



## Luxury Villa Living

### Iguana Rock



This newly built south facing modern villa, with cooling year round breezes is situated in a large, secluded plot surrounded by tropical gardens and beautiful ocean views.

3 Bedrooms  
Sleeps 6

Located on Bequia, St Vincent and The Grenadines



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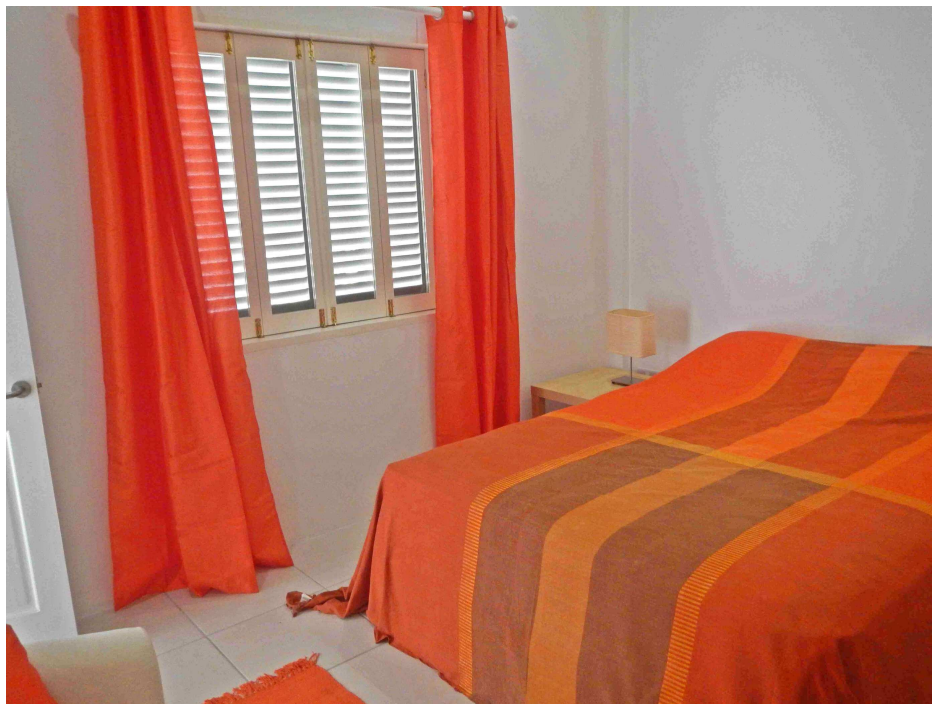


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### DESCRIPTION

Iguana Rock comfortably sleeps 6 guests in 3 bedrooms with high ceilings, tall windows, a beautiful stylish interior handcrafted kitchen and a 31 ft x 11ft infinity pool to enjoy.

The main entrance is via an enclosed courtyard with subtle concealed lighting, pond and water fountain. A magnificent, natural rock outcrop provides home to a number of green iguanas and creates a beautiful setting.

### Stunning Ocean Views

Gorgeous views stretching south over the Caribbean sea and Grenadine islands including Mustique, together with a stylish interior, Iguana Rock provides a stunning feel good factor from the moment you enter the house.

### Fully Open Plan

Described as a Modern Caribbean Style, the solid mahogany doors slide neatly into pockets, allowing the lounge, kitchen and dining area to open onto a large verandah and relaxing pool deck, creating a fully integrated living space. The louvered shutters, tall stylish windows, high gabled roof and solid wood floor, retains the Caribbean character.

### Well Equipped Kitchen

The pristine kitchen, designed and imported from England, offers the latest in style and design, with a 14 ft Island unit and marble top. Miele appliances include the latest induction hob, fan oven, steam oven and integrated fridge freezer.

### Spacious Bedrooms

Two double bedrooms and one twin bedroom, all with en suite bathrooms, ceilings fans, air conditioning and built in cupboards, makes the property ideal for a family or couples to enjoy. There is also a laundry room and guest toilet.

### Infinity Swimming Pool

The infinity edge pool is 31 ft x 11 ft with the latest diatomaceous filtration system. and offers the same lovely views out over the ocean.





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### Specifications

1 x Master Bedroom with double en suite bathroom and private access to the pool  
1 x Double en suite and 1 x Twin Bedroom on Lower Level  
Secure, Fenced Grounds & Garden Parking space for up to 4 cars at the property  
Main Shopping 1.7 miles away  
Nearest Restaurant 5 mins away  
Bequia's Best beaches are less than 2 miles / 10 minutes away  
Nearest beach, Ravine Bay is a 10 mins walk  
Airport 25 mins

#### Amenities

Swimming Pool  
Air Conditioning  
TV  
WiFi

#### Staff

Housekeeper (1 Days Per Week)  
Further Staff Available on Request

#### Flights

Here at Luxury Villa Living, we help you to create the perfect package. We can source and organise scheduled and chartered flights upon your request.

#### The Extras

The Luxury Villa Living difference!  
We offer personalised and complimentary concierge services with each booking to make things as easy and stress-free as possible. From car hire to special restaurant reservations and more specific requests, we create a bespoke experience that is specially tailored for you

#### Location



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Bequia, St Vincent and The Grenadines

