

 **REMAX**  
GOLDEN APPLE

# Cap Estate

Neighbourhood Guide

# CAP ESTATE

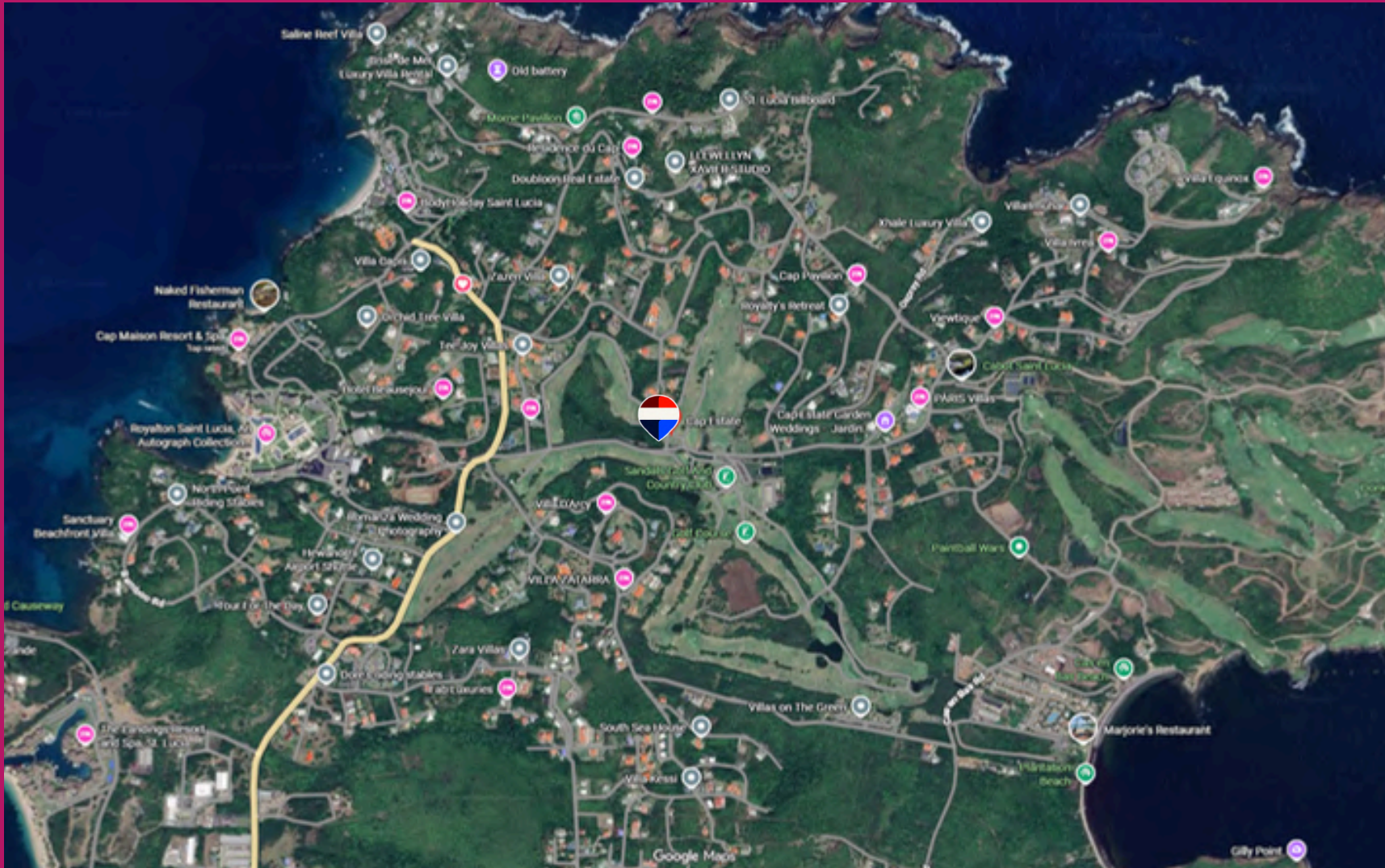
## GROS-ISLET, SAINT LUCIA

Cap Estate, located at the northernmost tip of Saint Lucia, is a prestigious and idyllic enclave. Known for its luxurious villas, stunning panoramic views, and world-class golf course, it offers an exclusive and tranquil lifestyle. Residents and visitors alike enjoy pristine beaches, gentle breezes, and a sense of serene seclusion, making it a highly desirable location for those seeking refined Caribbean living.

Cap Estate isn't just about stunning scenery; it's a lifestyle. Residents enjoy access to the renowned 18-hole Cap Estate Golf & Country Club, perfect for leisurely afternoons and social gatherings. Pristine beaches like Anse Becune offer secluded spots for swimming, sunbathing, and watersports. For those who enjoy an active lifestyle, there are hiking trails that wind through the lush landscape, offering breathtaking views of the coastline.

The area is also conveniently located near Rodney Bay, providing access to a vibrant marina, shopping, dining, and nightlife. Living in Cap Estate offers a unique blend of tranquility and convenience, making it ideal for those seeking a peaceful retreat with easy access to the best that Saint Lucia has to offer. Whether you're looking for a luxurious family home, a serene retirement spot, or an investment property, Cap Estate offers an unparalleled Caribbean living experience.

# Map of Cap



# OCEANVIEW VILLA

CAP ESTATE, GROS-ISLET



## PRESTIGIOUS LIVING & LUCRATIVE RETURNS

Priced at \$2,950,000 USD, this villa presents a rare investment opportunity in Saint Lucia's most desirable area. With a successful Airbnb rental history, it promises excellent returns. Enjoy cool ocean breezes, inviting patios, and a gazebo, all while being conveniently located near the Sandals Golf Course. This property is perfect for those seeking a luxurious residence or a high-yield investment.

## LUXURY INVESTMENT VILLA

This grand 7-bedroom villa in Cap Estate offers 16,000 sq. ft. of luxurious living on a 47,000 sq. ft. lot, with breathtaking ocean and golf course views. All living spaces are on one level, featuring en-suite bedrooms, elegant furnishings, and a large swimming pool. The property also includes two staff apartments and is a turnkey operation, ready for immediate enjoyment or rental. See the listing on our website [here](#) for more information.



## INTERNATIONAL APPEAL & COMMUNITY

Cap Estate attracts a sophisticated international community of professionals, retirees, and second-home owners, fostering a cosmopolitan yet relaxed atmosphere. The area is well-suited to buyers seeking a secure base in the Caribbean with easy access to regional and international travel via nearby airports.

## FLEXIBLE LIVING & INVESTMENT OPPORTUNITIES

Whether as a primary residence, vacation home, or rental property, Cap Estate offers flexibility. The area performs well for long-term rentals and high-end holiday lets, appealing to buyers who want lifestyle enjoyment paired with income potential.



# THE VIEW VILLA

## CAP ESTATE, GROS-ISLET



## ELEGANT HILLSIDE ESTATE

The View at 7 Bougainvillea Drive is an elegant hillside retreat in the prestigious Cap Estate, Gros-Islet, blending timeless Caribbean charm with refined luxury. Set on approximately 54,000 sq. ft. of landscaped grounds, this single-storey residence enjoys sweeping views of the Caribbean Sea and Pigeon Island, offering exceptional privacy and tranquility. Priced at US \$1,300,000, the property comprises four bedrooms and three and a half bathrooms across the main residence and a detached studio apartment.

## PANORAMIC SEA VIEWS

The 2,400 sq. ft. main home, originally built in 1974, features warm, classic interiors with open living and dining spaces that flow onto expansive terraces ideal for entertaining. A modern 858 sq. ft. studio apartment completed in 2022 adds versatility and strong income potential, currently generating USD \$150–\$200 per night as a vacation rental. Fully fenced with an electric gate, the estate offers room for expansion, solar water heating, tropical gardens, and is minutes from beaches, golf, dining, and Rodney Bay—capturing the essence of luxury island living. See more information [here](#).



# THE LANDINGS

## PIGEON ISLAND, GROS-ISLET

### A MARINA VIEW PARADISE

Discover The Landings, Saint Lucia's premier collection of exclusive waterfront villas set directly on the golden sands of Pigeon Island. These luxurious residences, ranging from [one, two, three](#) bedrooms and [grand penthouses](#), offer breathtaking ocean views, private plunge pools, and spacious verandas that capture the warm tropical breeze. Each villa combines indoor-outdoor living with meticulous attention to detail, high-end finishes, and modern amenities, creating a private paradise where every day feels like a retreat. Prices start from USD \$350,000 and vary depending on villa size and features.



### AN IDEAL INVESTMENT & LIFESTYLE OPPORTUNITY

At the heart of The Landings, residents enjoy access to Saint Lucia's only private yacht harbour, with the convenience of stepping from your villa onto the deck of a yacht. The collection's private beach, marina, and 5-star resort services provide the ultimate Caribbean lifestyle, from sailing and water sports to serene relaxation on your own slice of paradise. With panoramic sea views, elegant interiors, and every comfort imaginable, these villas redefine luxury living on the island, offering both investment potential and an unrivaled tropical escape.

## THE VIBE — WHAT CAP ESTATE FEELS LIKE

Cap Estate is one of Saint Lucia's most desirable residential areas — lush, peaceful, upscale, and scenic. It's a peninsula on the northern tip of the island, with beautiful ocean views, rolling green hills, and easy access to beaches like Smugglers Cove and nearby Pigeon Island National Park.

People describe it as quiet and tranquil but not isolated — perfect if you want island living without the hustle of big-city life.

There's a sense of community pride and involvement, with the Cap Estate Association actively working on local improvements like lighting, road signage, and green spaces.

Safety-wise, it's generally considered safe and upscale; petty crimes like theft can occur (like anywhere), but violent crime is relatively rare. Standard precautions go a long way.



## RESTAURANTS & NIGHTLIFE

Cap Estate's food scene is a tasty mix of local flavors and fine dining: Upscale spots like The Cliff at Cap offer Caribbean-fusion cuisine with stellar ocean views.

Casual beachside choices such as The Naked Fisherman serve fresh seafood in a relaxed setting.

For a livelier night out — with bars, clubs, and more variety — Rodney Bay and Gros Islet are just a few minutes away by car.

Nightlife around Cap Estate itself is quieter and more laid-back than in Rodney Bay, but you're close enough to enjoy Caribbean parties and live music without living in the center of it.

# UNFINISHED LUXURY HOME

BELLA VISTA, CAP ESTATE



## A CUSTOM LUXURY HOME IN THE MAKING

This unfinished 10,000 sq. ft. residence in the prestigious enclave of Cap Estate offers a rare opportunity to create a fully customised luxury home. Set on an expansive 34,000+ sq. ft. lot, the property already has a solid structural framework and original house plans in place, featuring a thoughtful layout with generous living spaces, a ground-floor master suite, and a built-out pool awaiting final finishes. See our [Drone Video here](#)

## PRIME LOCATION WITH EXCEPTIONAL POTENTIAL

The proposed first-floor design includes three spacious ensuite bedrooms with private verandahs, making the home ideal as a grand private estate or high-end investment property. Surrounded by Cap Estate's sought-after amenities—including golf courses, beaches, and luxury resorts—and priced at USD \$890,000, this property presents an exceptional canvas for a buyer with vision in one of St. Lucia's most desirable locations. See here for more [info](#).



# PARIS VILLAS - 5/8 BEDROOM

## GOLF HILL, CAP ESTATE



## LUXURY RESORT-STYLE VILLA IN CAP ESTATE

Paris Villas is an elegant five-bedroom retreat located in the prestigious Cap Estate area, offering the perfect setting for family getaways, group vacations, or special celebrations. Just minutes from the St. Lucia Golf Club and a short drive to Rodney Bay Marina, shopping, dining, and entertainment, the villa combines privacy with easy access to the island's most popular attractions. Conveniently positioned near both international and regional airports, the property also offers optional helicopter or road transfers for seamless arrival.

## DESIGNED FOR RELAXATION, COMFORT & EVENTS

The villa features resort-style amenities including a large swimming pool, outdoor hot tub, beach volleyball court, campfire area, and expansive outdoor spaces ideal for entertaining. Each of the five self-contained bedrooms includes a king-size bed, ensuite bathroom, walk-in closet, and private balcony, while the master suite boasts a private jacuzzi with sunset views. With a fully equipped kitchen and outdoor grill, Paris Villas is perfectly suited for weddings, events, or luxurious short-term stays, available at USD \$750 per night. See [more information here](#)



*Land for  
Sale*



# Cap Estate





# Relax

GOLF & COUNTRY CLUB

## CAP ESTATE LOTS

Cap Estate, Saint Lucia's premier residential area, offers diverse land opportunities for building your dream home or investment property. Enjoy stunning Caribbean Sea views, proximity to luxury amenities, and access to pristine beaches.

### Key Features:

- Proximity to Rodney Bay amenities.
- Upscale, tranquil environment.
- Access to golf course, beaches, and dining.
- Variety of lot sizes and prices.
- Potential for short-term rentals and custom builds.
- Many lots have breathtaking views.
- Lots are available for a wide range of budgets.

# SEABREEZE HILLS & HEIGHTS LOTS

Located in the prestigious Cap Estate, Seabreeze offers prime land with stunning ocean views and access to the island's natural beauty. This exclusive, gated community provides a peaceful and secure environment, just minutes away from key amenities like Rodney Bay Marina, shopping centers, and beaches.

## Key Features:

- Location: Cap Estate, near regional amenities and entertainment
- Views: Panoramic views of Anse Galet Bay, Martinique, and both sunrise and sunset
- Community: Upscale, gated, tranquil area surrounded by hills and ocean views
- Development: 60 luxury home sites, prices from \$200,000 to \$450,000, with investment opportunities offering 6% return on investment per annum

[See here for listings](#)

## Available Lots:

- Sizes range from 27,000 sq ft to over 56,000 sq ft
- Prices start at \$9 USD/sq ft and go up to \$20 USD/sq ft
- Lots offer ocean views, slopes, and prime locations perfect for luxury estates

For more information or to schedule a viewing, contact us today!

# Cap Estate

GOLF & COUNTRY CLUB



# LET YOUR IMAGINATION UNFOLD

GOLF PARK, CAP ESTATE



## BUILD YOUR DREAM HOME IN PRESTIGIOUS CAP ESTATE

This 19,239 sq. ft. residential lot offers a rare opportunity to own land in Cap Estate, St. Lucia's most upscale and desirable neighbourhood. Perfectly suited for a custom-built home, the property provides ample space and flexibility to create anything from a charming island retreat to a contemporary luxury villa, all within a serene and naturally beautiful setting. See Our [Drone Video here](#)

## TRANQUIL LIVING WITH UNMATCHED CONVENIENCE

Located just 10 minutes from Rodney Bay, the lot combines peaceful surroundings with easy access to marinas, shopping centres, schools, dining, beaches, and entertainment. With the island's championship golf course nearby and the appeal of Cap Estate's established luxury environment, this property presents an excellent lifestyle and investment opportunity at USD \$250,000. See [more information here](#)



# NEIGHBORHOOD & INFRASTRUCTURE

Residential Character – Cap Estate is primarily residential, with luxury villas, gated communities, and estates that often have sea views, private pools, and lush gardens.

Roads & Transport – Roads can be narrow and winding, and public transport is limited, so having a car is pretty much essential for daily life.

Connectivity – Nearby Rodney Bay (just a short drive) gives you access to supermarkets, banks, medical clinics, and more amenities, so you're close to essentials without living in a town center.

Infrastructure Projects – Local development plans include highway improvements and sustainable projects aimed at improving connectivity and living standards.

# SCHOOLS & FAMILIES

If you're moving with kids, this is a big plus: International School of Saint Lucia is in Rodney Bay and is a major draw for expat families seeking quality international education.

There are also other private and local school options nearby, though private schooling can be expensive compared with public schooling.

There is the Montessori Centre and Bonneterre Prep Schools for children under the age of 12



# LUXURY LAND OPPORTUNITY

CARIBBEAN PARK, CAP ESTATE



## PRIME LAND IN AN ELITE CAP ESTATE ENCLAVE

Discover a rare opportunity to own a prime 20,365 sq. ft. residential lot in Caribbean Park, one of Cap Estate's most prestigious and sought-after neighbourhoods. The gently sloping, vacant parcel sits slightly above road level and is naturally landscaped with trees and shrubs, offering privacy and tranquil northward views—an ideal setting for a custom luxury villa or private estate.

## LOCATION, LIFESTYLE & INVESTMENT APPEAL

Located within a high-income residential zone, the property is minutes from golf courses, beaches, fine dining, resorts, and the vibrant hub of Rodney Bay. With essential utilities already in place and strong long-term appreciation typical of Cap Estate, this land presents excellent value at EC \$652,000 (approx. USD \$241,000), making it a compelling choice for a private retreat, vacation home, or investment property. See [here](#) for more information



# ELEVATED LOT IN SOUTH HILLS

SOUTH HILLS, CAP ESTATE

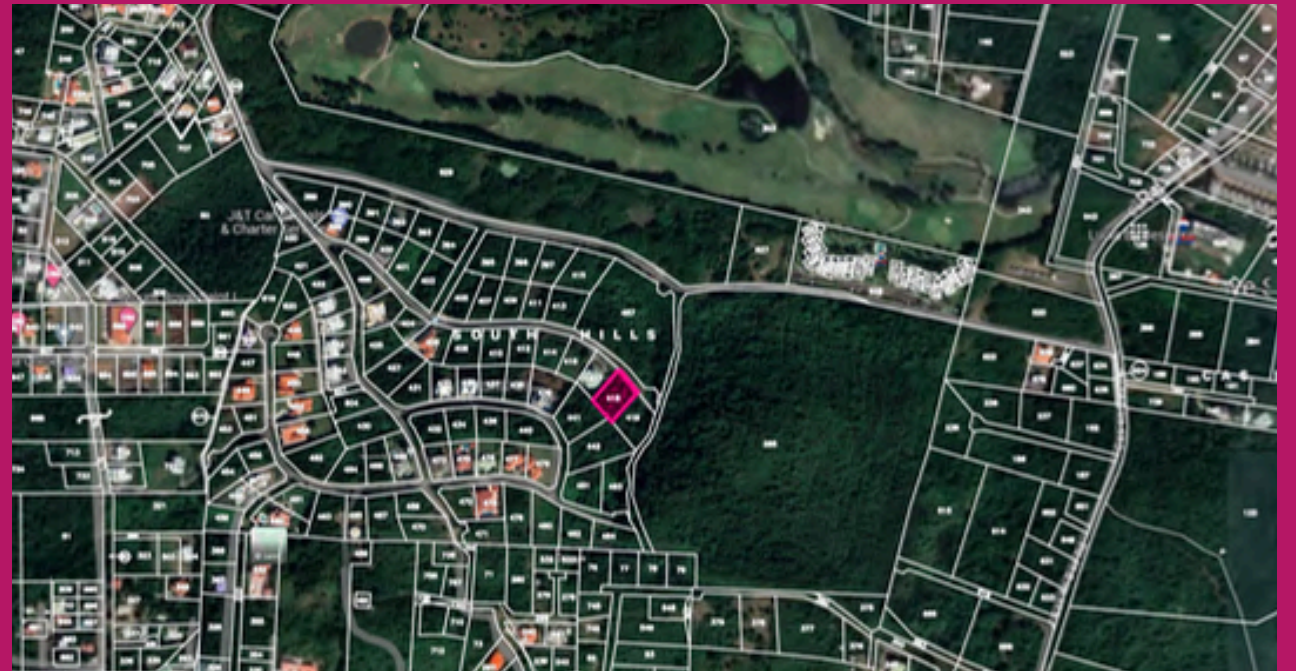


## FLEXIBLE BUILD POTENTIAL WITH STRONG VALUE

Measuring a manageable 13,788 sq. ft., the gently sloping terrain allows for creative multi-level design options, such as split living areas, parking, or an in-law suite. With a paved road, essential utilities in place, and a negotiable price of USD \$153,000, this lot presents an excellent opportunity to secure land in Cap Estate and create a customised home in one of St. Lucia's most desirable residential communities. See [more information here](#)

## ELEVATED RIDGE LOT IN THE SOUTH HILLS

Located in the sought-after South Hills area of Cap Estate, this residential lot sits on a ridge near the end of a quiet cul-de-sac, offering cooling sea breezes and attractive north-easterly views. Survey plans, map sheets, and topographic information are available, providing a solid foundation for planning and development in this established upscale neighbourhood. See Our [Drone Video here](#)



# CAP ESTATE COVENANTS - WHAT BUYERS SHOULD KNOW

Certain lots within Cap Estate are subject to development covenants designed to protect the quality, character, and long-term value of the neighbourhood. These covenants typically outline architectural guidelines, minimum build standards, setbacks, and approved uses, ensuring that homes and developments maintain a cohesive, high-quality aesthetic in keeping with the prestige of the area.

The purpose of these covenants is to preserve Cap Estate's appeal as one of St. Lucia's premier residential communities by promoting thoughtful development, protecting views, and enhancing privacy and liveability for all residents. While requirements may vary by lot, they ultimately provide reassurance to buyers that surrounding properties will be developed to similar standards, supporting both lifestyle enjoyment and investment value.

[LINK TO COVENANT DOCUMENT](#)



# ANSE GALET - BEACHFRONT

GOLF PARK, CAP ESTATE



## RARE BEACHFRONT LAND WITH ANSE GALET VIEWS

This exceptional beachfront parcel, just over one acre in size, offers a rare opportunity to build a luxury residence overlooking the tranquil bay at Anse Galet. With its natural elevation and sweeping coastal outlook, the property provides an ideal setting for a bespoke home designed to capture uninterrupted sea views—perfectly suited for an infinity pool and seamless indoor-outdoor living. See Our [Drone Video here](#)

## PRIME LOCATION WITH STRONG APPEAL

Situated in a highly desirable area of Cap Estate, the land is conveniently located near the St. Lucia Golf & Country Club, the Cabot Saint Lucia development, and several of the island's leading resorts. Positioned alongside the Allamanda Villa Development, this property combines exclusivity, natural beauty, and investment potential, making it an outstanding choice for a private beachfront retreat priced at USD \$417,919. See [more information here](#)



# 1.5-ACRE LOT NEAR PIGEON ISLAND

CAUSEWAY, CAP ESTATE

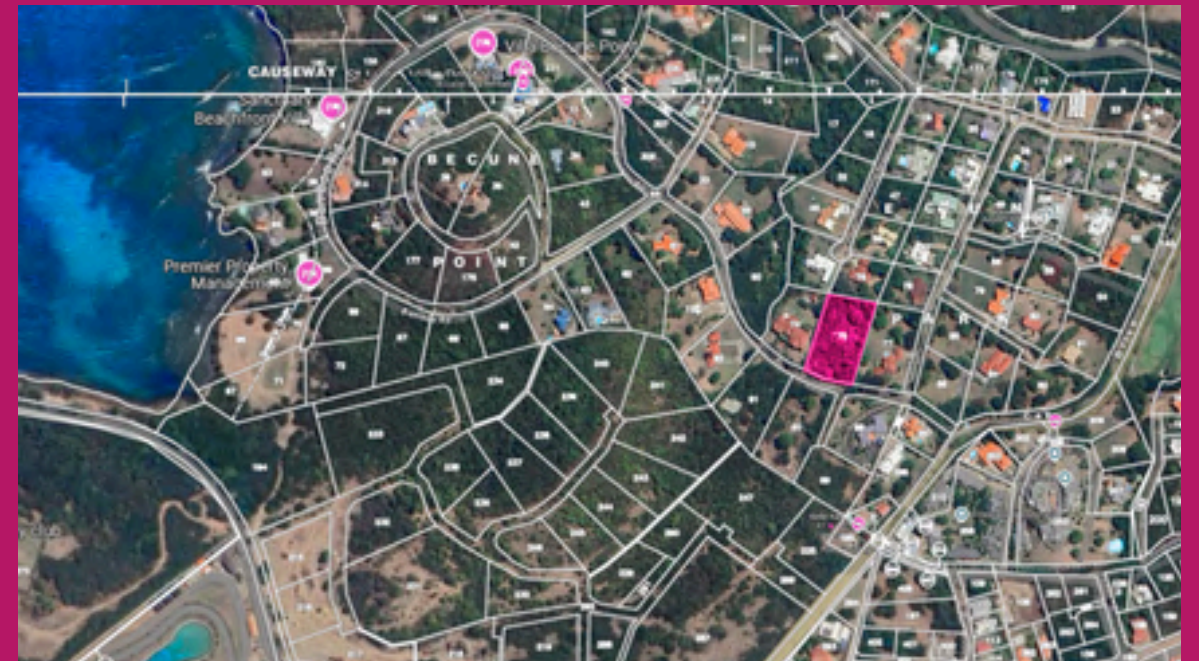


## A RARE LARGE-SCALE OPPORTUNITY IN CAP ESTATE

This expansive 1.5567-acre (67,809 sq. ft.) residential lot presents a rare opportunity to own prime land in Cap Estate, one of St. Lucia's most prestigious neighbourhoods. Priced at EC \$1,695,246 (approx. USD \$627,870) at an attractive \$25 per sq. ft., the property offers exceptional value within an exclusive enclave known for its tranquil setting, lush surroundings, and proximity to iconic landmarks such as Pigeon Island Beach. See our [Drone Video here](#)

## LIFESTYLE, CONVENIENCE & DEVELOPMENT POTENTIAL

Ideally located just minutes from luxury resorts, championship golf, fine dining, and the vibrant amenities of Rodney Bay, the lot combines privacy with convenience. With utilities readily available and ample space for a grand residence, luxury villa, or high-potential investment property, this parcel provides the perfect foundation to create a bespoke Caribbean retreat in one of the island's most sought-after locations. [See Here](#) for more information



## AMENITIES & NEARBY CONVENIENCES

Groceries & Shopping – For bigger supermarkets and stores, most locals drive to Rodney Bay or Gros Islet.

Medical Services – There are local clinics and dentists nearby, with larger medical services in the Castries/Rodney Bay area.

Outdoor Life – World-class golf (St. Lucia Golf Club), hiking trails, beaches, snorkeling, sailing — all right on your doorstep.

## COST OF LIVING

Cap Estate isn't cheap — it's one of the more expensive places to live on the island:

Housing (especially for luxury villas) carries a premium.

Dining, imported groceries, and utilities also run higher than in other parts of Saint Lucia.

However, many residents feel the quality of life, views, and community make it worth the cost.



# ALMOST 7 ACRES OF PRIME LAND

GOLF HILL, CAP ESTATE



## PRIME DEVELOPMENT LAND IN A PRESTIGIOUS AREA

This expansive 6.92-acre (301,389 sq. ft.) parcel presents a rare opportunity to invest in one of St. Lucia's most desirable and upscale neighbourhoods, Cap Estate. Ideally located just 10 minutes from Rodney Bay, the land offers an exceptional balance of privacy, natural beauty, and proximity to the island's main northern hub. Priced competitively at just USD \$16 per sq. ft. (USD \$1,799,000), it represents outstanding value for land of this scale and location. See Our [Drone Video here](#)

## APPROVED, BUILD-READY & INVESTMENT FOCUSED

Earmarked for the development of up to 24 villas and benefiting from prior DCA approval, this lot is ready for immediate development. The elevated terrain allows for the construction of homes with beautiful westward views of the Caribbean Sea, alongside proximity to the island's championship golf course. Whether envisioned as a luxury villa development or a long-term land investment, this property offers significant potential in a market known for strong demand and lasting appeal. See [more information here](#)



# LOTS FOR SALE - INVEST IN THE BEST

CAP PARK HILL, CAP ESTATE



## ONCE APPROVED DEVELOPMENT WITH STRONG VALUE POTENTIAL

Earmarked for the development of up to 24 villas and benefiting from prior DCA approval, this lot is ready for immediate development. The elevated terrain allows for the construction of homes with beautiful westward views of the Caribbean Sea, alongside proximity to the island's championship golf course. Whether envisioned as a luxury villa development or a long-term land investment, this property offers significant potential in a market known for strong demand and lasting appeal. See [more information here](#)

## BUILD-READY LOTS IN AN ELITE CAP ESTATE LOCATION

These well-positioned residential lots in Cap Park Hill, Cap Estate offer an excellent opportunity to build a custom home or invest in one of St. Lucia's most sought-after neighbourhoods. Located just 10 minutes from Rodney Bay, the area combines peaceful surroundings with convenient access to marinas, shopping centres, schools, dining, beaches, and the island's northern commercial and lifestyle hub. Surrounded by upscale homes and adjacent to the championship golf course, the setting is ideal for refined island living. See Our [Drone Video here](#)



Stunning Caribbean Sea and Atlantic Ocean Views

## PRIVACY, PRESTIGE & LONG-TERM VALUE

Cap Estate is defined by its low-density planning, gated communities, and discreet estates, creating a strong sense of privacy and exclusivity. This controlled development has helped preserve property values over time, making the area one of Saint Lucia's most resilient and desirable real estate markets for both homeowners and investors.

## IDEAL CLIMATE & NATURAL POSITIONING

Its elevated northern position benefits from consistent trade winds, resulting in cooler temperatures and excellent natural ventilation year-round. This makes homes more comfortable, reduces reliance on air conditioning, and enhances everyday living—particularly appealing to full-time residents and long-stay homeowners.



## CULTURE & COMMUNITY

Cap Estate has a strong local scene — people are generally friendly and welcoming, and there's a real sense of community involvement.

The pace of life is relaxed (Caribbean island time!), and connecting with neighbors tends to be easier here than in busier urban spots.

## FINAL SNAPSHOT

Best for: Families, retirees, golfers, nature lovers, people wanting a tranquil but refined lifestyle.

Needs a car? Yes.

Good schools nearby? Yes (incl. international options).

Great restaurants close? Yes — local gems + Rodney Bay scene.

Vibe: Quiet luxury with gorgeous nature and strong community spirit.

