



# THE GARDENS

HARBOUR ISLAND - ANTIGUA



JOLLY HARBOUR IS ONE OF THE MOST POPULAR RESORT COMMUNITIES IN ANTIGUA WITH MARINA, COMMERCIAL CENTRE, GOLF COURSE, HOTELS AND RESTAURANTS ALL ON SITE.







GROUP OF FRIENDS IN THE JOLLY HARBOUR COMMUNITY  
ENJOYING SUNSET DINNER ON THE BEACH.

The islands of Antigua and Barbuda are gems in the West Indies crown, with Antigua being the flight hub of the eastern Caribbean and known for its spectacular white beaches. Long the home of celebrities and the international elite, both islands saw record numbers of visitors over the last pre-covid years which returned in 2021.

With an extraordinary amount of new upscale residential development underway Antigua & Barbuda is the discerning choice for a Caribbean luxury retreat location, and this position only looks to grow over the next decade.



## THE GARDENS

The Gardens is a new luxury retreat community set on Harbour Island, in the middle of the Caribbean's largest man-made marina at Jolly Harbour, Antigua. The villas in the Gardens project are designed to be airy and open, with high ceilings, doors, and windows that will allow light throughout the home.

With individual pools outside each villa surrounded by decks and creating great areas for relaxation, there will also be an option to add a guest cottage in each property.

As the name suggests, each of the Gardens' villas will be surrounded by selected tropical vegetation to ensure maximum privacy and make each property its own retreat.







ELMSBRIDGE PROJECT ON ANTIGUA'S SOUTH COAST



OBMI VILLA DESIGN IN ANTIGUA

## THE DEVELOPER

The Gardens is being developed by Elmsbridge ([www.elmsbridge.com](http://www.elmsbridge.com)), a specialist developer of destination communities with decades of international experience - specifically in the West Indies and Antigua.

The Gardens project design has been led by Mitch Stuart, Antiguan director at OBMI (the West Indies' leading full-service design firm [www.obmi.com](http://www.obmi.com)), and an experienced architect who has been involved in the design of five different projects with Elmsbridge.

With Mitch and the Elmsbridge design team in place, every villa design can also be customized for the buyer if desired with little additional cost.





























## THE VILLAS

The finishing materials for the Gardens' villas have been chosen with great care by the Elmsbridge Interiors team, whom have the necessary experience with local suppliers and imported items to avoid supply chain nightmares and provide quality and long-lasting finishes in each home.

Choices are available for both the finishing schedule and the villa furnishings, and the Elmsbridge design team is available to sit with each buyer and find the right look and feel to customize each home.

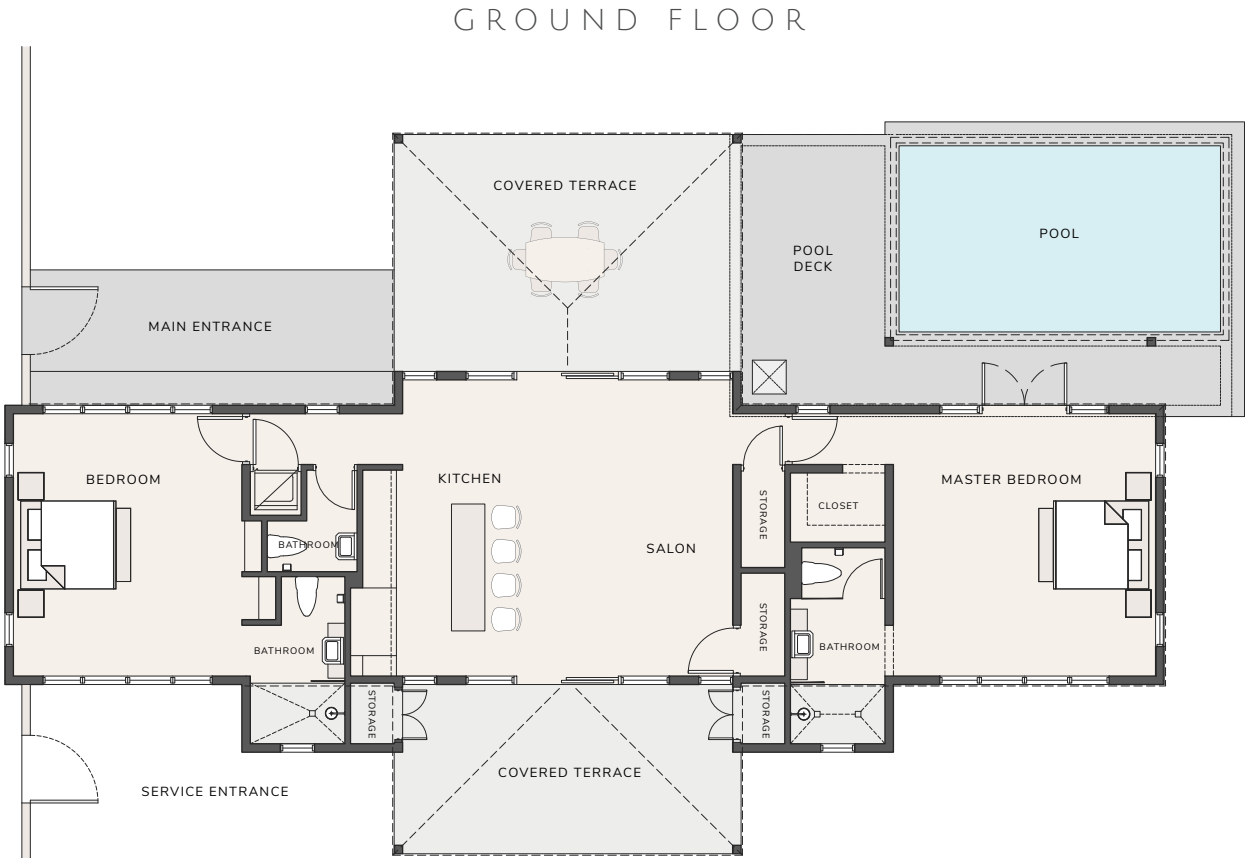
We also appreciate at Elmsbridge the different components that go into creating the perfect experience, and in the Caribbean the outside of the home is just as important as the inside.

With our own nursery on-island and a landscaping team, we will provide gardens that will not only shield your outdoor areas but create delightful natural spaces of tropical colours. These planting plans can also be customized for the owner.



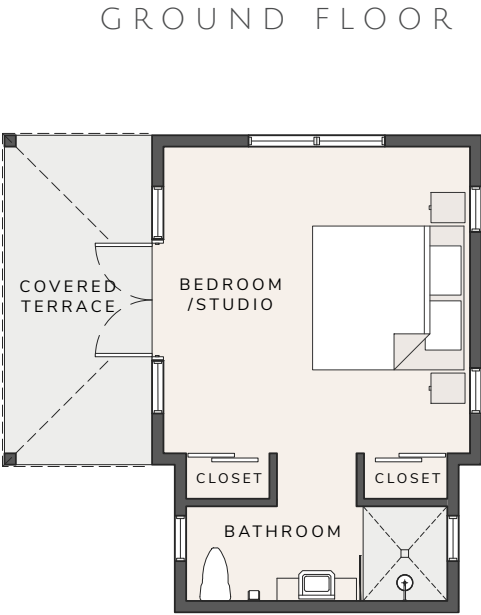
ALOE TWO-BEDROOM VILLA

COTTAGE ONE-BEDROOM (ADD-ON OPTION)



ALOE VILLA – TWO BEDROOMS, ONE STORY – SQ. FT. TOTALS

INTERIOR	EXTERIOR COVERED	PERGOLAS	TOTAL	SUNDECKS + POOLS	GRAND TOTAL
1,113	509	193	1,815	411	2,226



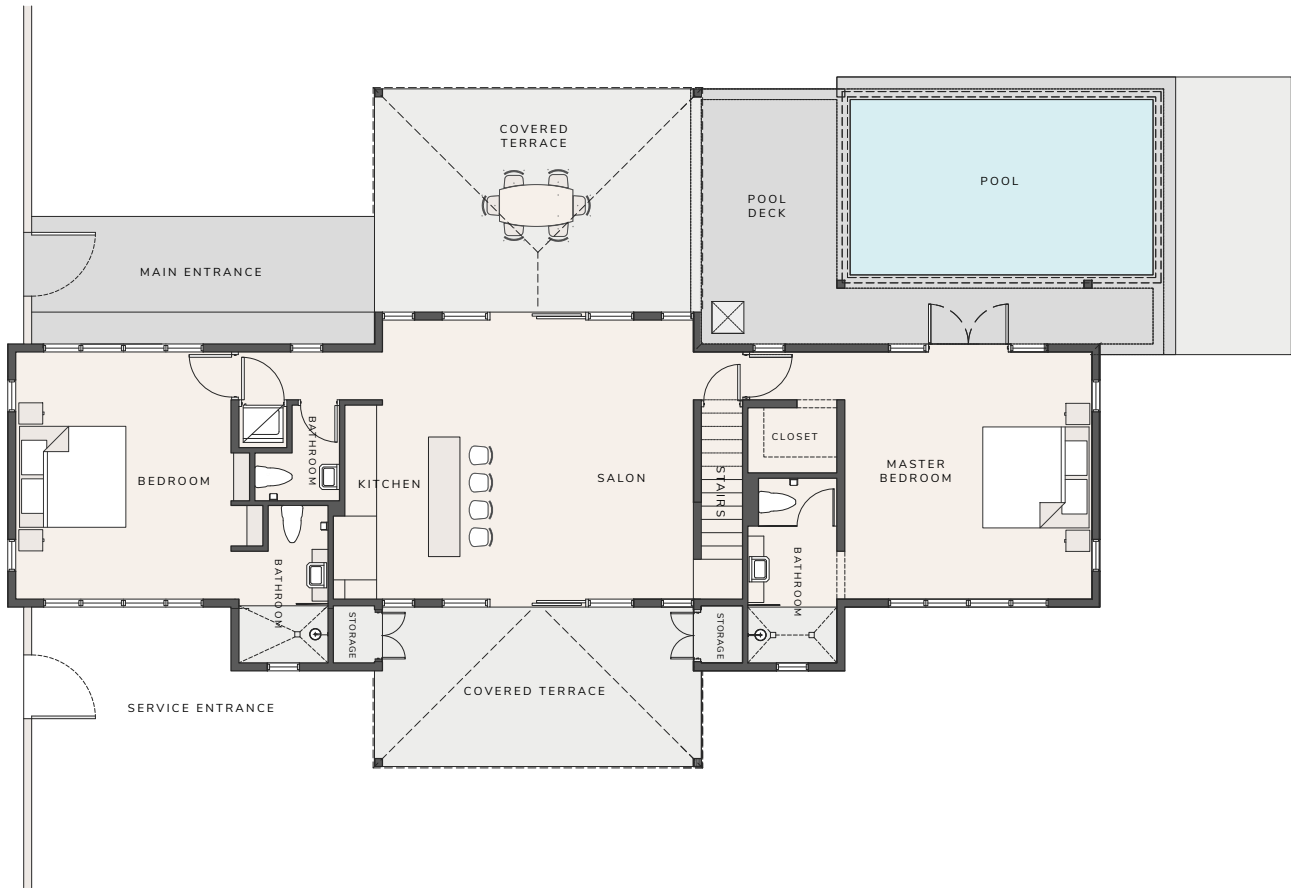
COTTAGE – ONE BEDROOM – SQ. FT. TOTALS  
CAN BE ADDED TO ALOE OR NEEM VILLAS AS A GUEST COTTAGE

INTERIOR	EXT. COVERED	TOTAL
258	95	352

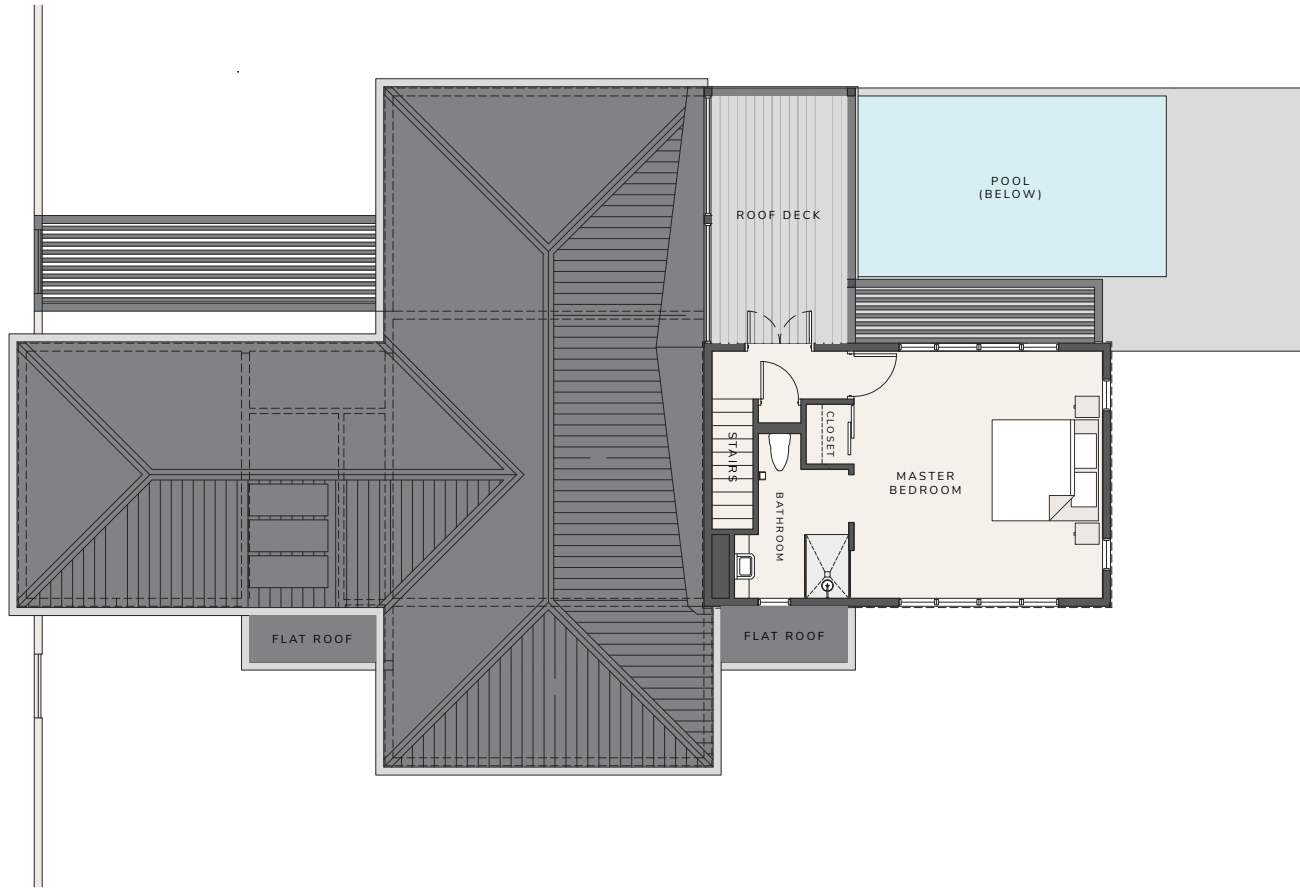


NEEM THREE-BEDROOM VILLA

GROUND FLOOR



SECOND FLOOR

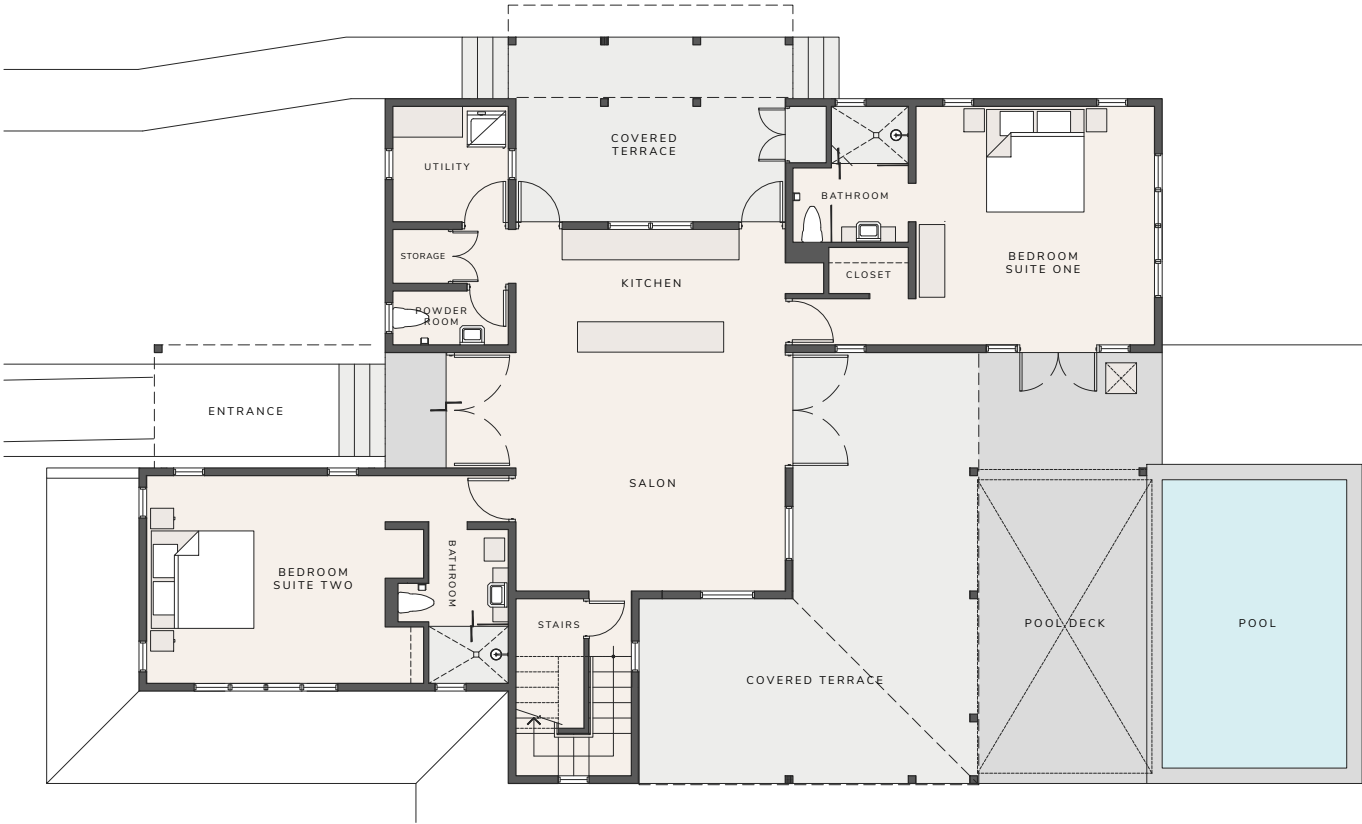


NEEM VILLA – THREE BEDROOMS, ONE STORY – SQ.FT. TOTALS					
INTERIOR	EXTERIOR COVERED	PERGOLAS	TOTAL	SUNDECKS + POOLS	GRAND TOTAL
1,479	653	335	2,467	426	2,893

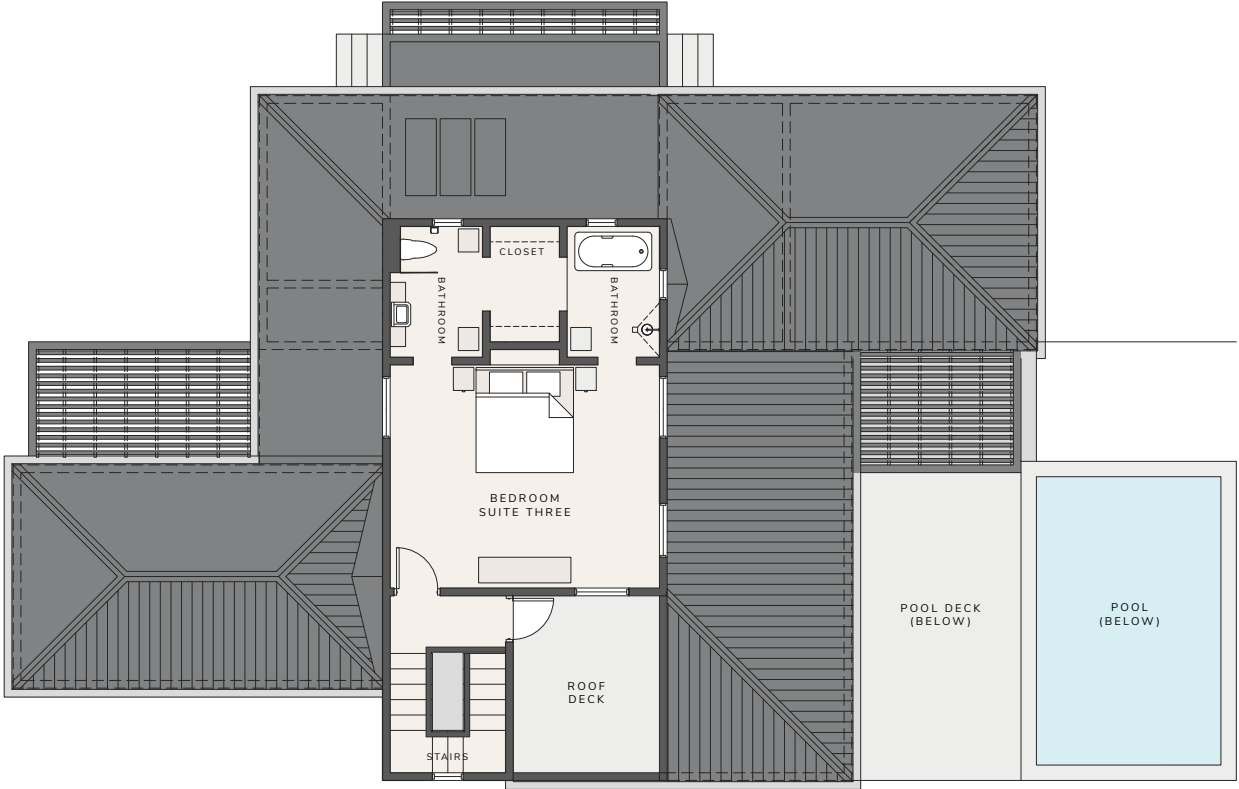


HUMMINGBIRD THREE-BEDROOM VILLA

GROUND FLOOR



SECOND FLOOR



HUMMINGBIRD VILLA – THREE BEDROOMS, TWO STORIES – SQ. FT. TOTALS					
INTERIOR	EXTERIOR COVERED	PERGOLAS	TOTAL	SUNDECKS + POOLS	GRAND TOTAL
1,781	710	367	2,858	511	3,369



## SHARED OWNERSHIP

Along with whole ownership of each property, the Gardens is offering varying fractional ownership models of villas in the development. Giving real property ownership through a special purpose company formed to hold the villa asset, buying a fraction gives a certain number of weeks, varied each year, to enjoy the property and/or earn rental income.

Each fraction is also eligible for citizenship application, so this form of ownership is the most cost effective to obtain the pleasure of having a vacation property to retreat to each year while also providing second passports to you and your family just in case.







## THE ENVIRONS

Jolly Harbour is the Caribbean's largest man-made marina developed in the late 1970's and 80's. Over the last year the assets of Jolly Harbour, along with a number of surrounding properties, have been purchased by an international investor group with the intention of re-developing the larger community with new hotels, restaurants, retail, golf, and wellness facilities.

What is already an idyllic place to live with conveniences most other Caribbean destinations long for has begun the process of becoming the top destination in the Eastern Caribbean, and investment into real estate there at this stage of the Jolly Harbour re-development offers a clear path to significant capital appreciation of your property.



## PROPERTY MANAGEMENT AND RENTAL PROGRAM

The villa construction at The Gardens will be overseen by Elmsbridge, with three qualified home builders to achieve the most competitive pricing possible. By acting as the overall contractor, each owner will be offered a warranty to fix any deficiency in the first year of ownership, with additional warranties on specific home systems such as roofing or air conditioning.

Each Gardens homeowner will have the option of property management provided by a third party company. This removes the hassle of owning an overseas property from each owner that chooses this option.

Alongside management services, the option is also available to have your villa rented. Using popular online rental platforms as well as a dedicated website, the management company will handle every task involved in welcoming vacationers, with twice annual pay outs for owners.







## ANTIGUA & BARBUDA CITIZENSHIP

The Gardens project is approved under the Antigua & Barbuda Citizenship Investment Program which means anyone purchasing real estate in the development is eligible to apply for citizenship for the country.

Being a citizen brings a myriad of benefits such as easier travel, wealth protection, and creating a safety foothold in a beautiful tropical island. It also allows one to avoid the seven percent non-citizens license fee charged when a non-citizen buys a property.







