

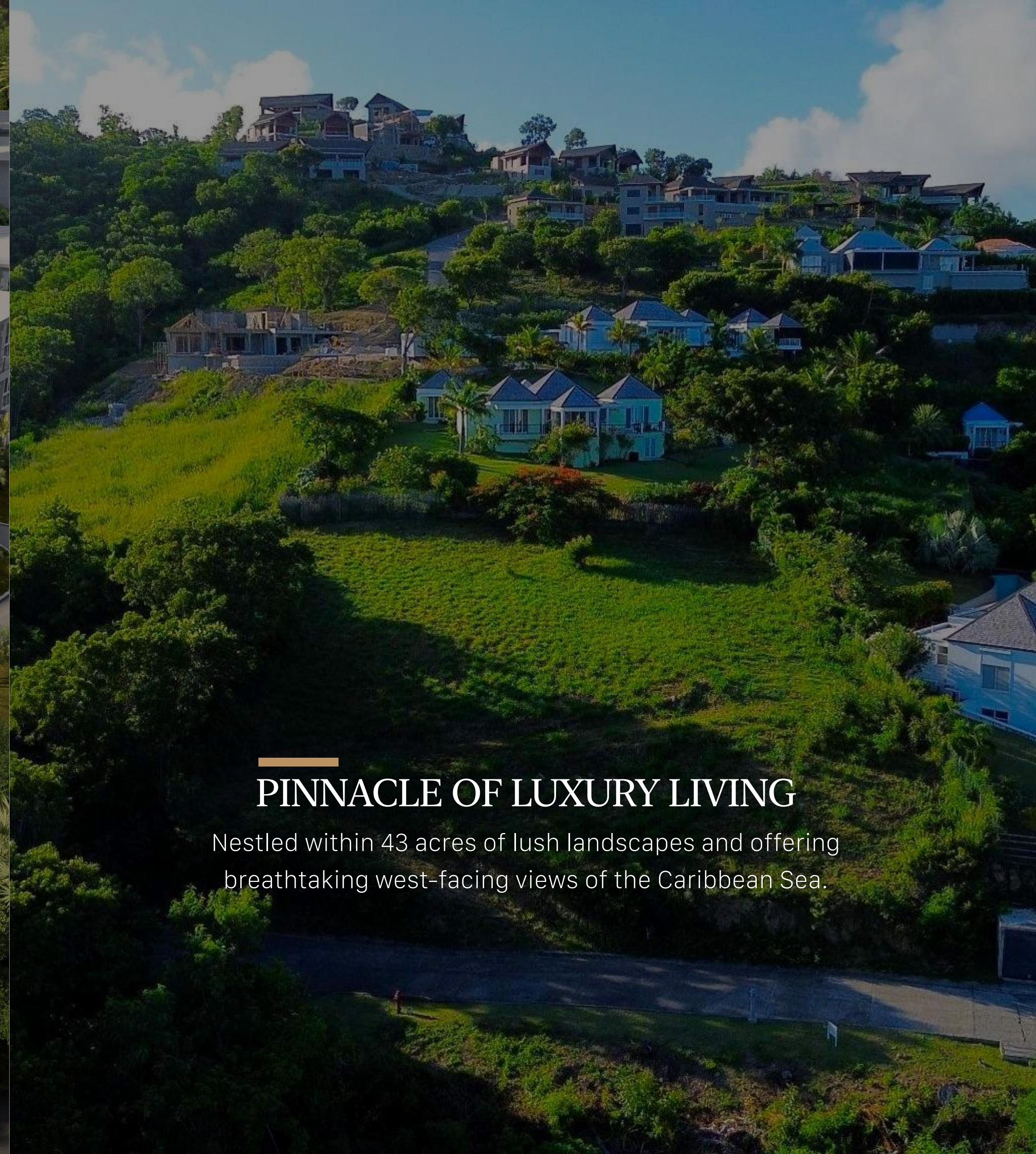
SUGAR RIDGE OCEAN BREEZE CONDOS

SUGARRIDGEHOMES.COM



EXCLUSIVE GATED COMMUNITY

This exclusive gated-community provides a unique vantage point, showcasing panoramic vistas of rolling hills, the stunning Jolly Beach & The Jolly Harbour gated-community; a vibrant yacht marina, all just steps away. From exquisite dining, medical offices to shopping, convenience is always within reach.



PINNACLE OF LUXURY LIVING

Nestled within 43 acres of lush landscapes and offering breathtaking west-facing views of the Caribbean Sea.



CITIZEN BY INVESTMENT

Investing in this property makes you eligible for the Antigua & Barbuda citizen by investment program. Become a citizen and access a plethora of tax-saving incentives.

PROPERTY DETAILS

LUXURIOUS HILLSIDE CONDOS WITH
EXPANSIVE VIEWS





FREE GOLF CART INCLUDED
WITH EVERY UNIT

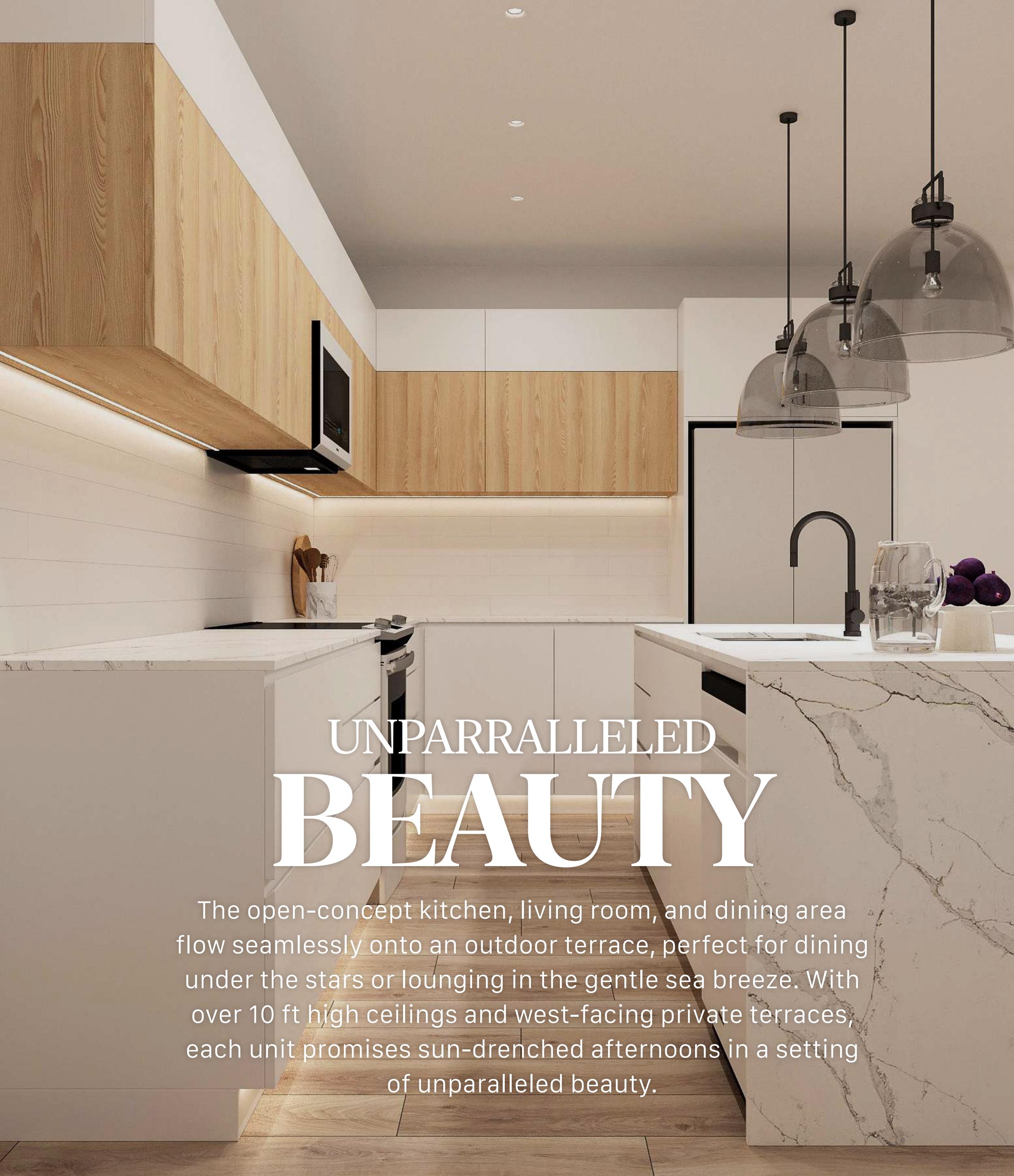
THE HEART OF PARADISE

Nestled in the heart of paradise, this exclusive collection of 28-condo units presents an unparalleled opportunity to own a slice of the Caribbean's serene beauty. Each 2-bedroom, 2-bathroom sanctuary spans approximately 1200 sqft, offering spacious, ultra-modern living spaces designed to blend comfort with luxury

EXPERIENCE **BREATHTAKING VIEWS**

Experience breathtaking views of the Caribbean Sea and Jolly Harbour, complemented by lush garden vistas and expansive greenspace.





UNPARRALLELED BEAUTY

The open-concept kitchen, living room, and dining area flow seamlessly onto an outdoor terrace, perfect for dining under the stars or lounging in the gentle sea breeze. With over 10 ft high ceilings and west-facing private terraces, each unit promises sun-drenched afternoons in a setting of unparalleled beauty.





ULTRA MODERN FINISHES

Boasting ultra-modern finishes and a fully furnished interior, these units redefine luxury. Air conditioning throughout ensures your ultimate comfort along with large windows offering a cool cross breeze rolling off the hillside.

WALKABLE AMENITIES

Situated in a gated complex with extensive walkable amenities, residents will enjoy hotel-like luxuries including swimming pools, luxury spa, fitness center, yoga pavilion, and on-site restaurant.





EXCEPTIONAL HIGH SEASON
RETURNS

\$700+ USD NIGHTLY RENTAL RATES.

EXCEPTIONAL LOW SEASON
RETURNS

\$500+ USD NIGHTLY RENTAL RATES.



PROPERTY DETAILS

- Condo Units

28

- Unit Size

1,200 SQFT

- Bedrooms

2

- Bathrooms

2

- Gated community (24/7 Security)

- European style kitchen with built in cabinet organizers

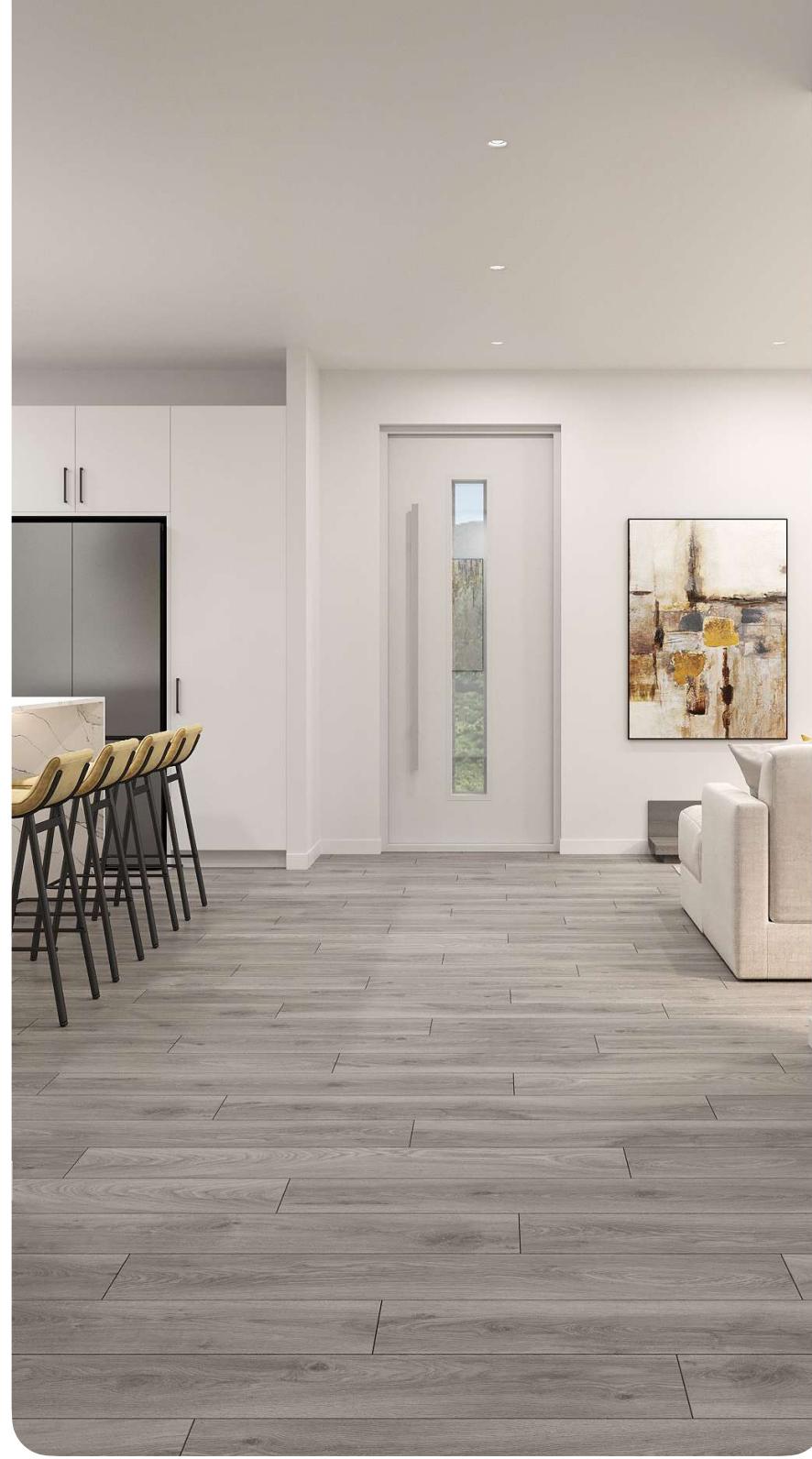
- Stone waterfall island

- Pot lights throughout

- Resort like amenities: Two swimming pools, spa, gym, yoga studio, outdoor pavilion & BBQ area.

- Daily west-facing sunsets from covered terrace.

- Free golf cart included with each unit to easily access jolly harbour amenities and beaches.





28 CONDO UNITS TO CHOOSE FROM

ALL UNITS: 2 BED, 2 BATH

ALL UNITS: APPROX 1,200 SQFT

GOLF-CART PARKING

GOLF-CART PARKING



VIEWS CAN INCLUDE CARIBBEAN SEA & JOLLY HARBOUR, GARDEN VIEWS, GREEN SPACE

WEST-FACING PRIVATE OUTDOOR TERRACE
W/ROOM FOR DINING & LOUNGING

JOLLY BEACH & BOAT MARINA

OPTIONAL: FULLY FURNISHED UNITS





LARGE EUROPEAN WINDOWS MAXIMIZING
NATURAL LIGHTING THROUGHOUT



BUILT IN DESK & WORK
FROM HOME STATION

ONLY AVAILABLE ON
UPPER UNITS



UPPER-LEVEL UNITS

\$949K



\$849K



LOWER LEVEL UNITS

AN INVESTMENT AS REWARDING AS
THE LIFESTYLE



CHOICE OF 2 DIFFERENT
**FLOOR PLANS,
COLORS & FINISHES**

LOWER UNIT FLOOR PLAN

01.



UPPER UNIT FLOOR PLAN



PROJECTED RETURN ON INVESTMENT

• Available Nights	184
• Nightly Rate	\$600
• Expected Occupancy (92 Nights)	50%
TOTAL INCOME	\$55,200

LOW
SEASON

ALL PRICES IN USD

PROJECTED RETURN ON INVESTMENT

• Available Nights	181
• Nightly Rate	\$800
• Expected Occupancy (144 Nights)	80%
TOTAL INCOME	\$115,200

**HIGH
SEASON**

ALL PRICES IN USD

ANNUALIZED INCOME

\$170,400

ANNUAL FEES

• Management Fees (20%)	\$34,080
• Property Tax (0.1 - 0.5%)	\$1,000
• Electricity (Average Bill ECD \$2,700 Per Month)	\$12,000
• Water (\$100/Month)	\$1,200
• Insurance	\$4,000
• Cleaning (31 weeks covered by tenants, balance 21 weeks @ ECD \$150/wk)	\$1,155
• HOA Fees (\$250 per month)	\$3,000
• Repairs (\$200 per month)	\$2,400
• Internet/Cable/Phone (\$300 ECD per month)	\$840

TOTAL FEES PAYABLE

\$59,675

PROFIT
\$110,725

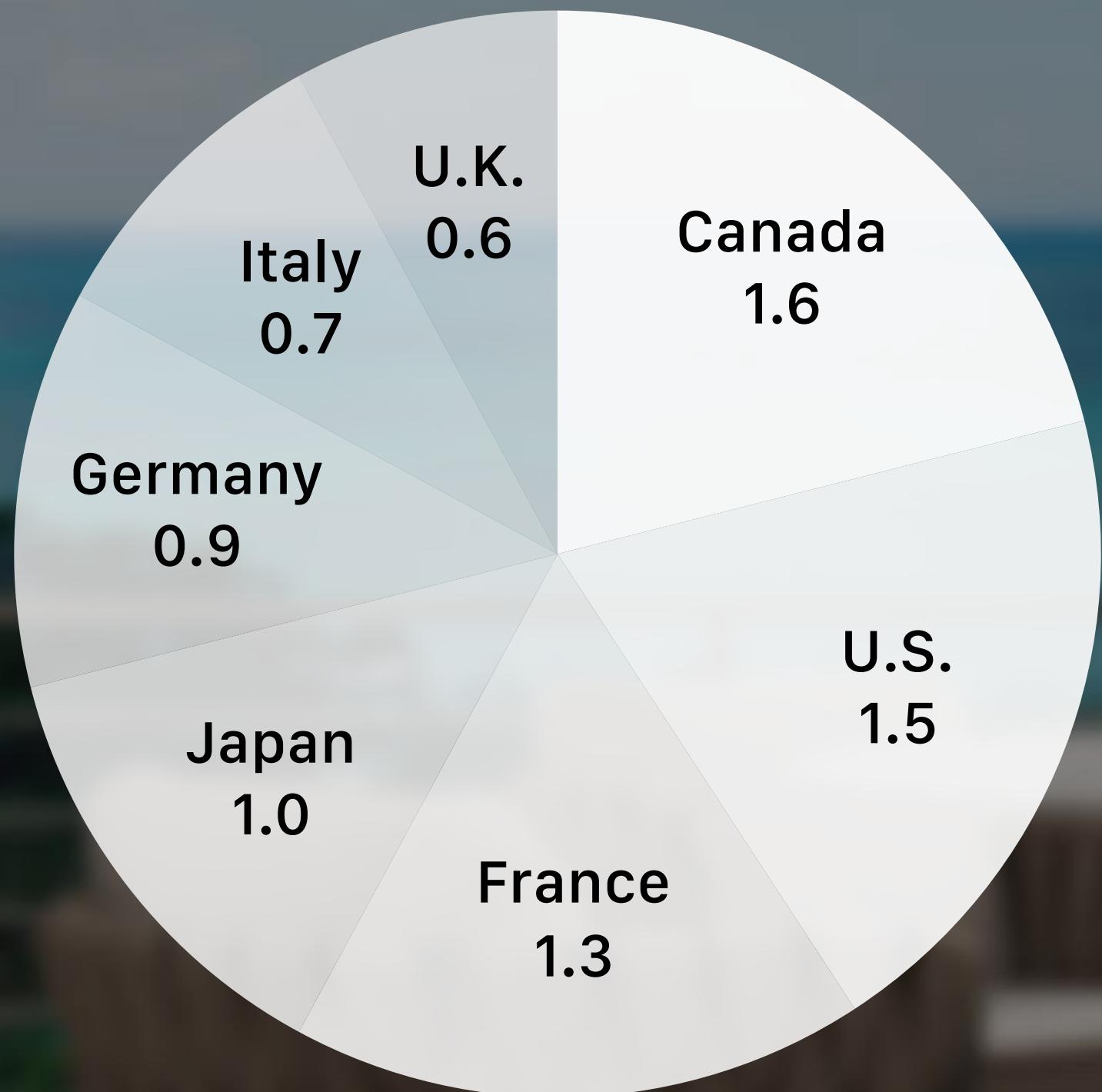
ALL PRICES IN USD

5-10%

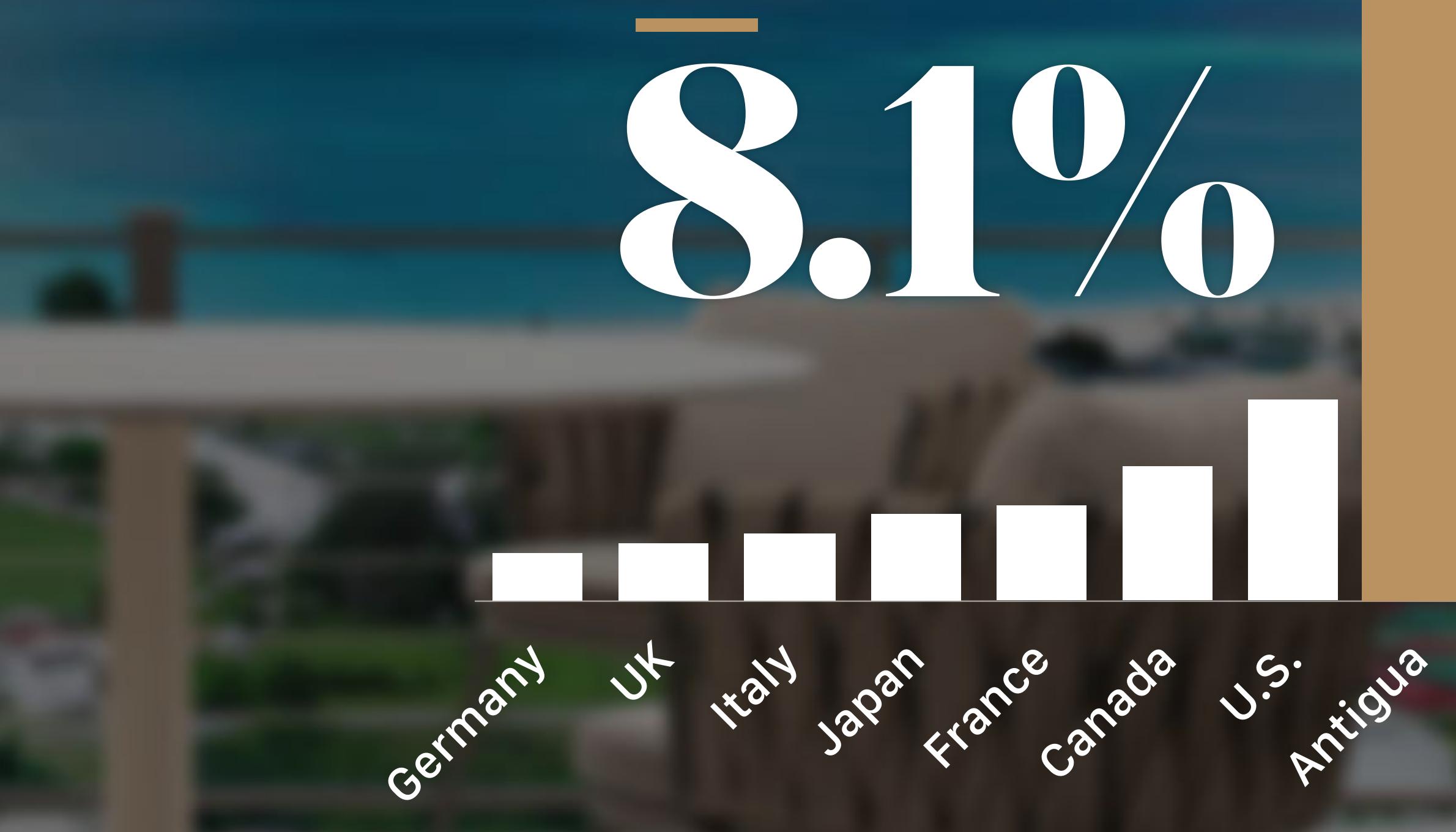
ANTIGUA'S PROPERTY PRICE INCREASE

Property prices have increased 5-10% annually since
2019 & projected to continue rising.

ANTIGUA SURPASSES PROJECTED GROWTH OF G7 COUNTRIES



G7
2024 PROJECTION



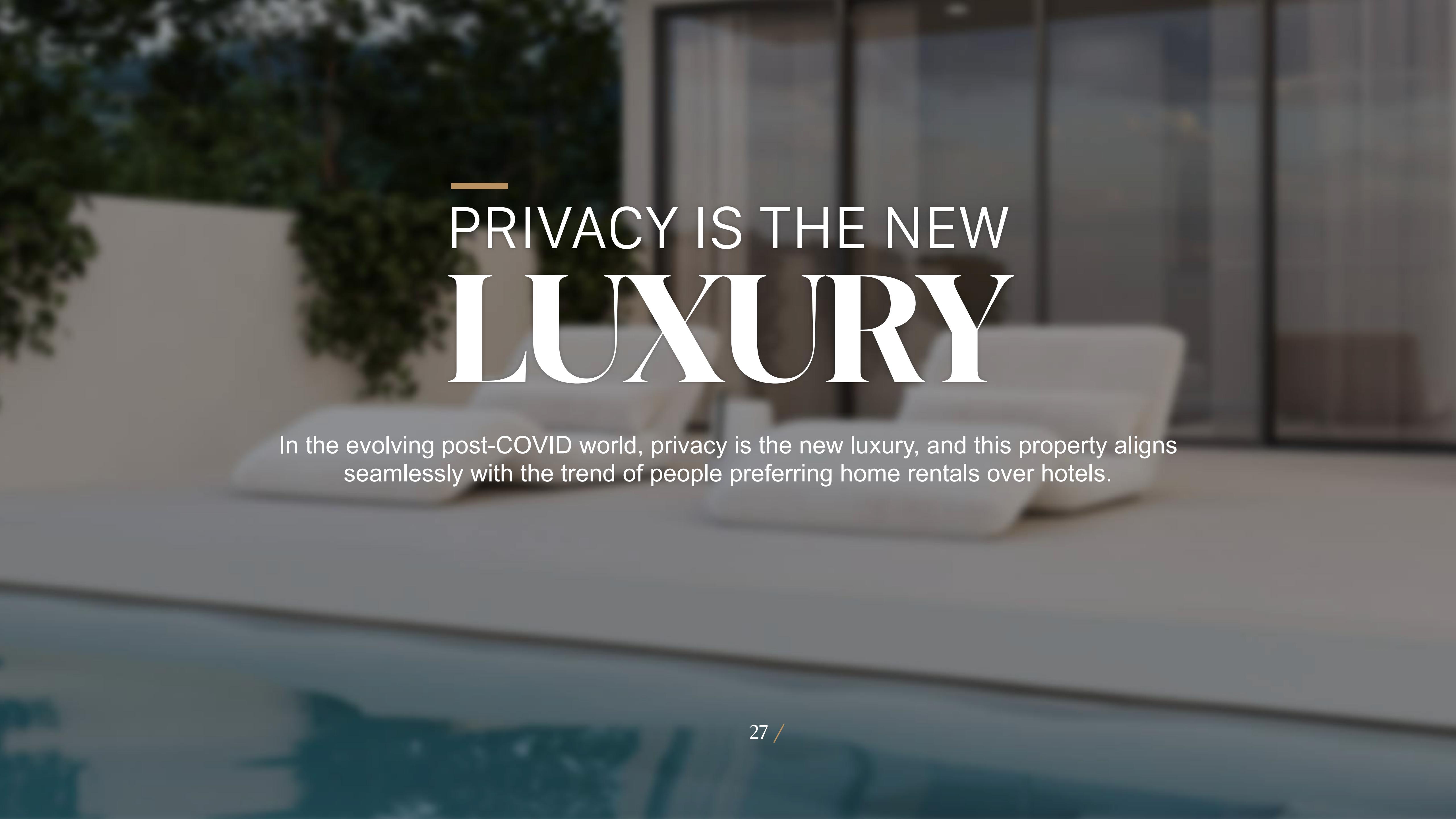
ANTIGUA
2024 PROJECTION

SOURCE: IMF

- Pay no capital gains tax on your property.
- Minimal property tax.
- No inheritance tax.
- No income tax.
- No taxation when you buy vs. paying 7.5% on top of the purchase price if buying property in Antigua as a non-citizen.

TAX BENEFITS

Tax benefits come with being an Antiguan citizen.



— PRIVACY IS THE NEW LUXURY

In the evolving post-COVID world, privacy is the new luxury, and this property aligns seamlessly with the trend of people preferring home rentals over hotels.

