

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.

An aerial photograph of a person lying on their back on a sandy beach, wearing a dark bikini and a wide-brimmed straw hat. The person's arms are spread wide. To the left, the fronds of several palm trees are visible, casting shadows on the sand. In the foreground, the white foam of ocean waves is washing onto the shore. The overall scene is bright and sunny, suggesting a tropical location.

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

A balcony with a round table and four chairs overlooking the Caribbean Sea and Jolly Harbour. The balcony has a metal railing and a large, textured rug. The view is of a turquoise sea with small islands in the distance under a blue sky with white clouds. The foreground shows the back of two chairs with a woven fabric backrest and a round table with a white top and a thick, textured base. The background shows a lush green landscape with a red and green sports field and a white building.

EXPERIENCE

BREATHTAKING VIEWS

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



The image is a split-panel photograph of a modern kitchen. The left panel shows a long white countertop with a marble island, featuring a black faucet and a glass pitcher. The right panel shows a closer view of the marble island with four yellow upholstered bar stools with black legs. The kitchen has white lower cabinets, light wood upper cabinets, and a white subway tile backsplash. Three large glass dome pendant lights hang over the island. A built-in oven and microwave are visible in the background.

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: APPROX 1,200 SQFT

ALL UNITS: 2 BED, 2 BATH

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



UPPER UNIT FLOOR PLAN

02.



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

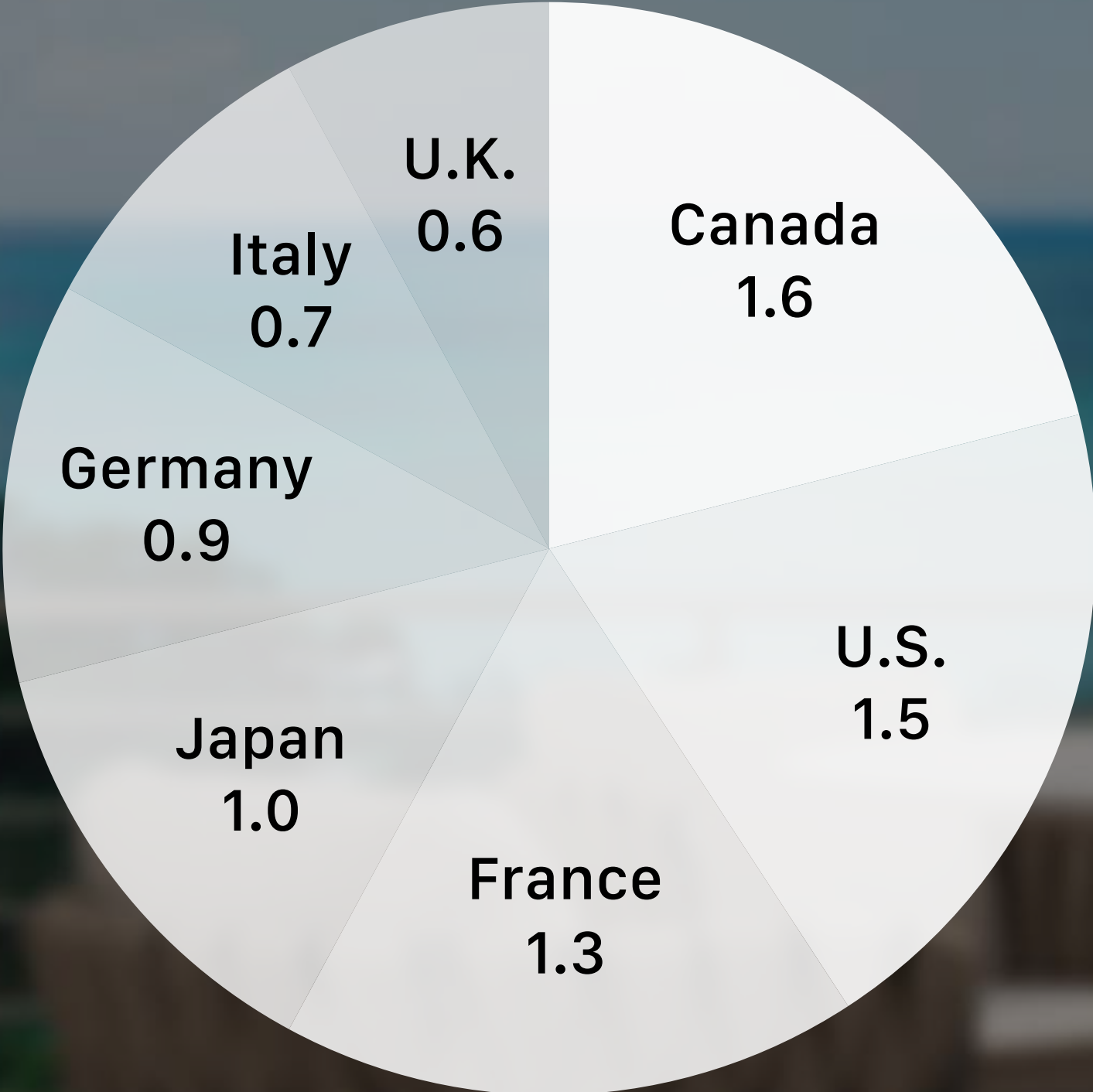


5-10%

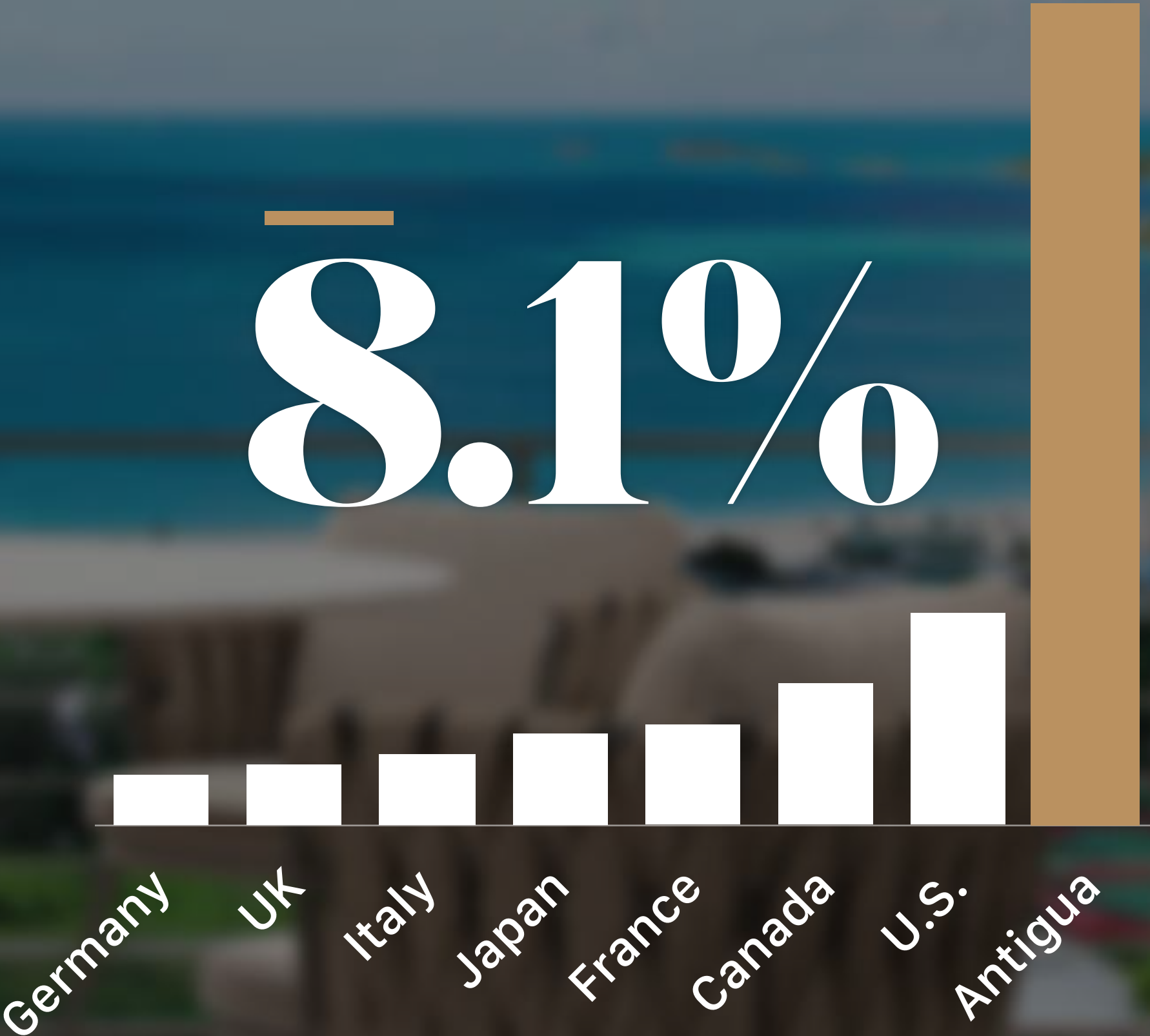
ANTIGUA'S PROPERTY PRICE INCREASE

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.

