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**PRESTIGIOUS PROPERTIES OFFERS LUXURIOUS
BESPOKE VILLAS ON ST LUCIA'S EXCLUSIVE CAP ESTATE**

The opportunity to invest in a luxurious bespoke villa in a secluded location on St Lucia in the West Indies is the latest on offer from the London-based Caribbean property specialists Prestigious Properties Ltd.

Mount du Cap is a 15.4 hectare (38 acre) private and gated community in a hilltop location within the exclusive Cap Estate near Rodney Bay at the north end of the island. The development has 360 degree panoramic views of the tropical landscapes, Caribbean Sea and Atlantic Ocean and will comprise just 16 fabulous homes.

Prestigious Properties is marketing individual freehold plots ranging from 0.30 hectares (0.75 acres) to 0.60 hectares (1.5 acres). Each has planning permission for a spacious villa designed in what the agents describe as a "colonial Caribbean" style consistent with the master plan drawn up by Barbados-based British architect Ian Morrison.

Ian Morrison has more than 30 years experience of creating some of the Caribbean's finest hotels and most desirable homes. His concept for Mount du Cap, where interiors range from 3,000 to 7,000 square feet, is to combine the highest standards of construction and finish with inspiring architectural style, designed for elegantly relaxed Caribbean living. Each residence will be completed to the individual owner's individual requirements, affording an uncommon degree of bespoke flexibility within the master plan for owners to design the home of their dreams.

The first homes will be ready for occupation in the summer of next year. If purchasers opt to employ their own architects, it is estimated that the design and construction processes will take up to 15 months to complete following the signing of contracts. The homes are priced from US\$2.5 million, including the plot.

Despite its secluded location, Mount du Cap is conveniently located for easy access

to the shops, bars and restaurants of Rodney Bay, 10 minutes away by car. The 18-hole golf course at St Lucia Golf and Country Club is a three-minute car ride. The St Lucia Racquet Club and the world class Oasis Spa are both less than five minutes by road. Mount du Cap is 80 minutes by car from St Lucia's Hewanorra International Airport which is an eight-hour flight from the UK.

It's rare for such a luxurious and secluded Caribbean residential development as Mount du Cap to become available and with just 16 generously over sized plots, demand is certain to be high. The estate will benefit from professional on-site management, letting services and 24-hour security. What's more, St Lucia with its stable government and economy is fast becoming the natural successor to Barbados, where prices are now out of reach of many buyers. Mount du Cap looks set to take Caribbean living to new heights and to be a sound investment for the future.

For more information, or to arrange an inspection visit, contact Prestigious Properties on telephone 0208 812 4734.

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Background note:

Prestigious Properties, owned by property agents Marco Bonini and Rufus Gobat who together have a combined 20 years of experience in the Caribbean property market, specialises in luxurious second homes in beachfront, golf course and marina locations, as well as buy-to-let and off-plan investment properties.

Photo caption:

Part of the 360 degree view from Mount du Cap in St Lucia where Prestigious Properties is marketing luxurious bespoke villas.

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