

Mount Edgecombe Estate

Nettle Point, St. Mark, Grenada

US\$3,000,000

Approx. 28.5 acres | Boutique hotel | Cocoa estate | Development land

THE OPPORTUNITY

A rare hospitality, agricultural and land-development estate

Mount Edgecombe Estate combines a functioning boutique hotel, an established food-and-beverage operation, productive certified-organic cocoa acreage and a substantial undeveloped land bank on Grenada's west coast. The property is positioned above the Caribbean Sea with broad sunset views and direct access from the West Coast Main Road.



US\$3.0M

ASKING PRICE

28.5

APPROX. ACRES

11

GUEST BEDROOMS*

13,054

REPORTED SQ. FT.*

What the estate comprises

- Historic four-bedroom Spice House / Manor House
- Four Nutmeg Suites in converted spice-storage buildings
- Three Mango Suites with ocean-view balconies
- The Edge Restaurant & Bar with commercial kitchen
- Two infinity pools and sea-view relaxation areas
- Working cocoa, fruit and spice estate with walking trail
- Staff cottages, staff annex, storage and laundry facilities
- Approx. 17 acres of undeveloped land for future potential*

**Public sales and hotel sources differ on some room/building counts. Buyer due diligence is recommended.*

ACCOMMODATION

Character, heritage and multiple guest formats



The Spice House

- Historic self-contained four-bedroom house sleeping up to nine
- Air-conditioned bedrooms and generous living spaces
- Wraparound veranda with sea and estate views
- Study, kitchen, games/snooker room and outdoor terrace

Nutmeg & Mango Suites

- Four restored Nutmeg Suites in former spice-storage buildings
- Private balconies; selected rooms include bath, fridge and sofa
- Three newer Mango rooms with open-plan layouts and ocean-view balconies
- King and single-bed configurations in selected rooms



A complete boutique hospitality platform



The Edge Restaurant & Bar

An on-site, open-air dining concept overlooking the Caribbean Sea, built around Grenadian-inspired estate-to-plate menus using produce grown on the property and locally sourced ingredients.

- Fully equipped commercial kitchen
- Full-service bar and sunset-facing dining terrace
- Breakfast, lunch and dinner operation
- Wedding, private-event and special-occasion capability

Leisure & wellness

- Two infinity pools / saltwater pools
- Sea-view sun decks and lounge areas
- Spa-treatment offering
- Walking trails and the Spice Trail
- Day-pass operation supporting ancillary revenue



THE LAND

Productive agriculture, landscaped grounds and future optionality

The estate's scale is central to its investment proposition. Public sales material describes approximately 28.5 acres in total, with roughly two acres developed for hospitality use, around nine acres in productive agriculture and approximately 17 acres remaining undeveloped.

PRODUCTIVE ESTATE

Certified-organic cocoa, fruit trees, home-grown vegetables, chickens for fresh eggs and more than 40 varieties of fruit and spices.

LANDSCAPED EXPERIENCE

Tropical gardens, estate paths and the Spice Trail create both guest amenity and a strong sense of place.

NATURE & WATER

The grounds include a natural watercourse and a nature-led environment associated with resident turtles and a small collection of animals.

UNDEVELOPED LAND

Approx. 17 acres provide potential for additional villas, eco-lodges, wellness or residential concepts, subject to approvals.



Estate land profile

~2 acres

Developed hospitality core

~9 acres

Agriculture / cocoa / fruit / spice

~17 acres

Undeveloped land bank

INVESTMENT CASE

More than a hotel - an operating estate with expansion potential



OPERATING PLATFORM

- Existing boutique-hotel identity
- Restaurant, bar and event infrastructure
- Multiple room formats
- Day-pass and wellness potential

BACK-OF-HOUSE

- Two staff cottages
- Staff annex
- Storage cottage
- Laundry facilities
- Covered and outdoor parking

FUTURE POTENTIAL

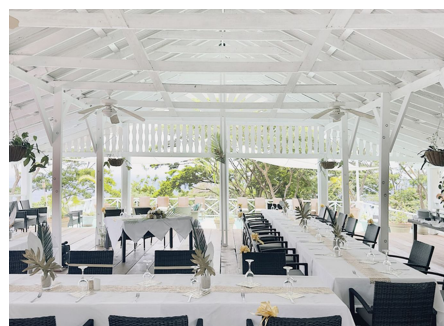
- Large undeveloped land component
- Scope for additional keys / villas*
- Potential wellness / retreat expansion*
- Potential residential or eco-development*

**Subject to planning, title, infrastructure and all necessary regulatory approvals.*

A distinctive acquisition for hospitality, lifestyle or land-led investment.

A CLOSER LOOK

Mount Edgecombe Estate



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Purchaser due diligence

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