

Belle Vue, *Gros Islet*

XCD \$441,595

Block 1457B · Parcel No. 647 · Saint Lucia

Freehold · Ready to develop
XCD \$35.00 per sq ft

LAND AREA

12,617

sq ft · Lot 4A GI 5733R

PRICE PER SQ FT

XCD \$35.00

based on asking price

ZONING

Residential

Highest & best use confirmed

TITLE

Freehold

Absolute ownership

HIGHEST & BEST USE

LUXURY RESIDENTIAL VILLA

The lot's gradient, sea view, and location within an established high-income enclave make it ideally suited for a bespoke villa or executive residence. Neighbouring properties feature pools, multi-storey designs, and high-end finishes — supporting premium construction investment.

SHORT-TERM RENTAL / VILLA INVESTMENT

Cap Estate's proximity to Rodney Bay, international resorts, and two world-class golf courses drives consistent tourist demand. A purpose-built vacation villa could command strong nightly rates with year-round occupancy supported by St. Lucia's growing tourism sector.

INCOME POTENTIAL

SHORT-TERM RENTAL

XCD \$800+

per night · peak season

ANNUAL GROSS YIELD

8 - 12%

typical Cap Estate villa returns

TOURISM GDP SHARE

~65%

St. Lucia · sustained demand

PROXIMITY & LIFESTYLE

- Rodney Bay Marina
Approx. 10 minutes by car

- Sandals Golf & Country Club
Under 10 minutes · 18-hole championship course

- Cabot Saint Lucia
Best golf course in the Caribbean · top 50 in the world

- George F.L. Charles Airport
Approx. 15 minutes · regional connections

- Shopping, Dining & Resorts
Rodney Bay Village · restaurants, plazas, hotels

- Gros Islet Town
Community services · transport links

MARKET DEMAND

HIGH-DEMAND, LOW-SUPPLY LOCATION

Belle Vue and Cap Estate remain among Saint Lucia's most sought-after residential addresses. Active construction of mid-to-high income homes reflects sustained buyer confidence and consistent land price appreciation. The arrival of Cabot Saint Lucia has elevated Cap Estate's international profile, drawing high-net-worth buyers from North America and Europe. St. Lucia's Citizenship by Investment programme (minimum XCD \$300,000) further compresses supply and supports long-term value growth.

**GPS: 14°05'20.8"N / 60°56'33.2"W · Lat 14.089122 · Long 60.942565**

ROAD FRONTAGE

North

Existing 27-ft concrete road

UTILITIES

All at Boundary

Electricity · water · telephone

TOPOGRAPHY

Moderate Slope

Uniform gradient throughout

CURRENT USE

Vacant Lot

Ready for immediate development

FOREIGN OWNERSHIP

Permitted

Alien Landholding Licence available

A RARE & PERMANENT ADVANTAGE

OPEN SPACE

~12,000

sq ft directly in front

GUARANTEED UNOBSTRUCTED CARIBBEAN SEA VIEWS — FOREVER

A protected open space parcel of approximately 12,000 sq ft sits directly in front of this property, forming a permanent natural buffer between the lot and the Caribbean Sea horizon. Because this land cannot be built upon, no structure will ever obstruct the views. What the buyer sees today is what they — and any future owner — will see for generations. This is an exceptionally rare feature that directly underpins the long-term value of this lot.

Valuation by GMK Valuation Inc.

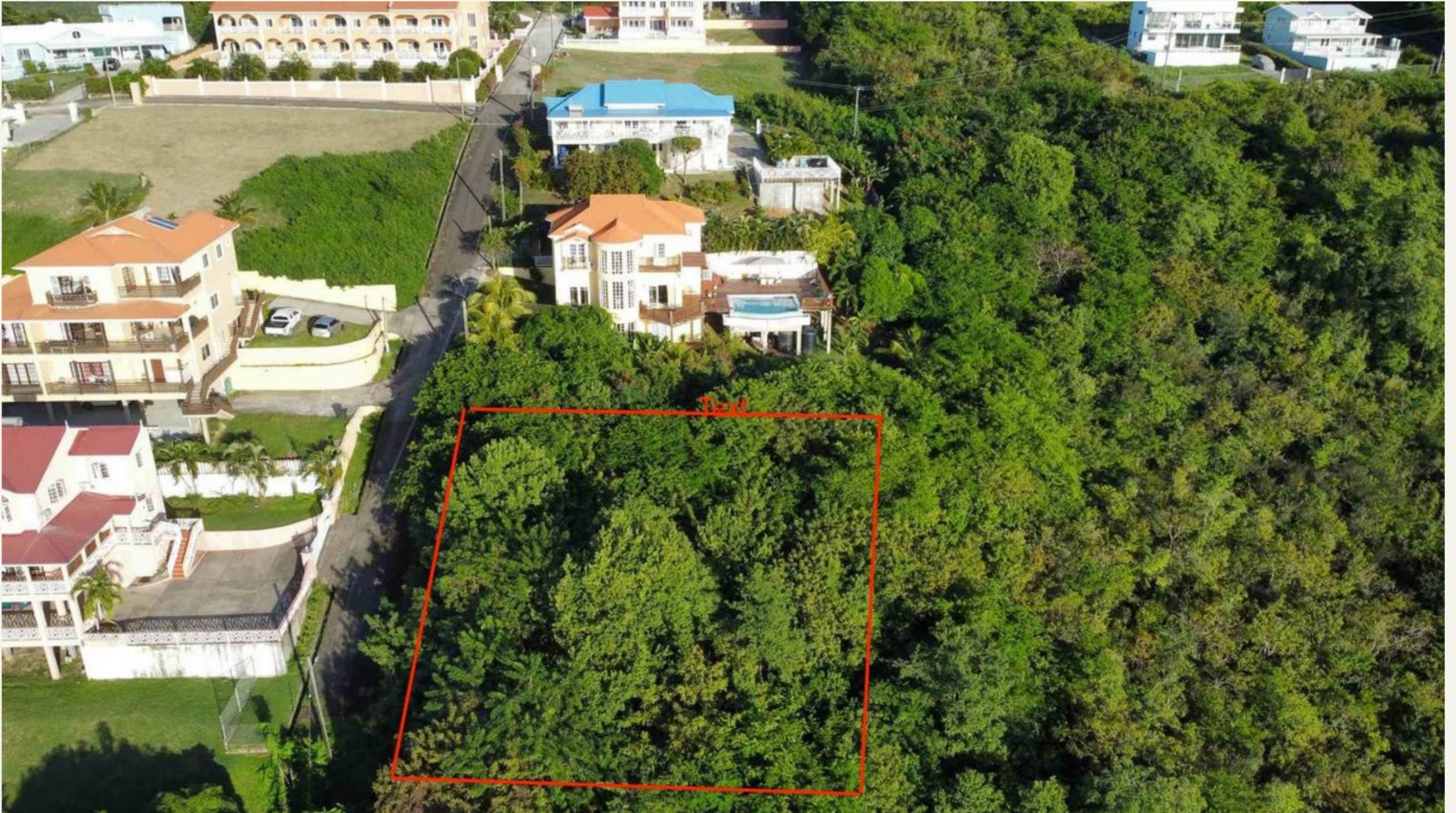
Giselle Hull-Casimir, MRICS · Chartered Valuation Surveyor

Monier, P.O. Box GI 2050, Gros Islet · Tel: 450 3800 · Mobile: 484 8598

All information provided in good faith. Buyers to verify independently.
Block 1457B Parcel No. 647 · Saint Lucia Land Register

Belle Vue, *Gros Islet* — Aerial Photography

BLOCK 1457B · PARCEL NO. 647 · SAINT LUCIA



SUBJECT LOT OUTLINED · BELLE VUE NEIGHBOURHOOD · HIGH-INCOME RESIDENTIAL ENCLAVE



OVERHEAD VIEW · SURROUNDING VILLAS & POOLS



ROAD ACCESS · ESTABLISHED RESIDENCES



LUSH TROPICAL SETTING · LUXURY VILLAS

ASKING PRICE
XCD \$441,595

XCD \$35.00 per sq ft · 12,617 sq ft

BELLE VUE, CAP ESTATE · BLOCK 1457B PARCEL NO. 647 · FREEHOLD · ABSOLUTE OWNERSHIP

A rare vacant residential lot within one of Saint Lucia's most prestigious enclaves. ~12,000 sq ft of open space sits directly in front, permanently protecting panoramic Caribbean Sea views. Minutes from Rodney Bay Marina, Sandals Golf & Country Club, Cabot Saint Lucia, and George F.L. Charles Airport. Foreign ownership permitted · Citizenship by Investment eligible area.

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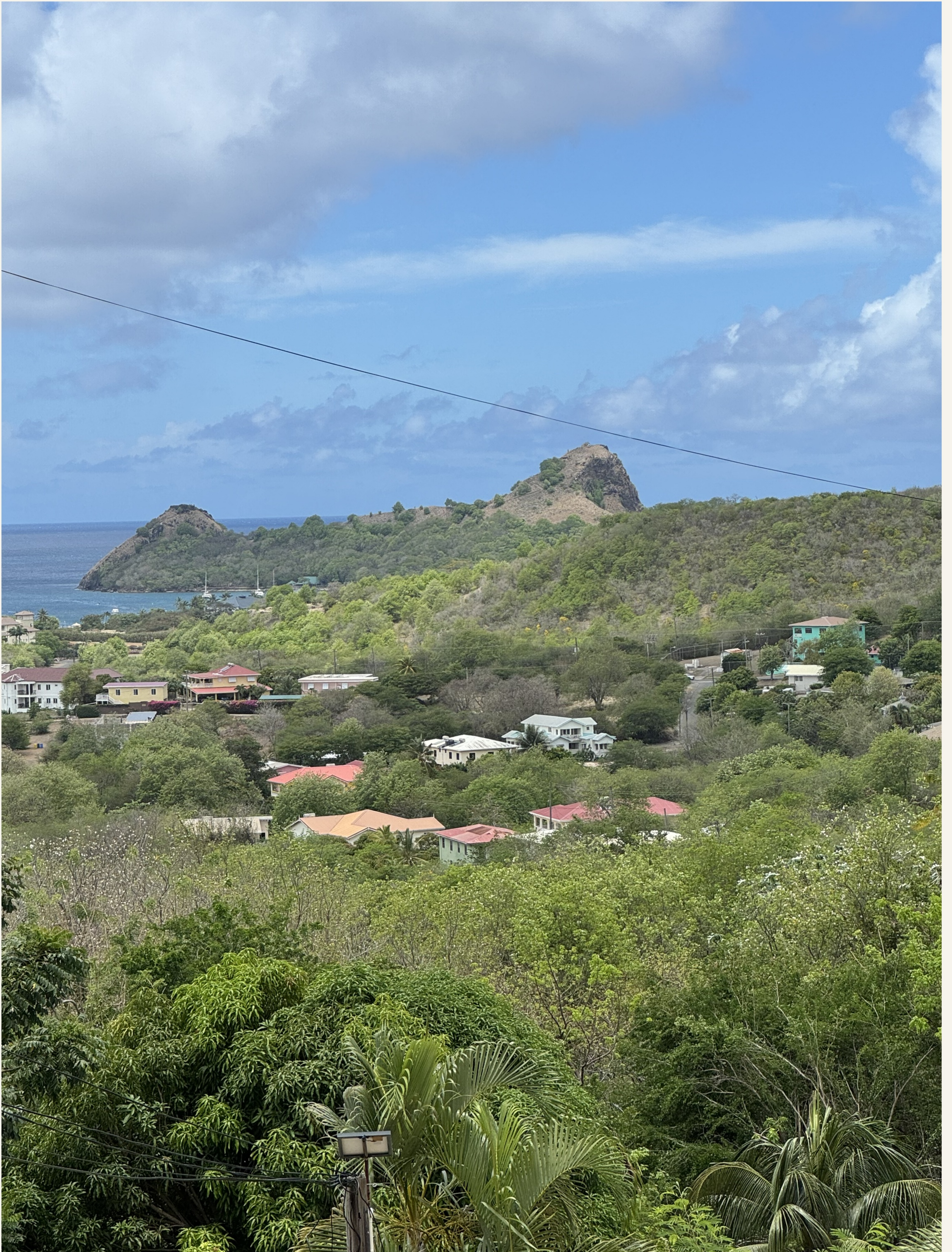
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BELLE VUE, GROS ISLET — VIEW FROM THE LOT

Belle Vue, *Gros Islet*

BLOCK 1457B · PARCEL NO. 647 · SAINT LUCIA



VIEW FROM LOT · GROS ISLET TOWN, COASTLINE & CARIBBEAN SEA

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