



Property Summary

Villa 12 The Green, Golf Park

Property Address / Area

Golf Park, Cap Estate, Saint Lucia

Price: \$395,000 USD

Size: Approx. 4,353 sq. ft. (Home) on 30,320 sq. ft. lot

Bedrooms: 4 | Bathrooms: 4.5 (all en-suite)

Built In: 1988

Single-Storey Villa with Pool and Deck

Overview

Villa 12 The Green presents a rare opportunity to restore a substantial Caribbean residence in one of Saint Lucia's most desirable neighborhoods. Located in Golf Park, Cap Estate — adjacent to the Sandals Golf & Country Club — this 4-bedroom, 4-bathroom fixer-upper sits on nearly three-quarters of an acre and offers expansive outdoor living, a large pool deck, and sweeping garden views. While the property requires significant renovation, it is structurally salvageable and presents remarkable investment and customization potential.

Key Features

Layout & Living

- 4 bedrooms with en-suite bathrooms for complete privacy
- Master suite with private balcony, walk-in closet, and pool access
- Spacious open-plan layout throughout the villa
- Built in three phases; main building with two lateral wings

Outdoor Living

- 1,328 sq. ft. deck surrounding a 351 sq. ft. swimming pool
- Large lot with tropical vegetation and mature landscaping
- Adjacent to a natural watercourse and golf course boundary
- Gated and fully fenced property with driveway access

Utilities & Infrastructure

- Plumbing and electricity connected
 - Septic tank system in place
 - Reinforced concrete, structural timber, and gypsum wall construction
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Condition & Renovation Notes

- Termite and bat infestations present, requiring professional remediation
- Roof structure in fair to poor condition – full replacement recommended
- Cracks and signs of differential settlement in walls due to expansive soils
- Water infiltration and surface drainage issues noted
- Structural deterioration observed in deck support columns
- Substantial internal and external repairs required (see structural appraisal)

Structural Condition: Fair to Bad (Appraisal dated September 2023)

Rehabilitation Feasibility: Full restoration viable with professional intervention

Investment Potential

Villa 12 offers an excellent investment opportunity in a high-value location. With thoughtful renovations, this property could serve as a luxurious primary residence or be transformed into a profitable long-term or vacation rental. Its location within Cap Estate and proximity to Rodney Bay ensures strong future value and lifestyle appeal.

About Cap Estate

Cap Estate is Saint Lucia's most prestigious residential enclave, known for its upscale homes, golf course access, serene surroundings, and close proximity to beaches, fine dining, and Rodney Bay's vibrant entertainment and shopping scene.

Photo Highlights

[Please click here for photos](#)

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