



BELLE VUE • ST DAVID • GRENADA

BELLE VUE ESTATE

A hillside estate with sea views, income potential and productive tropical grounds

ASKING PRICE

US\$750,000

7

BEDROOMS

5

BATHROOMS

50,094

SQ FT LAND

3

LIVING AREAS

SEA

VIEWS

INVESTMENT PROFILE

Independent studio + two-bedroom apartment • previous wellness-retreat use • 17 varieties of fruit crops & plants • gravity-fed irrigation • electric security gate

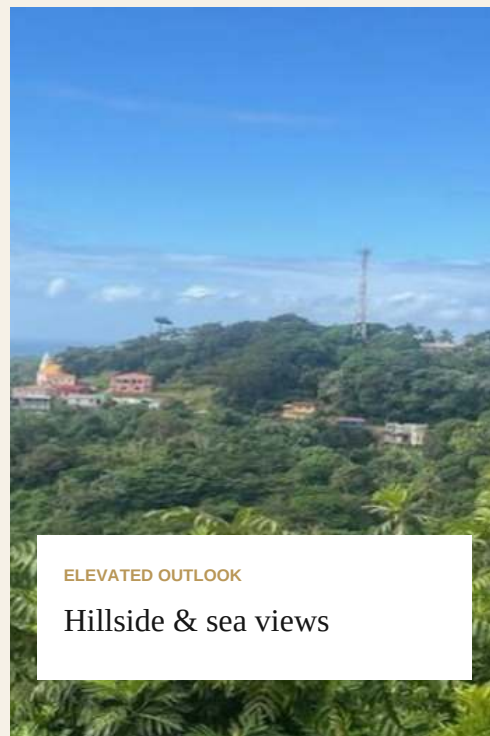
THE PROPERTY

A Caribbean estate designed to work harder.

Set high on the breezy hillside of Belle Vue, near the end of Belle Vue Back Road, this distinctive St David estate combines the atmosphere of a private Caribbean home with the flexibility of a genuine investment property. Mature fruit trees, spices, herbs and decorative planting surround the residence, while elevated verandahs and outdoor living spaces look across green hills with sea views beyond.

The four-storey residence is arranged across three independent living areas. A generous self-contained one-bedroom studio occupies the lower level. Above it, a spacious two-bedroom apartment has its own kitchen, two bathrooms, storage and a broad veranda or balcony. The principal accommodation fills the upper levels, allowing an owner to live privately while the lower units are retained for family, guests or rental income.

The property has also previously been used as a wellness retreat, giving a future owner another credible direction for the estate, subject to any necessary approvals. Combined with the independent apartments, this history broadens the property's potential well beyond a conventional single-family home.



ELEVATED OUTLOOK

Hillside & sea views

PRODUCTIVE GROUNDS

Established, useful and unmistakably Grenadian.

A registered 2021 survey records 50,094 sq ft of land - approximately 1 acre and 24 poles - with 140.14 ft of road frontage. The 2025 valuation describes the site as moderately sloping and well drained and records 17 varieties of fruit crops and plants, including coconuts, oranges, mangoes and bananas, supported by gravity-driven irrigation. The established planting can support household use, small-scale produce or hospitality-oriented use, while also giving the property its lush, mature character.

ACCOMMODATION

Three living areas. Multiple ways to create **value**.

LOWER LEVEL

1-bedroom studio

253 sq ft

Self-contained accommodation suited to rental, guests or extended family.

SECOND FLOOR

2-bedroom apartment

670 sq ft

Two bathrooms, storage and its own veranda/balcony - a substantial independent home.

UPPER RESIDENCE

Principal accommodation

2,278 sq ft

Main kitchen & drawing room, four bedrooms across the upper levels, library/sitting space, exercise room and covered deck.



INVESTMENT POTENTIAL

Rental income

Studio and two-bedroom apartment can function independently of the main residence.

Productive land

17 varieties of fruit crops and plants plus gravity-fed irrigation add practical value.

Wellness & retreat

Previous wellness-retreat use supports a credible lifestyle/hospitality positioning.

Security & infrastructure

Electric security gate, fencing, security bars, surveillance, solar hot water and approx. 1,000-gallon water storage.

A closer look.



At a Glance

LOCATION

Belle Vue, St David, Grenada

EXACT MAP PIN

12°03'16.9"N 61°39'14.4"W

SURVEYED LAND

50,094 sq ft

GROSS FLOOR AREA

3,201 sq ft

CONSTRUCTION

Greenheart timber + reinforced concrete

SECURITY

Electric gate, fencing, bars & surveillance

WATER / ENERGY

Approx. 1,000 gal storage + solar hot water

SETTING

Breezy hillside near end of Belle Vue Back Road

PRIVATE VIEWINGS & SALES ENQUIRIES

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Property particulars are for marketing guidance only and are based on current owner information and the January 2025 valuation/survey documentation. Measurements, permitted uses, rental returns, title, boundaries and condition should be independently verified by a purchaser and their professional advisers.

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