

# POINT BAY RESORT – RATHO MILL

**EC\$5,945,610**  
**(US\$2,200,000.00)**



**WELCOME TO THIS UNIQUE WATERFRONT PROPERTY  
LOCATED IN RATHO MILL ON THE BORDER OF CALLIQUA**



## **Point Bay Resort – Ratho Mill**

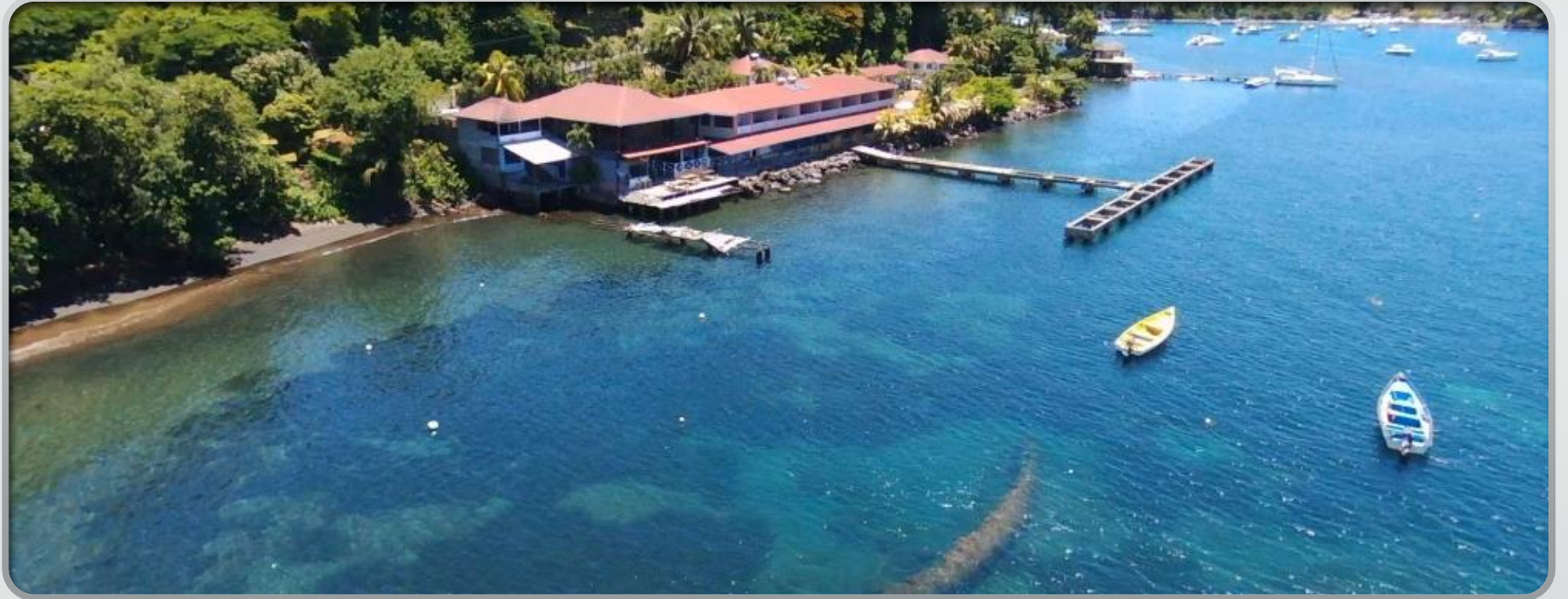
Discover a captivating opportunity nestled along a protected bay on this beautiful Caribbean coast. Presenting Point Bay Resort, spread across a generous 34,381 sq. ft., parcel. This property boasts a fully realized bungalow, a workshop, a semi-completed structure, and an expansive commercial building. This building houses 13 elegant hotel suites, a gym, a spacious restaurant, and a chic bar and lounge. With ample space available, potential for further development and expansion awaits the visionary investor.



The commercial space exudes a rustic charm, offering an idyllic spot to unwind by the water's edge. Its restaurant radiates an airy ambiance, seamlessly connecting to the bar, ideal for Friday evening gatherings. The 13 suites cater to a diverse clientele: sailors, students, and budget-conscious travelers. The inviting pool, surrounded by cabanas and lush tropical greenery, serves as the perfect spot to relax and savor the gentle sea breezes.



Positioned advantageously on St. Vincent's main highway, Point Bay Resort stands beside the heart of the Calliqua community, ensuring easy access to both downtown and the Argyle Airport. A brisk 20-minute drive. With St. Vincent poised for growth, highlighted by the upcoming launch of renowned hotels like Sandals, & the Holiday Inn, now is the opportune moment to invest in this rising tourist paradise.

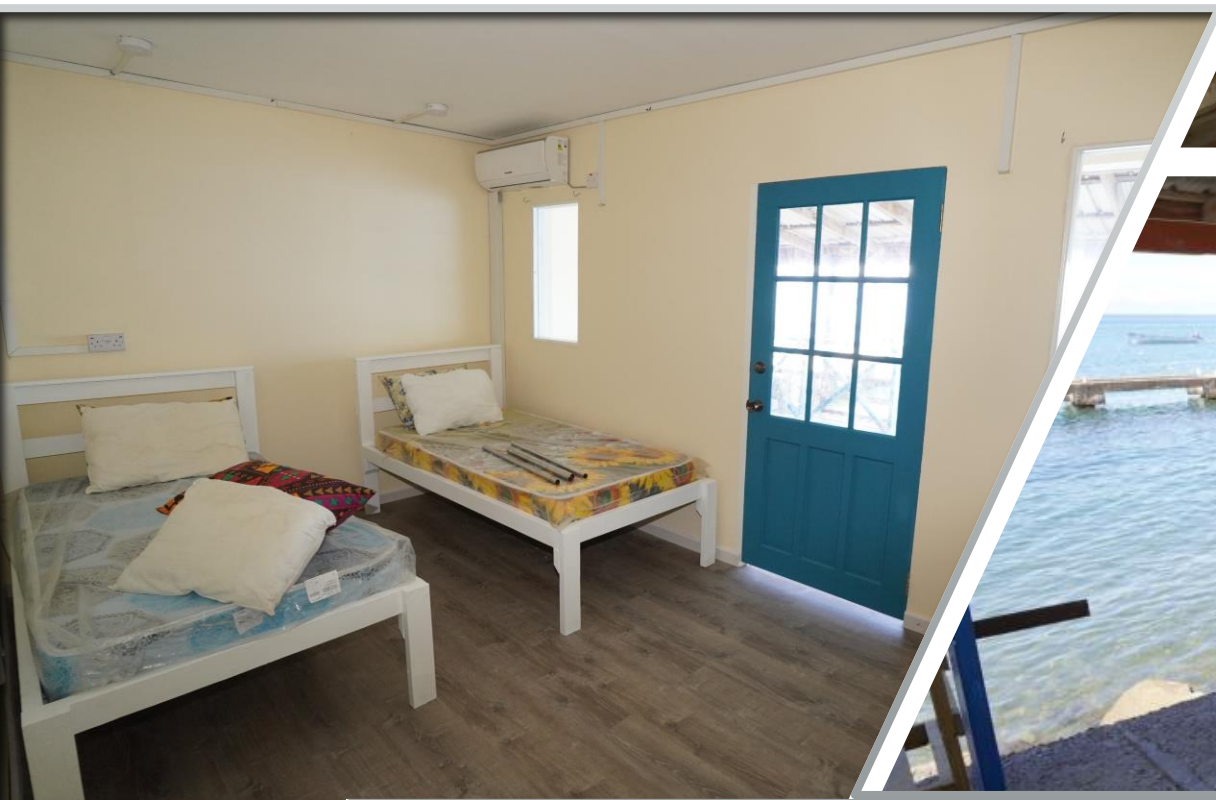


**CONVENIENT CURBSIDE PARKING.**

3 existing docs that require minimal repairs provide convenient access to the restaurant and accommodations for sailing & boating enthusiasts.



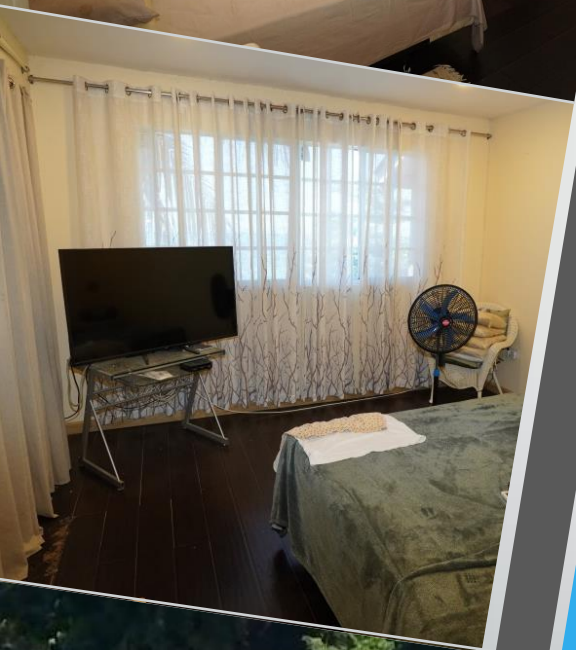






# THE BUNGALOW





# BEACH SIDE BUNGALOW

The single story, 2 bedroom, 2 bath, cottage was built around 2012 and is approximately 1,000 sq. ft. It boasts an open living/dining/kitchen all with a great view of the sea. Walk across the yard to a small “private” beach. 3 A/C units keeps it cool on hot days. A large 3 paneled glass front window along with loads of pot lights make for a bright living space.

Living /Dining/Kitchen – 14’10”x25’ – center island counter  
Master bedroom – 14’x12’ – shower stall bath

Guest bedroom – 12’x12’

Monthly electric bill EC\$450.00

Monthly water bill – EC\$35.00



# COMMERCIAL SPACE

## THE COMMERCIAL BUILDING BOASTS

- RECEPTION AREA
- 13 BEDROOM SUITES,
- THE GYM
- RESTAURANT
- BAR AREA
- OFFICE
- CONFERENCE ROOM
- PUBLIC WASHROOMS
- STORAGE AREAS
- LOUNGE
- LAUNDRY ROOM
- KITCHEN
- ROOM FOR FUTURE SPA
- DECK ON THE WATER

2 ADDITIONAL BUILDINGS ON THE PROPERTY INCLUDE THE MACHINE SHOP AND AN UNFINISHED 2 STORY





*Proudly presented by:*

*Barbara Eardley*, ABC, CRS, GRI

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