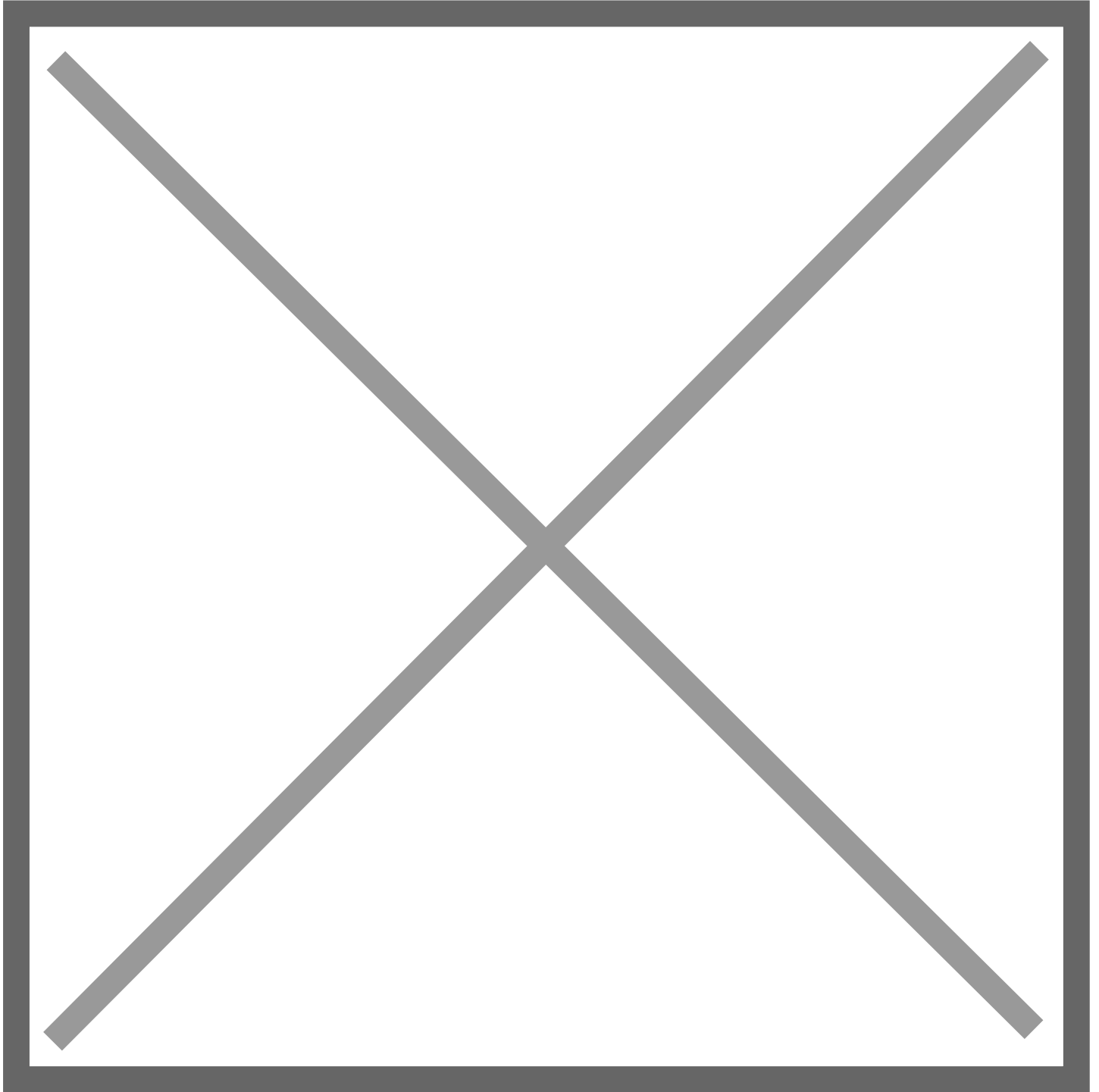


**Waterfront Point - Great Camanoe, British Virgin Islands**

Ref: **35535** | Virgen Gorda | 4.866.675€





Completed in 2022, Waterfront Point is a spectacular modern estate offering panoramic views of the ocean, surrounding islands, and unforgettable sunsets. Set within the prestigious Indigo Plantation on Great Camano, this exclusive retreat provides unmatched privacy and luxury, just a short boat ride from Beef Island Airport.

#### Main Villa

Thoughtfully designed, the main villa features two guest bedrooms, each with an en-suite bathroom. A sleek bar with an icemaker and beverage cooler complements the open living space, along with a full bath that opens to the pool, a walk-in pantry, abundant custom cabinetry, and a dedicated laundry room with a second refrigerator.

#### Owner's Cottage

A private path leads to the owner's cottage, offering a king-sized bedroom suite with a walk-in closet, custom built-ins, and a luxurious master bathroom with both indoor and outdoor showers. This cottage also includes a private office and a generous covered terrace overlooking the sea.

#### VIP Guest Cottage

Perched just above the shoreline, the VIP guest cottage is accessed via a winding stone path through manicured terraces. Inside, you'll find a comfortable media room with a kitchenette, a king suite with built-in storage, a spacious master bath with indoor and outdoor showers, and two private patios with ocean views.

#### Features & Finishes

The property showcases premium resort-style furnishings from RH, Dedon, and Arawak. High-end finishes are evident throughout—from porcelain flooring and stone countertops to Kohler and Toto fixtures, GE Monogram & Profile appliances, and designer lighting by Hinkley and Modern Forms.

Each structure is fully air-conditioned (excluding the laundry room) via Mitsubishi mini-split units with 7-year compressor warranties. All buildings were constructed to meet Dade County, Florida's strict structural codes, featuring PGT hurricane-rated impact windows and doors.

#### Outdoor Amenities

The remodeled saltwater pool enjoys commanding sea views and features automated chlorination and acid systems. The professionally landscaped grounds include automatic irrigation, an orchid garden, and a gazebo with stone flooring overlooking Potato Bay. A terraced garden has infrastructure ready for a sun canopy.

A two-car hurricane-rated garage includes a large workshop and storage area, along with ample outdoor parking. A 2024 TRP silicon roof coating offers a 10-year warranty, ensuring durability and peace of mind.

#### Infrastructure & Utilities

Water: Approx. 86,200 gallons of water storage (40,000 for irrigation) + 2022 AqSep desalination plant (2,378 gpd)

Power: 2022 Parts & Power MP-30M 30kW automatic-start generator (concrete enclosure)

Water Filtration: Bluonics Triple BB 110W UV, sediment, and carbon filtration (24 gpm)

Mechanical Systems: All HVAC and water systems housed in secure concrete enclosures



#### Community & Marina Access

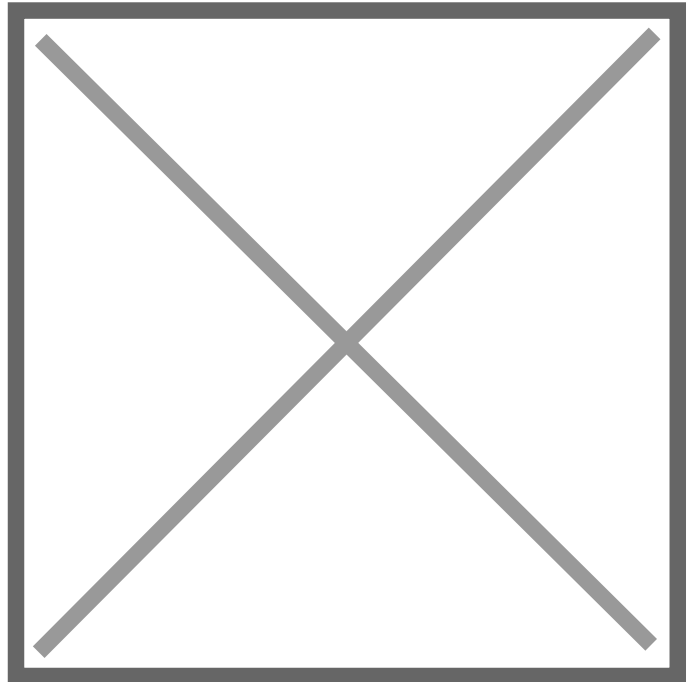
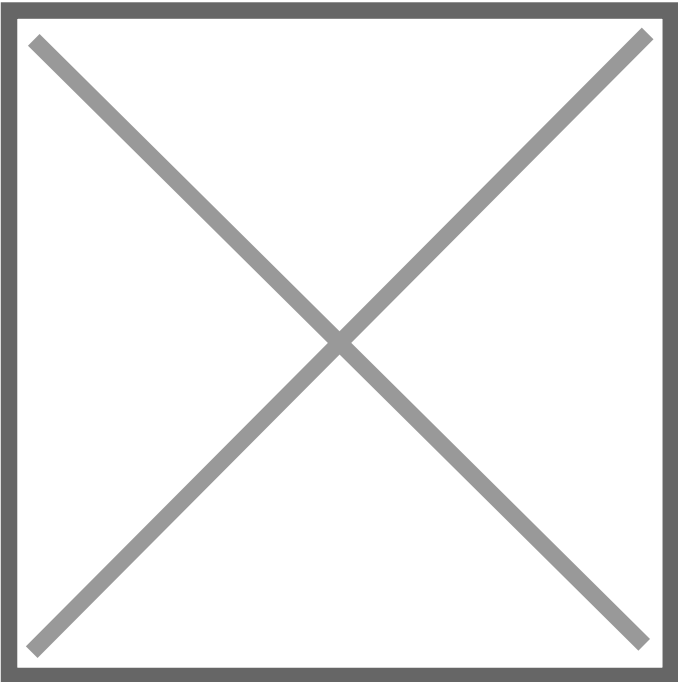
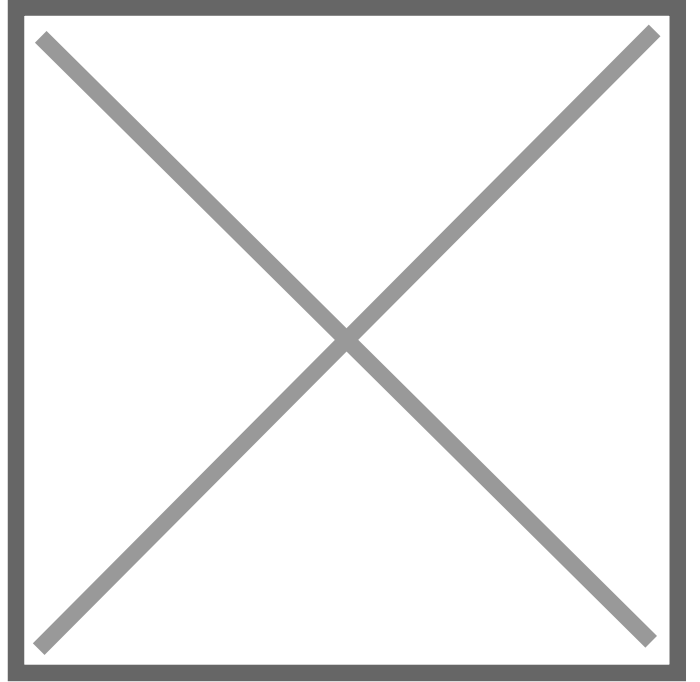
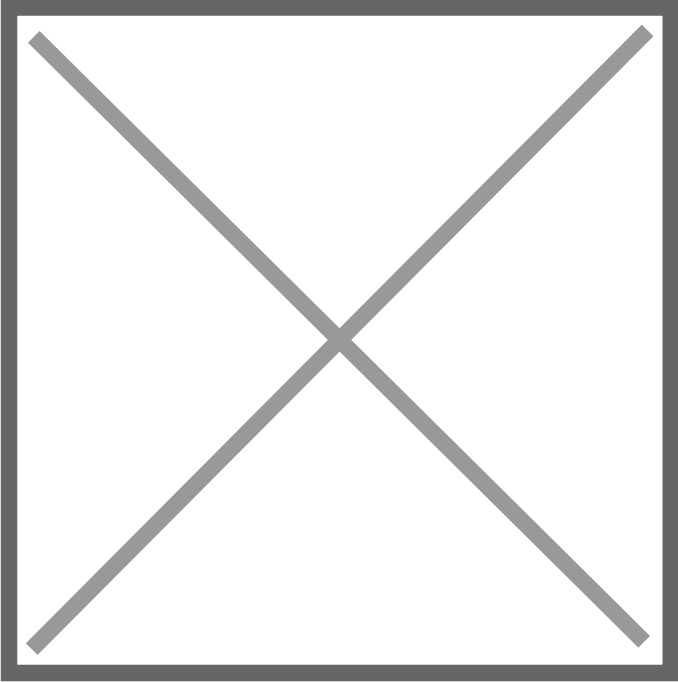
Included with the property are two boat slips, trailer parking, a private marina storage unit (19' x 10'), and a seabed license (No. 186/2021) for a mooring ball in Low Bay. The adjacent beachfront is owned by the homeowners' association for shared use.

#### Landscaping & Sustainability

The lush grounds feature fruit trees (lime, mango, coconut, soursop, and more), an orchid garden, and a cleared bush area. A 2024 DK2 woodchipper is included to support sustainable landscaping practices.

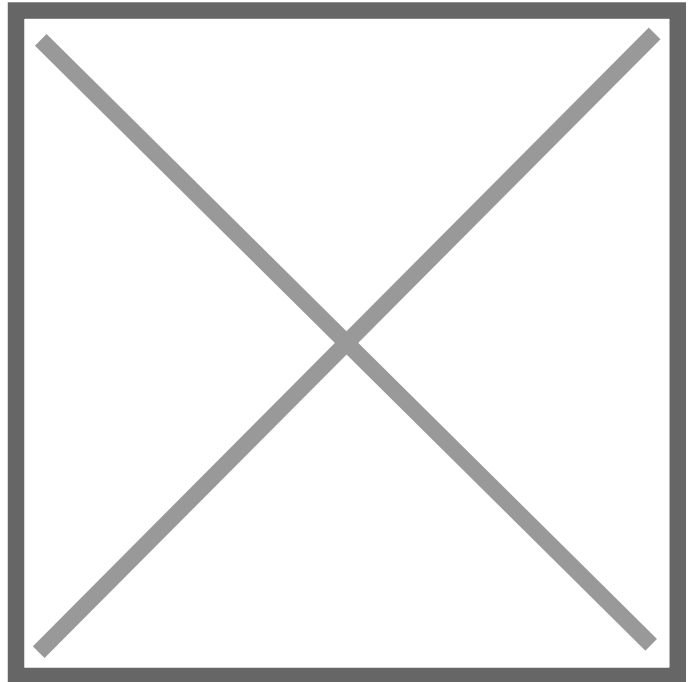
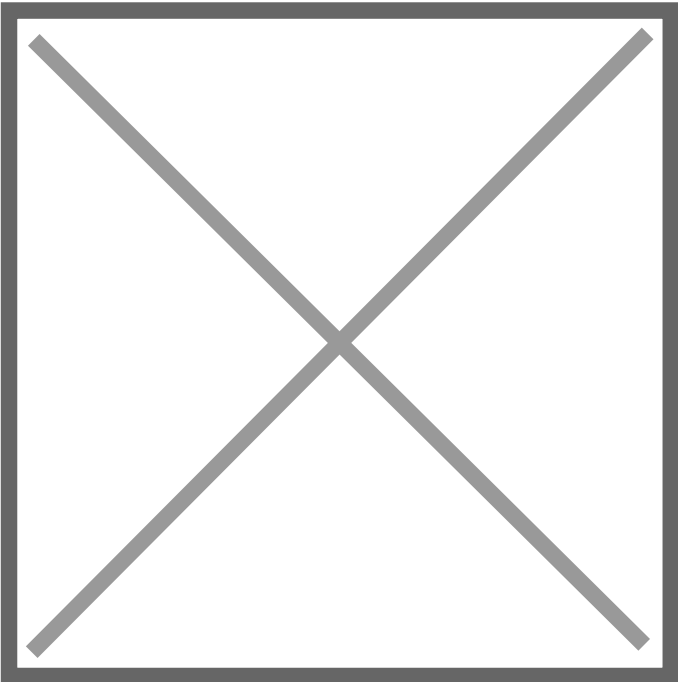
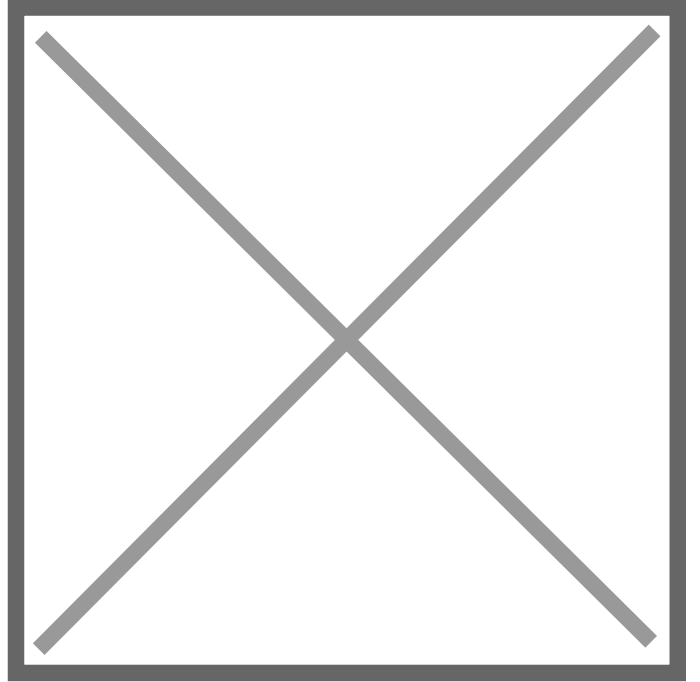
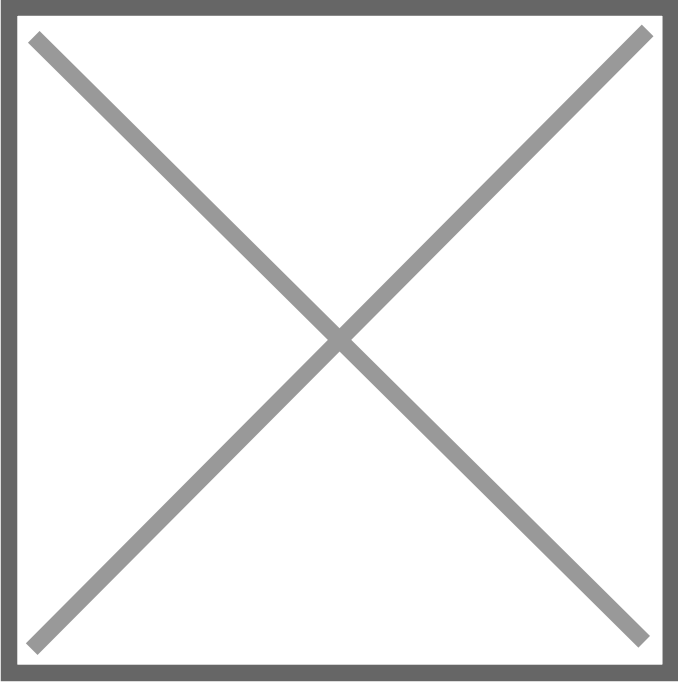
Waterfront Point is fully turnkey and move-in ready, offering an unparalleled lifestyle in one of the BVI's most sought-after enclaves.

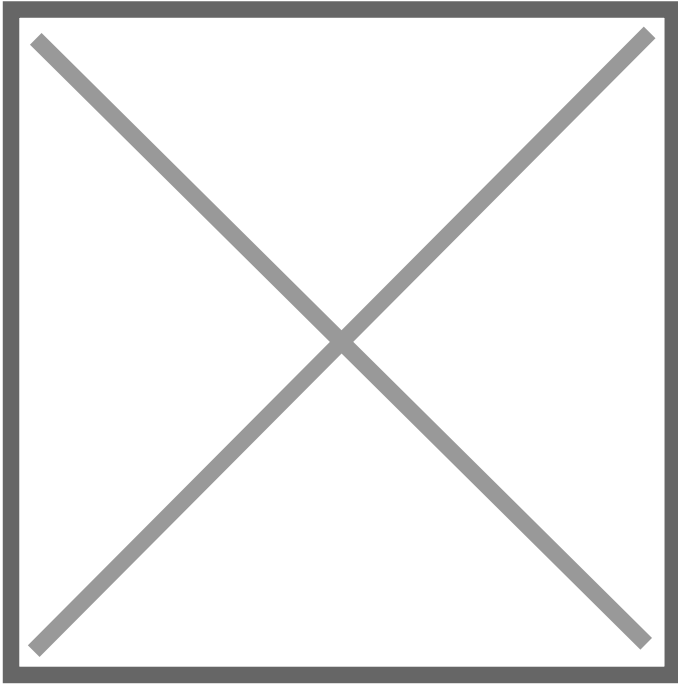
|                            |                    |                                |
|----------------------------|--------------------|--------------------------------|
| <b>Surface</b>             | <b>Rooms</b>       | <b>Baths:5</b>                 |
| <b>Construction year</b>   | <b>Floor</b>       | <b>Conservation:Obra Nueva</b> |
| <b>Double rooms:4</b>      | <b>Elevator</b>    | <b>Heating</b>                 |
| <b>TV</b>                  | <b>Natural gas</b> | <b>Terrace:1</b>               |
| <b>Parking:2</b>           | <b>Bright</b>      | <b>Sea views</b>               |
| <b>Independent kitchen</b> | <b>Balcony:1</b>   | <b>Built-in wardrobes</b>      |











## **Christian Hidalgo**



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**“Be the change you wish to see in the world”**  
M. Gandhi.