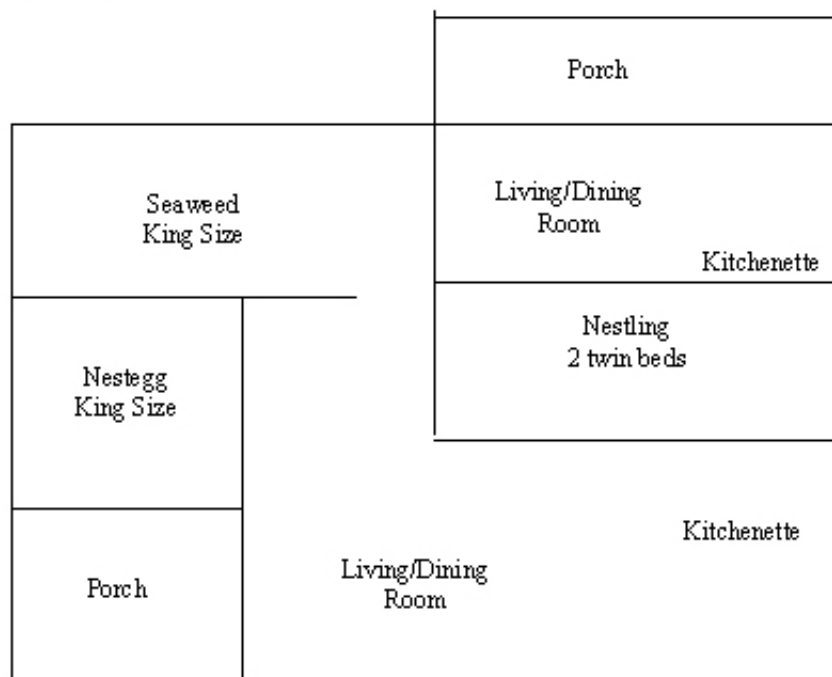
Coralnest consists of 1 kingsize bedroom with bathroom en suite and one two twinsize bedroom, with a double seaview both to the northwest and to the southeast too, a roomy living room with kitchenette and a covered porch enjoying a beautiful view of Tiny Bay beach, the Anguilla International Yacht Club and Rendez Vous Bay to the northwest plus the seaview to the southeast towards Blowing Point, Flat Island and St. Barths.

Double door separation and back to back geographical orientation guarantee a total privacy.





## CORALSEA



## CORALNEST



## **15- Iemanja Villa**

IEMANJA VILLA is our latest achievement (IEMANJA is the name of the Yoruban/Brasilian Goddess of the sea and water in general)

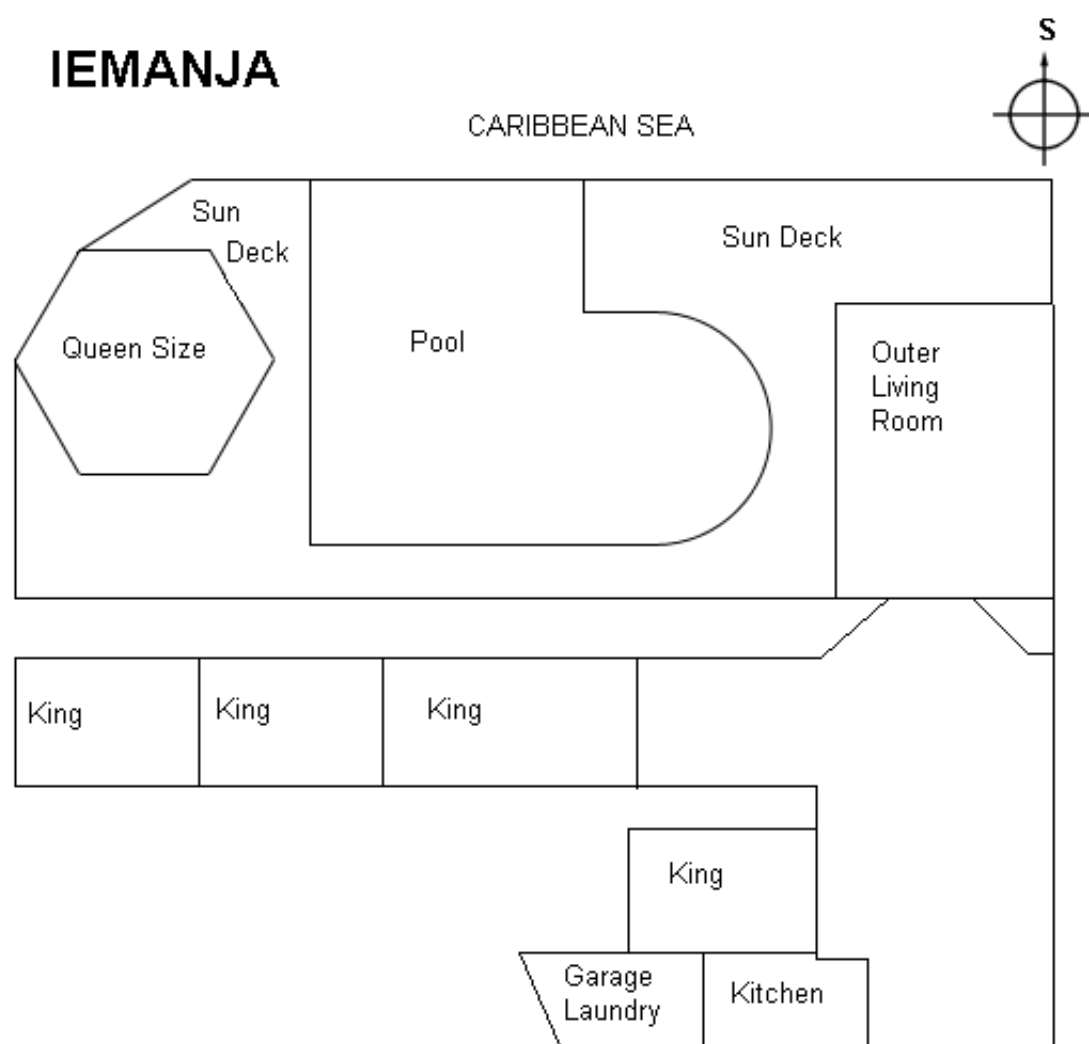
This Villa is all laying on the ground floor, it features 5 bedrooms (4 king size and 1 queen size) all with bathroom en suite: 4 of them are located around a beautiful large swimming pool, where the water is spouting from the mouth of a lion into a kiddies pool waterfalling onto the main pool which on its turn is overflowing into the Caribbean sea on the south coast of Anguilla, enjoying the view of St. Martin and, south of it, of Saba. The 5th bedroom is open on the fresh and breezy Tamarind tree garden behind the house to the East.

If you want to have an exact idea and if you are looking at the main plan of our website, IEMANJA is located immediately south of our SEASONG Villa, just on the seawater edge.

The living room features a breathtaking 80' length down to the sea on the south, continuing into a huge covered porch on the west end side of the large pool, increasing the total length of the covered space to more than 120' from the main entrance on the north to the sea on the south.

The Villa is displaying a lot of valuable antique items, mainly brasilian but not only, in a fusion ('brassage') of cultures spanning from Africa to the Far East, only a direct look on site of what it offers can give you an idea (we hope you'll not run away).

Of course the Villa is fully air conditioned, featuring a large Chef's kitchen with 2 stoves, 2 fridges, 2 double sinks and all the amenities of a real Chef's kitchen, a large garage and a double laundry is just nearby to the East.

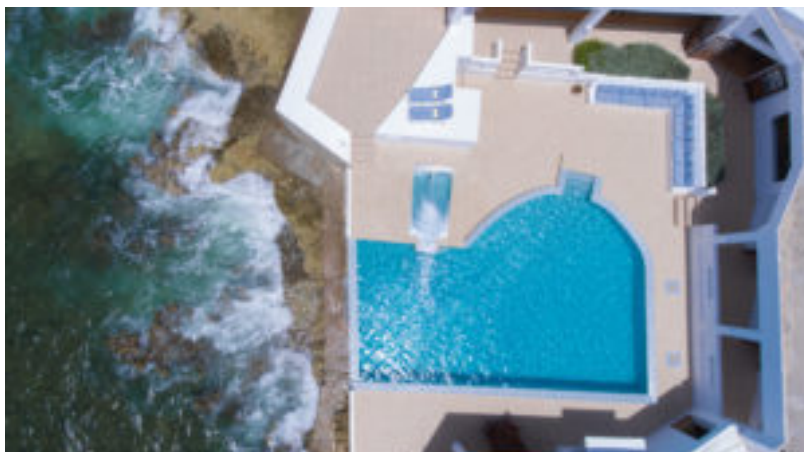


This fully air conditioned Villa of about 4,000 sqft “pied dans l’eau” is the latest one built in a modern, yet genuinely Caribbean style, and it has to be regarded as a new top end product which is featuring 5 bedrooms, a huge living room inside and an even bigger partying areas by the beautiful swimming pool where water is ejected by a lion’s mouth filling a large basin and then waterfalling into the pool, the large covered porch is just thereby for dining or partying. Antique furniture, TV’s, HiFi’s, Internet etc are part of the amenities which also include a well equipped laundry, a large Chef kitchen and the garage built in the main body of the building just aside of the kitchen and the laundry

5 bedrooms/5 bathrooms/10 persons, in detail :

4 king size bedrooms all with bathroom en suite

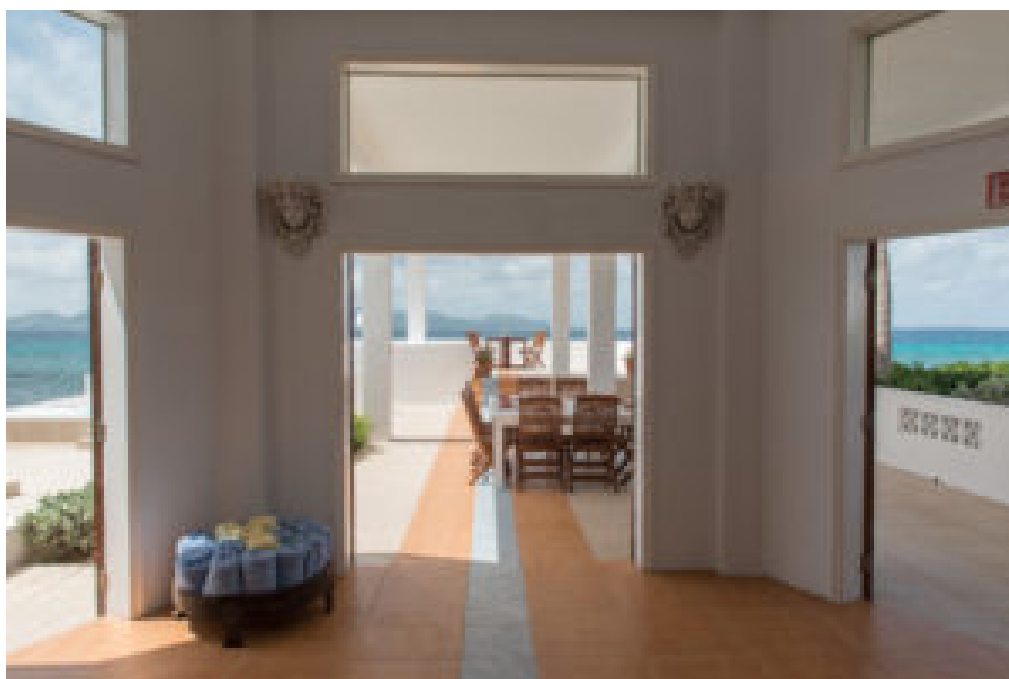
1 queen size bedroom to the south just on the pool with bathroom en suite.



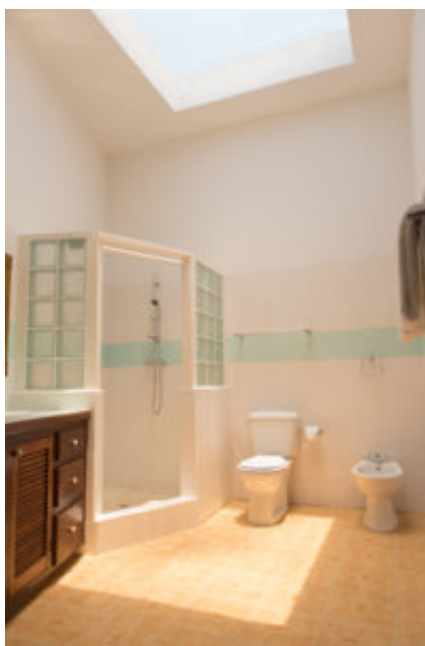














## 16- Seasong Villa

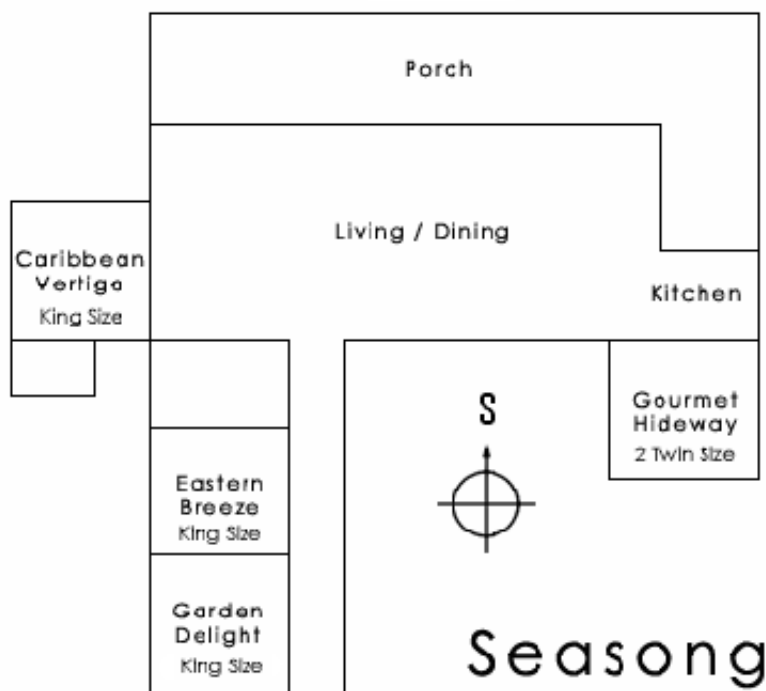
A classic, breezy (but also fully airconditioned) villa of about 4,000 sqft with 5 bedrooms, 5 bathrooms (4 kingsize, all with bathroom en suite, and 1 two twinsize bedroom with adjacent exclusive bathroom), Cable TV in the large living/dining room and a spacious covered porch featuring a well organised outside dining area by the large swimming pool where the water sprouts from a large boulder by the side of the pool deck, a second partying area is available upstairs with a beautiful seaview.

This villa is separate but adjacent to the Resort on its East Side Border, just across the pathway to the swimming pool of the Seapool Gazebo less than 90 yards away, and is the private dwelling of the Owner of Yacht Club Villas at Callaloo Club, occasionally available for rent with the same management and style as the other villas of the resort.

Seasong is fully furnished with tropical/colonial style original furniture enriched by several precious antique items, vintage tiles and mosaics, tradewinds are currently supplying an agreeable natural ventilation, but fans and full airconditioning are available in case of need.

The villa is typical for its very high pitched ceilings and its huge sun deck upstairs from where guests can enjoy a beautiful view of St. Martin, Saba and the Anguilla Channel.

This fully airconditioned Villa has recently been totally remodelled and upgraded and as such has to be regarded as a new top end product which is now featuring an impressive tower with a huge master bedroom upstairs and even bigger partying areas on top as well as a beautiful swimming pool where water is outspringing from a large massive rock and falling into the pool, the large covered porch is just thereby for dining or partying. Antique furniture, TV's, HiFi's , Internet etc are part of the amenities which also include a well equipped laundry, a large Chef kitchen and its garage nearby











## **17- Besecucan Villa**

Besecucan Villa, large unfinished building with a total surface of about 13/20,000 sqft covered surface (depending from how it will be finished) , facing from the north side Seasoning Villa across the road on its south side.

The reason why this villa is unfinished is that there was (and still there is) a serious idea to move the AMATA MUSEUM to this much bigger, majestic and appropriate location for such an outstanding cultural feature which digging deep into the african roots of the majority of today's inhabitants of the Caribbean Islands, including Anguilla.

As it is now the building has 9 bedrooms all with bathroom en suite, with a total surface of about 13,000 sqft covered surface, featuring a triple swimming pool with a waterfall from its Western Gazebo and a second huge open air living room on its top (the highest on the peninsula of Cul de Sac) with 2 large concrete pitched roofs sheltering a bathroom, shower, kitchenette with large grilling area and a large concrete bed and sofas enjoying a 360 degrees breathtaking view for day and night, dining or partying, just steps away from the beach of Tiny Bay and the Yacht Club facilities.

The present layout of about 13,000 sqft provides for 9 bedrooms (all with bathroom en suite) which have been specifically designed and fine tuned to enjoy the natural ventilation provided by the tradewinds but of course complete piping for a full airconditioning have been pre-installed.

Among her features is a triple pool : a renaissance sculptured face ejecting water into an irregular size deeper pool overflowing into a long (about 45?) and shallower plunge/swimming pool which on its turn is overflowing into a large kiddies' pool in which water depth can be adjusted according to the Guests needs.

A large pitched roof gazebo partly overlapping with the long stretched swimming pool is featuring a powerful waterfall into it and swimmers can thus have fun in passing through such water wall back and forth for additional freshness.

A huge 2 levels living/dining room is looking west to the triple pool and the large gazebo with a magnificent seaview behind, a large staircase is stepping up from such lower living/dining room to the huge deck on top (more than 3,000 sqft by itself alone) where a pitched roof gazebo is hosting a kitchenette fully equipped and a kingsize masonry grill with thermic copings, all around such deck are benches and tables available for any kind of day party or dinner under the stars, hi-fi speakers are ofcourse wisely placed to ensure an adequate entertainment.

From such upper living/dining deck, quite naturally a 360 degrees breathtaking view is available for the guests....and sunsets are for free.

A short pathway leads to the private beach of Tiny Bay and the Anguilla International Yacht Club facilities, about 100 yards away to the west.

The accommodations for 18/20 people consist of :

6 large kingsize bedrooms all with bathroom en suite available together with

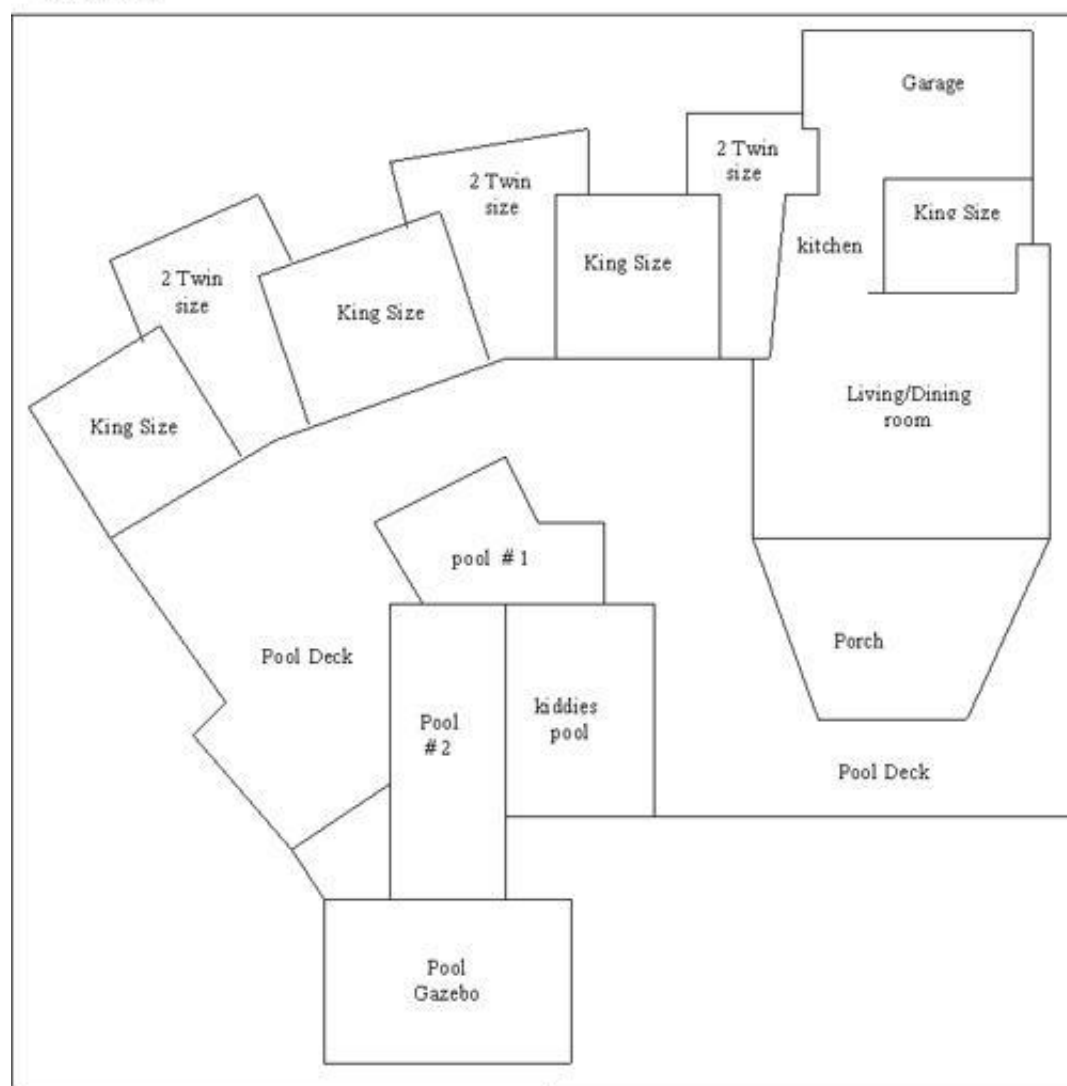
3 two twinsize bedrooms with bathroom en suite (but other arrangement like queensize beds or gym, study room, den and similar, can be organized)

other features are a large Chef's kitchen, an independent staff bathroom, a garage for 3 cars, a roomy laundry, storerooms and technical service spaces are available both on the east and on the west end side.

Besecucu is also the only property of the Resort which can be sold as is (shell completed and painted, all electrical, airconditioning and plumbing pre-organized, gardens lanscaped) leaving to the buyer the pleasure to chose tiles, as well as electrical, airconditioning and plumbing appliances and give to the final set up the unique touch of his personal taste.

#### BESECUCAU

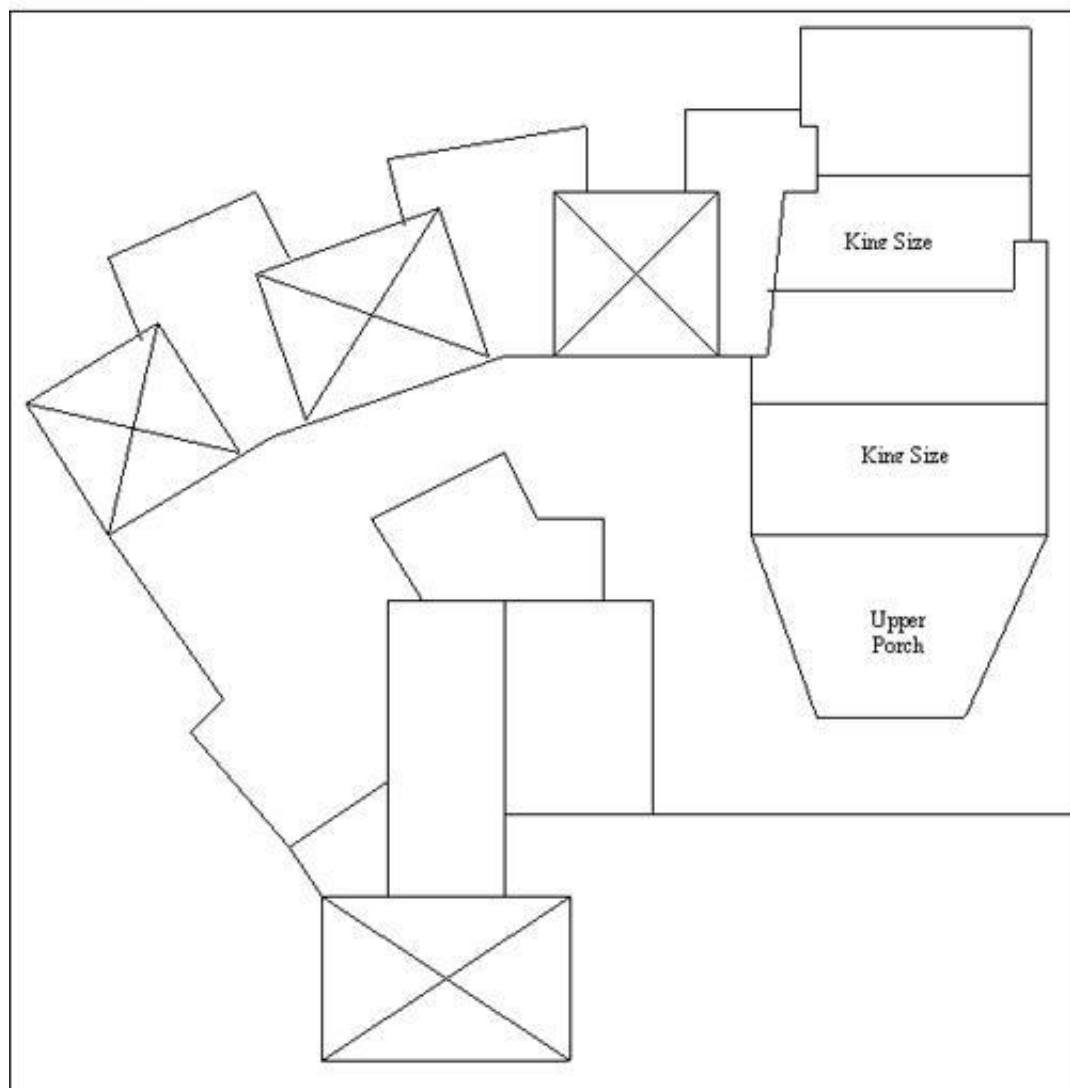
##### Ground Floor





BESECUCAN

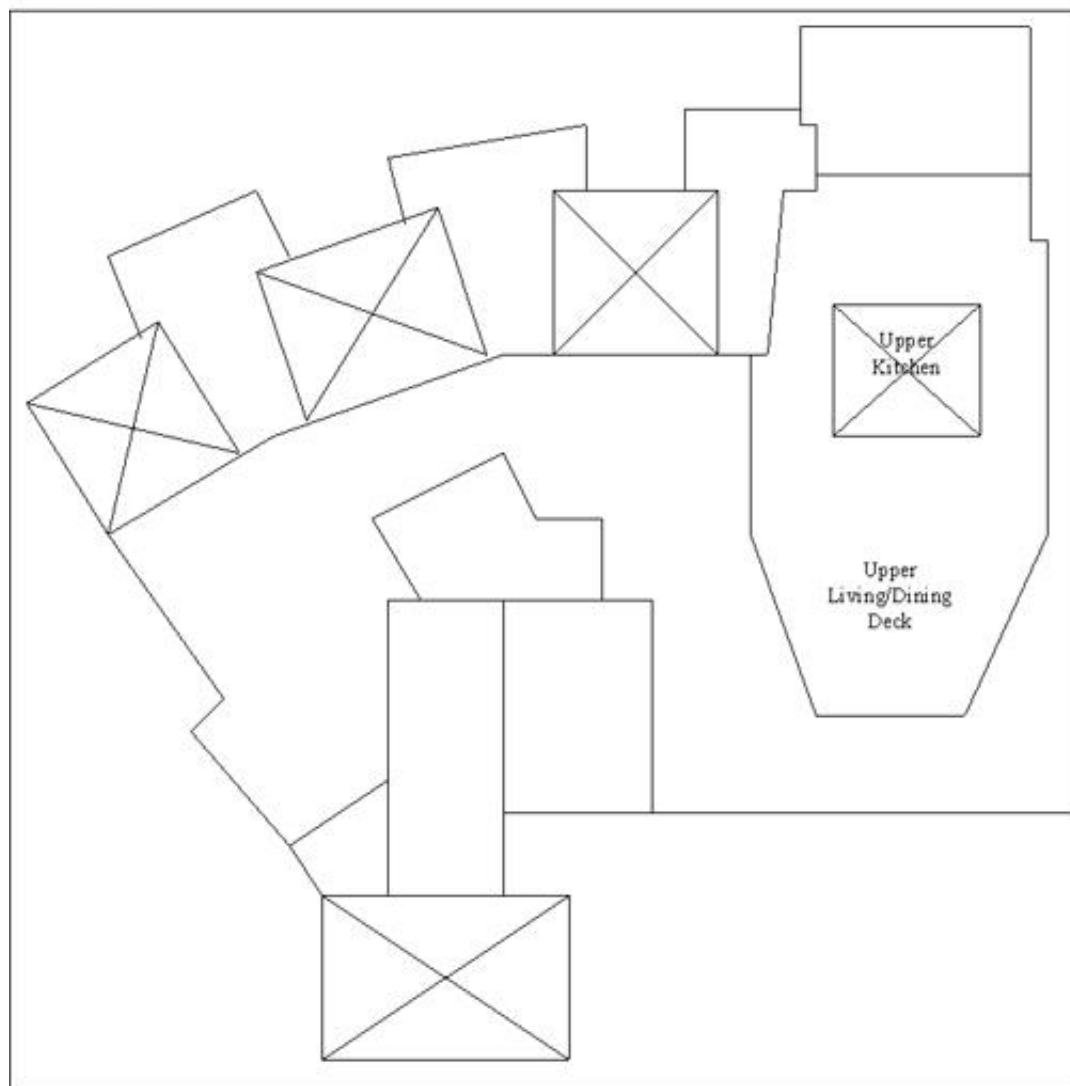
First Floor



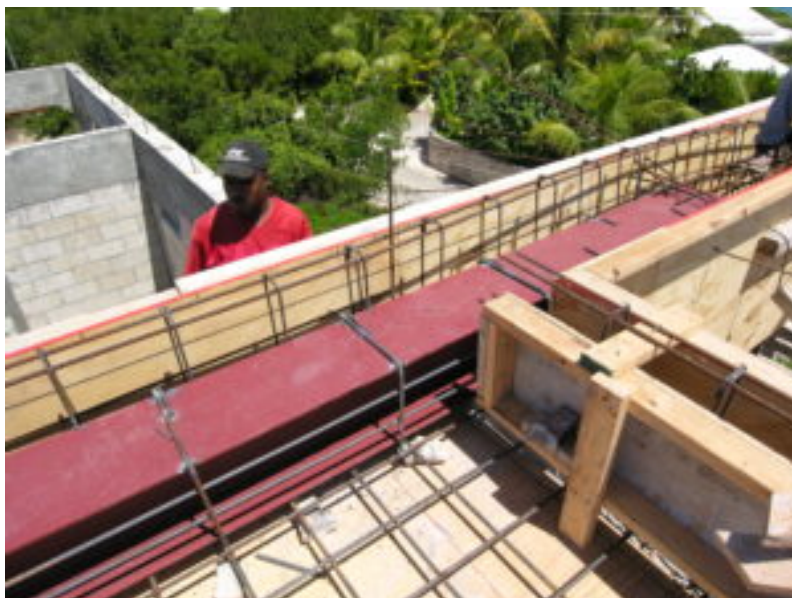


BESECUCAN

Second Floor









## **Contact**

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