

**VILLA 25** 'SUNSET HOUSE' IS A BEAUTIFUL  
CARIBBEAN VILLA ON ONE OF THE MOST  
BEAUTIFUL OCEAN FRONT LOCATIONS



*“Early in the evening, the sunset gives a magical light show and at night, when you observe the nightly sky, you can see the moon, various planets and the Milky Way stretching from horizon to horizon.”*











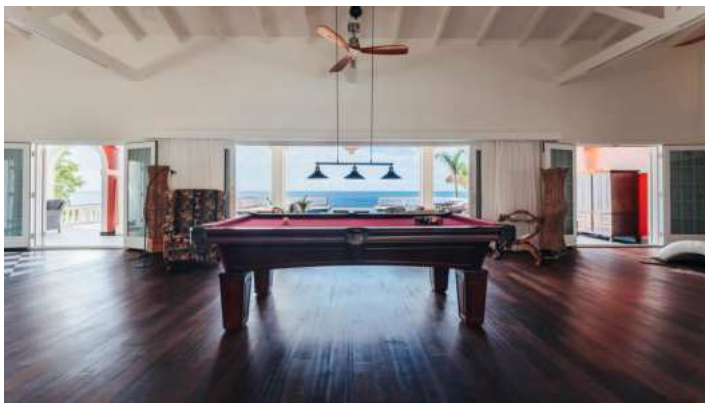
This villa with its characteristic red towers and gallery arches is certainly an eye-catcher on phase 1 on Coral Estate. The family who bought *Sunset House* started this dream in early 2020. With respect for the unique heritage that this villa is, as one of the first built on Coral Estate, the villa has undergone a fantastic facelift. *Sunset House* offers a quiet, informal and relaxed environment where tranquility is the order of the day. You can feel at home by the large swimming pool or relax in one of the many seating areas that this villa has.

The pool terrace is impressive with a fascinating 180 degree panoramic view of the sea. Enjoy the rhythmic sound of the waves lapping against the cliff in front of the terrace. From here you can discover dolphins and sea turtles that regularly swim by. You can also see pelicans, frigate birds and ospreys searching for fish. Hummingbirds and many other birds visit the garden in the early morning and late afternoon. Although the garden is still being expanded, the fruit trees provide a fresh delight of home-grown figs, lemons, guava and more.









Entering through the stately double front doors, we find ourselves in the attractive patio. This central space provides access to the various guest bedrooms, the home office, the kitchen and living room. From the patio you will be surprised by the fantastic sea view. Looking through the living room, over the pool deck you almost get the feeling of being on a cruise boat. The patio is very tastefully done with Portuguese tiles in a border of hacienda stones which have been applied to the surrounding galleries. The columns with arches give a playful and tropical accent to this fine community space.

Through the sliding glass doors we enter the living room with a central pool table. The tropical hardwood floors in the living room, the high rafter ceiling and the stylish Italian wooden fans are particularly beautiful. Two chaise longues invite you to a moment of relaxation. Behind it is a nice television corner, also with its own access to the patio. Around the living room are both shutter doors and aluminum doors with double glazing; this gives you optimal choice to let the sea breeze enter the villa and regulate it as desired.



To the left of the living room is the spacious modern kitchen which is fully equipped. Cooking island with induction hob, sink area with Quooker, dishwasher, American fridge/freezer with ice cubes and water tap, wine climate cabinet and combi oven. The kitchen has a very central function in the villa and is not only in open connection with the outside dining room in the tower and the veranda on the sea side, but also with the patio and the living room. The kitchen floor consists of black and white checkered Italian tiles which are laid in a diagonal pattern. It is fascinating to experience how the various styles that have been applied in the villa complement each other beautifully and combine them pleasantly.

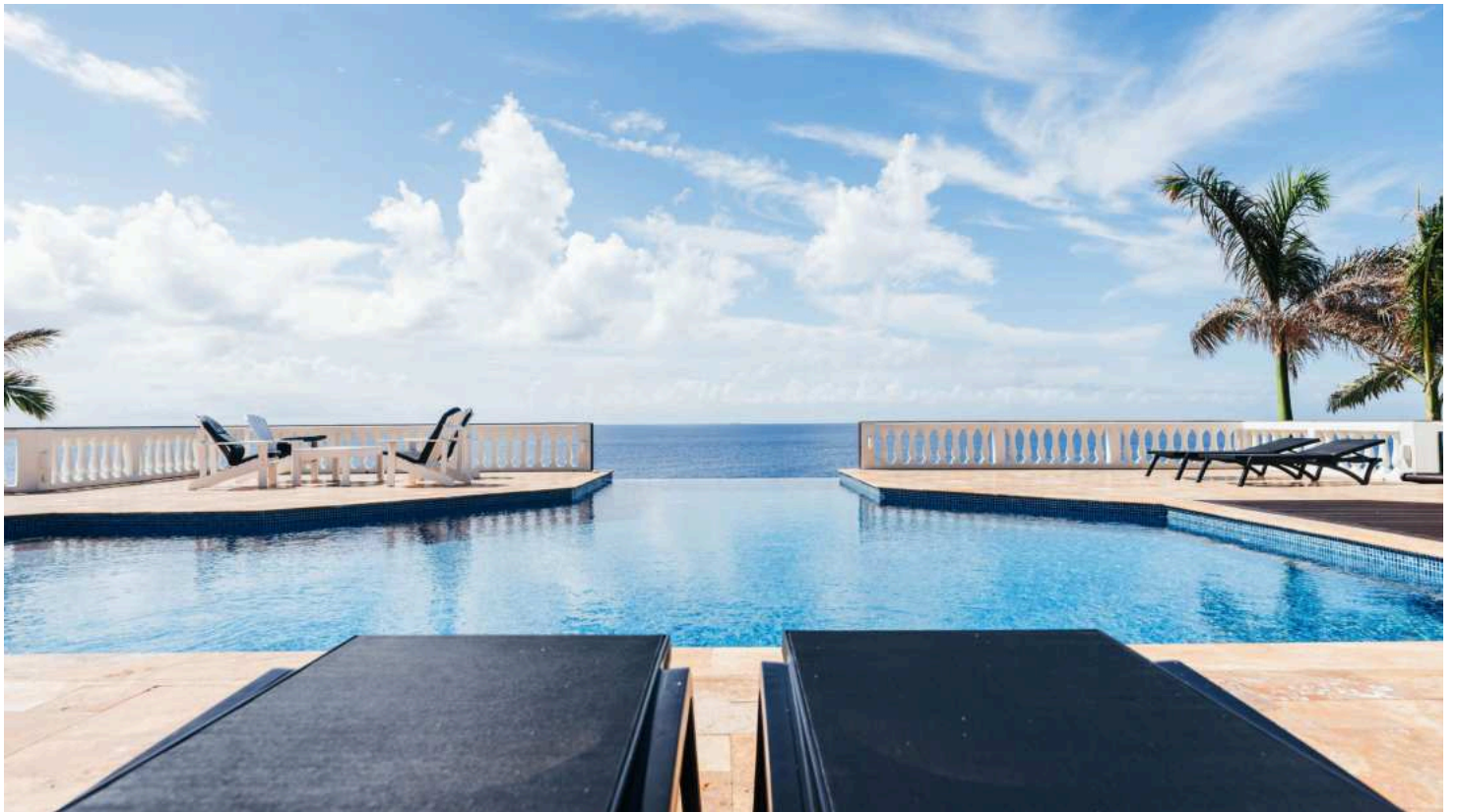




The outdoor dining room in the open tower on the sea side is equipped with vertical wooden shutters that you can regulate to allow the desired amount of wind. The adjacent veranda has a centrally located lounge seating area. The view over the pool terrace to the sea from the veranda is spectacular and never boring. The spacious overhang of the roof and the pleasant sea breeze ensure that you will always find refreshment on the veranda.

The swimming pool of *Sunset House*, which is completely made of Spanish mosaic tiles, is wonderfully spacious and is perhaps the best location to enjoy the sunset. Standing in the pool at the infinity edge on the cliff side or sitting on the steps of the wide pool stairs, enjoy a drink and the beautiful sunsets. The terrace around the pool, made of Turkish travertine, is also pleasantly spacious and offers space for various seating areas and a sun terrace with sun beds. Of course, the outdoor shower is not missing here. Under the terrace are 2 large storage tanks for rainwater. This water is fed to these tanks from the roof and patio and can be used to top up the pool. At the sea we find an idyllic seat, which is formed in the cliff and which offers serene peace and privacy.









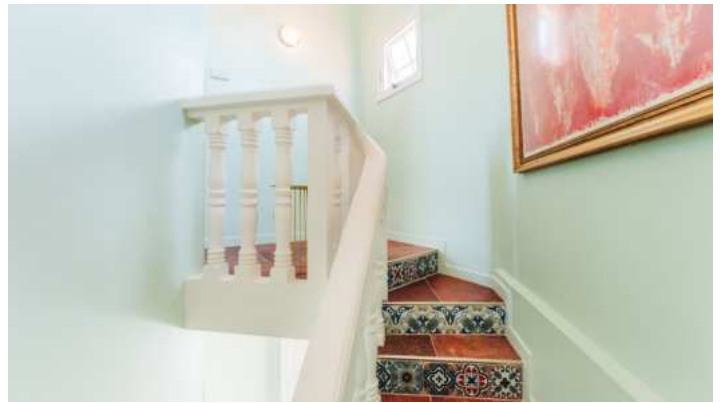
To the right of the veranda in the sea-facing tower is the master bedroom with an en-suite bathroom with walk-in shower. Waking up to a sea view has been elevated to an art form here and is an unrivaled pleasure every day. Or what about being able to dive into the spacious swimming pool from bed!

The villa also offers space for 5 spacious guest bedrooms with private bathrooms. All bedrooms and the spacious home office are equipped with energy-efficient split-unit inverter air conditioning. The villa also has a separate guest toilet and a laundry room with attic and storage space. Under the pool terrace are 4 spacious rooms. One of them houses the swimming pool installation and space for diving equipment. There is also a separate outdoor shower. Next to the villa is a large carport where two cars can be parked in the shade. The attic of the carport offers the possibility to store electricity for electric cars. In the two storage rooms behind the carport there are outdoor units for the air conditioning and storage space. The tropical gardens are irrigated via a computer-controlled drip system that uses the resort's 'grey' water.

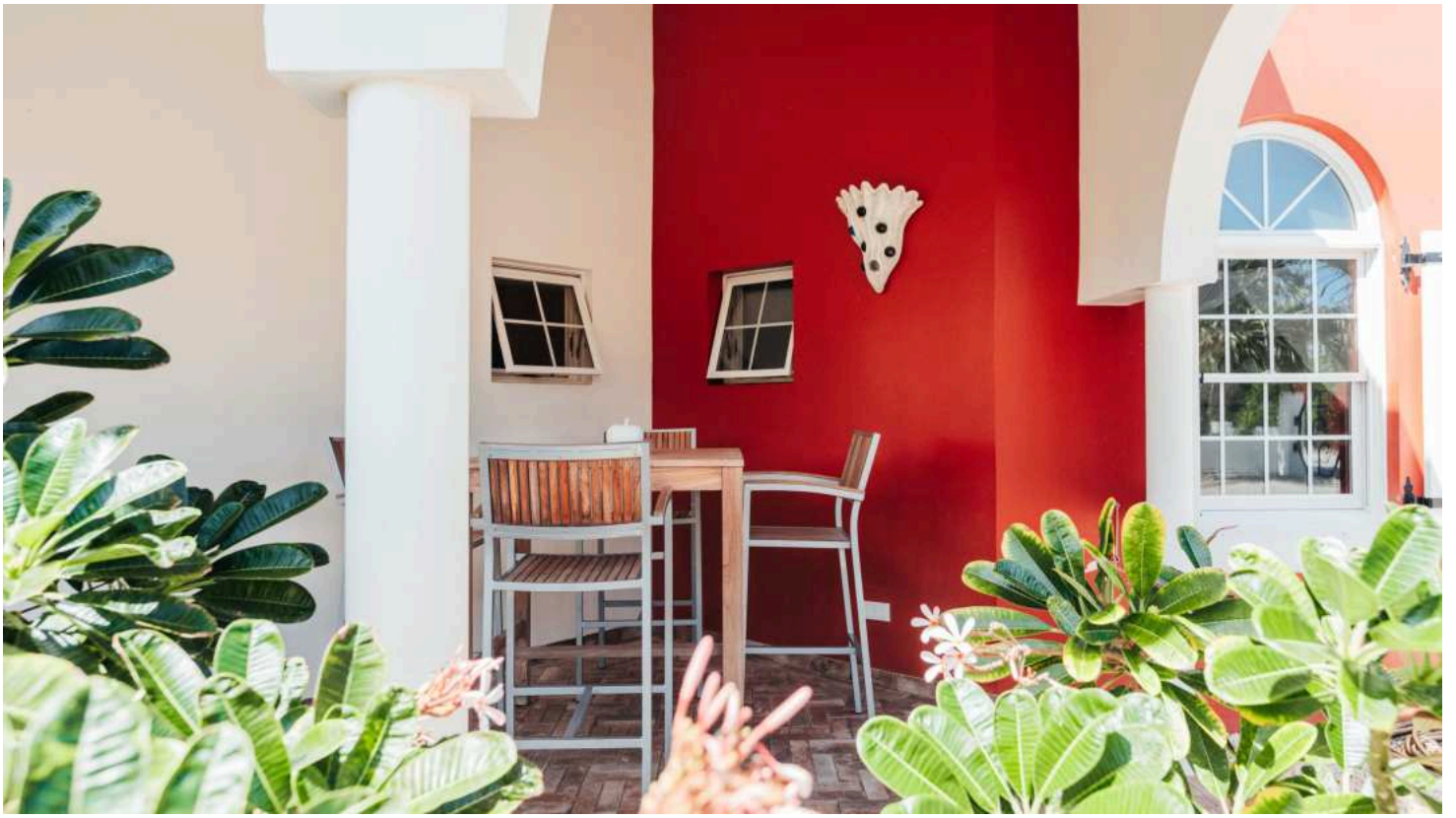




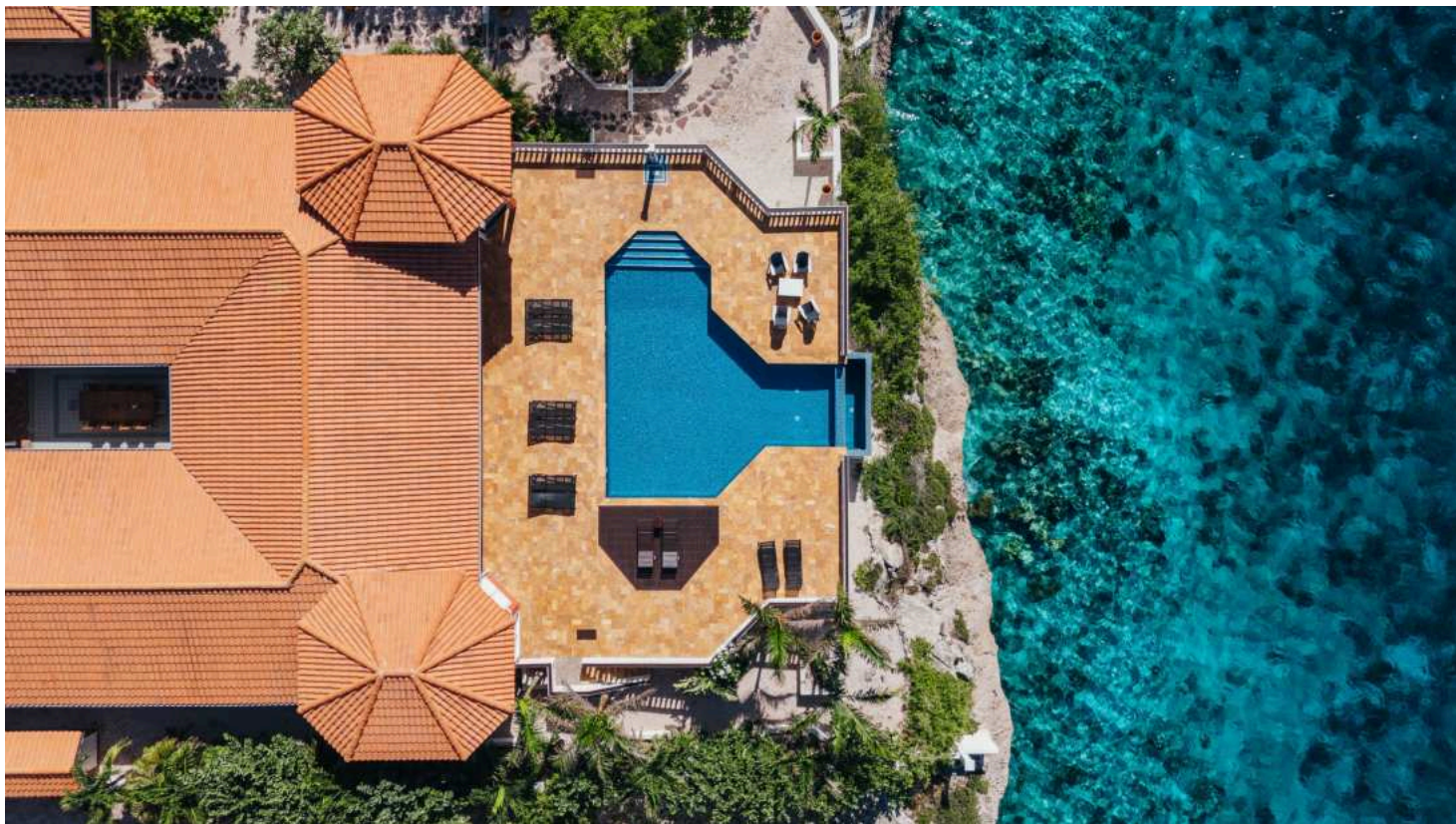












#### Details:

Villa 25, or *Sunset House*, is a wonderful family villa to live and spend holidays. The villa is also interesting as an investment property and offers good returns through holiday rental. The villa was delivered as good as new after a thorough metamorphosis completed at the end of 2021.

- Lot 1,790 m2
- Bedrooms 6
- Bathrooms 5.5
- Beautiful spacious pool terrace with large infinity pool and spectacular sea view
- Carport for two cars
- Rainwater collection
- The villa is offered to you fully furnished
- Purchase is possible through acquisition of the Dutch Private Company in which the villa is held; this saves you, among other things, 4% transfer tax

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