



Antigua pure and simple...

The islands

Antigua and Barbuda

Antigua and Barbuda, a twin-island state in the Eastern Caribbean gained independence from the United Kingdom in 1981, and remains part of the Commonwealth with Queen Elizabeth II as monarch. Antigua is a visitor's paradise with its 365 beaches, clean clear turquoise waters and lush tropical landscape, and in turn generates roughly 60% of its islands income from tourism.

The islands boast a stable democracy with a tax regime that is very attractive to inward investors. Passport holders enjoy visa free access to 126 countries and Antigua and Barbuda are members of many international organisations. Antigua, the largest of the English-speaking Leeward Islands, is about 14 miles long and 11 miles wide, encompassing 108 square miles.

Barbuda lies 51 km North of Antigua and is approximately 62 square miles in size. Barbuda is known for its long pink sand beaches that surround the expansive Codrington Lagoon.



Land of 365 beaches...

Daily direct flights to London,
Toronto, New York, Miami...

Barbuda

Antigua





The Location

Nonsuch Bay How to get there?

Nonsuch Bay Resort is one of the Caribbean's best kept secrets. A luxury private resort of beach cottages, villas and apartments located at the south-east corner of Antigua on what is arguably the island's most exclusive bay. Located just 30 minutes from V. C. Bird International Airport, Nonsuch Bay Resort is on a private peninsula surrounded by water on three sides.

Forty exotic acres just outside of Freetown fuse a rich tropical landscape with colourful gardens, secluded creeks with the waters of the bay, and simple white beaches with green rolling hills. The resort's position at the head of the bay affords stunning views of rolling green hills and the azure waters out to sea. The bay is a protected haven with 2 square miles of calm waters behind the barrier reef and off lying Green and Little Bird Islands.

The surrounding rich tropical landscape is just 20 minutes' drive from the bustling marinas, bars and restaurants of Falmouth and English Harbour, as well as the historic Nelson's Dockyard.



Investing in Nonsuch Bay Resort

The resort opened its doors in 2010 and has been successfully operating for the past 5 years. The shareholders of Nonsuch Bay Resort own and operate two other successful hotels on island; Cocobay Resort (www.cocobayresort.com) & Coconut Beach Club (www.coconutbeachclub.com) and they are also the proprietors of Antigua's shopping district Historic Redcliffe Quay. Hence, the shareholders' fifteen years of operating within the hotel industry has afforded them an extensive network of contacts, distribution and successful business practices. Phase 1 saw the construction of 62 one, two and three bedroom apartments, 19 villa plots and 15 three bedroom townhouses.

The resort also boasts several common areas including the award winning restaurant – The Bay @ Nonsuch, the sailing school and 40 Knots kite surfing school, three infinity swimming pools, a beach bar, kids club and beautiful gardens for guests and homeowners to enjoy. For those that are avid sailors, kite surfers or paddle boarders Nonsuch Bay Resort's location offers some of the best conditions for enjoying these sports in the Caribbean. Unlike Phase 2, Phase 1 was conceived and constructed for the lifestyle buyer. Now, with few units left to sell, the shareholders have moved forward and are pleased to present Phase 2.



Committed to Antigua and Barbuda



LEGEND MASTER PLAN

1. ENTRANCE
2. RECEPTION & CLUBHOUSE
3. PARKING
5. TENNIS COURT AND GYM
6. THE DRIFT RESTAURANT
7. SERVICE AREA
8. TOWNHOUSES (COMPLETED)
9. MARINA
10. THE BAY RESTAURANT
11. PHASE ONE APARTMENTS
12. TWENTY VILLA PLOTS
13. THE ESCAPE (OPEN)





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The Investors

David Smith

David Smith was Born in Glasgow in 1949. After graduating from Strathclyde University with qualifications as a chartered secretary he went on to manage the unit and investment trusts at Edinburgh Fund Managers. From 1974-1976 David began his career in sales and marketing at IBM in Edinburgh. From 1976-1983 he was promoted to field sales manager at Sperry Univac

Glasgow. He then went on to finish various assignments as the director of major accounts at Wang UK Ltd before becoming the Senior Vice President and leading sales effort in oil and gas worldwide at Celerant Consulting. David is currently Senior Vice President of MTG which is an operational consulting practice based in Houston.

Ian Fraser

Ian Fraser immigrated to Antigua in 1967. After schooling in Antigua and the UK, he attended Imperial College, London University obtaining an honours degree in Engineering. He then completed articles as a Chartered Accountant with Arthur Andersen in London.

Returning to Antigua 1992, he has pursued a career in Property Development working extensively in the Hospitality and Commercial Sectors, including Historic Redcliffe Quay, NonSuch Bay Resort, Cocobay Resort and Coconut Beach Club.

Cameron Fraser

Cameron Fraser immigrated to Antigua & Barbuda in 1967, attending school in Antigua and Scotland.

Cameron has been involved with the expansion development of Historic Redcliffe Quay, the development and expansion of cruise tourism in Antigua and Barbuda when he was the

Managing Director of Antigua Pier Group Limited from 2000 to 2006. From 2004 to date Cameron has been involved in the development and management of Nonsuch Bay Resort as a shareholder.

Cameron is also a Director of Antigua Pier Group Limited, a Director and Shareholder of

Coconut Beach Club, a Director of Key Properties Limited and the Vice President of the Antigua and Barbuda Cruise Tourism Association. Cameron is married and has two adult sons.



The Resort

Opened since 2010

Echoing a West Indian Georgian Colonial style and with an emphasis on pure and simple Caribbean living, the resort takes full advantage of its stunning waterfront setting and the natural ventilation afforded by the trade winds. The clubhouse comprises of a reception, lounge, bar and the dramatically positioned open air restaurant "The Bay @ Nonsuch". Other resort facilities include 3 infinity edge swimming pools, beaches, a boat dock and water sports facility.

The guest accommodation is in 3 distinct areas of the resort. The apartments and beach cottages on the east side, nestled in an 8 acre natural amphitheatre together with the clubhouse, resort beach and boat dock. These 1, 2 and 3 bedroom units all enjoy fabulous views of the bay.

On the west side the Ayers Creek Residences are 3-bedroom duplex homes, with private plunge pools, close to the mangrove lined waterfront of tranquil Ayers Creek. On the ridge line between these two areas, 3 and 5 bedroom hilltop villas command stunning elevated aspects across the bay, the rolling tropical landscape and the coastline. There are also a limited number of villa land plots available for sale.

Homeowners and guests continue to praise the resort employees and management for their high standards, excellent service and friendly demeanor. Nonsuch Bay Resort has received Trip Advisor's Certificate of Excellence for the past four years.





The Resort Residences

Two Bedroom Apartments

#11 ON MASTER PLAN



301, 701

B TYPE APARTMENT GROUND FLOOR 2 BED

BUILT AREA APPROX. Sq.Ft./M ²	1,389/129
TERRACES APPROX. Sq.Ft./M ²	506/47
TOTAL APPROX. Sq.Ft./M ²	1,895/176
BEDROOM/BATHROOM FLOOR(S)	2/2 Ground



311

B TYPE APARTMENT 2 BED FIRST FLOOR

BUILT AREA APPROX. Sq.Ft./M ²	1,389/129
TERRACES APPROX. Sq.Ft./M ²	506/47
TOTAL APPROX. Sq.Ft./M ²	1,895/176
BEDROOM/BATHROOM FLOOR(S)	2/2 First



1702

A TYPE APARTMENT GROUND FLOOR 2 BED

BUILT AREA APPROX. Sq.Ft./M ²	1,604/149
TERRACES APPROX. Sq.Ft./M ²	431/40
TOTAL APPROX. Sq.Ft./M ²	2,035/189
BEDROOM/BATHROOM FLOOR(S)	2/2 Ground











The Resort Residences
Ayers Creek Residences
#8 ON MASTER PLAN

A1 TYPE APARTMENT
3 BED TOWNHOUSE WITH PLUNGE POOL

BUILT AREA APPROX. Sq.Ft./M ²	2,368/220
TERRACES APPROX. Sq.Ft./M ²	1,324/123
TOTAL APPROX. Sq.Ft./M ²	3,692/343
BEDROOM/BATHROOM	3/3
FLOORS	Ground/first

UNITS AVAILABLE
10, 15, 16, 17, 20, 21



First Floor Upper Level



Ground Floor





Ayers Creek Residences

#8 ON MASTER PLAN

The Ayers Creek waterfront residences are designed in Georgian Colonial style with three bedrooms positioned on two levels. They have high ceilings, light interiors, clean and contemporary furnishings with tiled floors.

Located on Ayers Creek, these residences are in the heart of the expansion project Phase Two of the development and overlook The Escape. These spacious homes boast 2002 ft² of interior space and also have an open-plan living room with lounge, dining, a fully equipped kitchen and a large terrace with a private garden and plunge pool.

These residences are available for sale by a single owner, free hold or clients have the option of buying them through a purchase of shares in a company owning structure.





Hilltop Villas

#12 ON MASTER PLAN

Nonsuch Bay Resort also offers clients the option of buying plots and build their very own villas. The Hilltop Villa area is located on the ridge line between The Ayers Creek Residences and the apartments & beach cottages area. The 3 and 5 bedroom hilltop villas command stunning elevated aspects of across the bay, the rolling tropical landscape and the coastline. Nonsuch Bay has 19 villa lots, 12 are sold and 8 villas have been built.

Plots available for sale: 3, 4, 6, 7, 13, 25, 26.

The Resort Residences

Phase Two: The Escape

#13 ON MASTER PLAN

The Introduction of the Nonsuch Bay one bedroom suite with a plunge pool is a unique opportunity for you to own a beautiful property on the existing Nonsuch Bay Resort at the Escape. The 600 square feet suite has been designed with comfort, elegance and island living in mind. Construction is now complete and the 40 suite couples only resort officially opened on the 15th February 2019. There are currently 7 suites remaining for sale. Ideal for the CIP applicant, the suites are USD\$400,000.00 fully furnished and similar to Phase one homeowners can choose to include their suite in the resort's existing rental pool, and in turn make an annual return on their investment.

The Escape at Nonsuch Bay Resort has been built on the west facing 14 acre foreshore of the 42 acre Resort which has been opened to the public for 9 years. The Escape at Nonsuch Bay also includes building of a restaurant and a clubhouse.

The Escape is operated as a "Couple/ Adults only, All Inclusive" hotel similar to the two other hotels owned and operated by the shareholders on Nonsuch Bay Resort for the past 15 years.

Visit www.cocobayresort.com and www.coconutbeachclub.com for more information on these developments.





The Escape
The Architects
#13 ON THE MASTER PLAN

OBMI is the project's architect and is well known for delivering many of the successful resorts and projects in Antigua and around the region. OBMI is a global leader in architectural design with an experienced team of professionals who are passionate about the creation of successful places. Celebrating over 75 years of success with offices located throughout the world and an extensive portfolio of concluded projects OBMI is renowned as a highly prestigious design and consulting firm and is well respected in Antigua and Barbuda and throughout the region.

APARTMENT
ONE BED MARINE RESIDENCES

GROSS AREA	600 Sq.Ft.
BEDROOM	220 Sq.Ft.
LIVING ROOM	132 Sq.Ft.
BATHROOM	84 Sq.Ft.
COVERED TERRACE	100 Sq.Ft.
COVERED POOL	64 Sq.Ft.







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For more information on Nonsuch Bay Resort
visit www.nonsuchbayresort.com

For more information on Antigua & Barbuda's CIP
visit www.cip.gov.ag

