THE PALACE

PROPERTY INFORMATION & SPECIFICATIONS | COVE ROAD, WEST END, ANGUILLA

Offered at US$4,900,000. A private, walled Caribbean estate near Cove Bay, arranged around a central courtyard with pool, custom stone spa and extensive recreation and entertaining facilities. Upper-level views extend across the Caribbean Sea and toward the Aurora golf course and St. Maarten.

PROPERTY AT A GLANCE

Land	Approx. 1.00 acre (main house parcel)
Interior living area	Approx. 9,808 sq. ft. across two levels
Accommodation	7 principal bedrooms + supplemental Crew bunk room; sleeps up to 18
Bathrooms	8.5 principal bathrooms + dedicated Crew full bathroom
Outdoor recreation	Pool; 12-person custom stone spa; approx. 50-ft bocce court
Entertaining	Poolside bar and BBQ; media room with shuffleboard
Wellness	Private gym and steam room
Parking	Two-car garage (approx. 576 sq. ft.) and on-site parking
Rental operation	Short-term rental business licence issued

ARCHITECTURE & LIVING

The main two-level residence encloses the courtyard alongside two single-storey pavilions: the Dune king suite with kitchenette and the media room. Living, dining, kitchen, bar and pool deck open toward the central outdoor gathering space. The property is enclosed by approximately six-foot masonry walls.

BEDROOM ARRANGEMENTS

King suites: Crown (upper central), Pearl (upper west), Jewel (upper east), Shore (ground east), and Dune (ground-level poolside pavilion). All five have ensuite bathrooms. Dune also has a private kitchenette and patio. **Bunk rooms:** Cove sleeps four in full-size bunks with ensuite bathroom; Breeze sleeps two in twin bunks with access to an upstairs hallway bathroom. **Crew:** supplemental twin bunk for two, accessed via the laundry room, with its own full bathroom.

OUTDOOR LIVING & WELLNESS

Private pool with step entry and eight loungers; adjacent custom stone spa seating 12; shaded wicker lounge; poolside bar with BBQ and eight stools; upper deck with outdoor dining for ten; approximately 50-foot bocce court. A poolside steam room and private gym complement the recreation facilities.

INTERIOR AMENITIES

Media room with large television, couches, shuffleboard table and patio. Indoor dining for ten. Main kitchen with island seating for nine, full refrigerator, stove, oven, microwave, dishwasher and farmhouse sink. Two kitchenettes, each with

refrigerator, sink, coffee maker, kettle and microwave. Laundry with two washers, two dryers and utility sink; whole-house Wi-Fi and televisions in all seven bedrooms, media room and gym.

WATER & SITE SYSTEMS

Three cisterns with approximately **48,434 US gallons** of combined design capacity: one house-water cistern of approximately 27,579 gallons supplied with purchased fresh water, plus two poolside cisterns of approximately 10,427 gallons each holding well water for the pool, spa and landscaping. Private well and on-site wastewater treatment. No desalination system is currently installed.

RENTAL OPERATION

The estate has a short-term rental business licence and a published four-season rental rate schedule. A five-year business plan and operational documentation are available for qualified purchaser review. No rental-income performance or return is represented in this sheet.

ADDITIONAL PROPERTY DOCUMENTATION

Architectural drawings and floor plans, land register extracts, square-footage schedule, and relevant operational documentation may be made available during purchaser due diligence.

IMPORTANT CLARIFICATIONS

Land: This fact sheet describes the approximately one-acre main house parcel only. A separate adjoining approximately 0.25-acre parcel is identified in the owner's information package; its inclusion in the sale has **not yet been confirmed**.

Measurements: Approximately 9,808 sq. ft. refers to interior living area, not the larger 13,862 sq. ft. architectural total that includes exterior areas, pool and garage. Dimensions and cistern capacities are derived from architectural plans, not a certified as-built survey.

Bathrooms: The owner's package counts 8.5 principal bathrooms and a further full bathroom for the supplemental Crew sleeping area.

Information supplied by the owner, November 2026. All measurements, equipment, title and licensing details are subject to independent verification. Buyers should obtain their own inspection, survey and legal advice. Asking price supplied separately by Island Dream Properties.