

DUN REACH

TURTLE BEACH | ST. KITTS & NEVIS

A Caribbean sanctuary. An international property opportunity.

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A remarkable Caribbean address



Perched above Turtle Beach, Dun Reach is a distinctive hillside residence with commanding views across the Caribbean Sea toward Nevis and Cockleshell Bay. Its terracotta roofs, arched architecture and sunlit terraces create a relaxed, Mediterranean-inspired atmosphere in one of St. Kitts' most scenic coastal settings.

Why this residence stands apart

- Approximately 21,000 sq ft of land (as advertised).
- Private swimming pool with broad ocean and island vistas.
- Separate guest accommodation, supporting privacy and flexible use.
- Dedicated home office, gym, generator and backup water storage.
- Originally built in 2001, according to the property listing.

Property at a glance



SETTING	Hillside overlooking Turtle Beach
LAND AREA	Approx. 21,000 sq ft / 1,951 sq m
YEAR BUILT	2001 (listing information)
LIVING	Primary suite, separate guest accommodation and den
OUTDOORS	Swimming pool, terraces, alfresco dining and BBQ
PRACTICAL	Home office, gym, generator, backup water storage

Indoor living with a view



The main living room is arranged around an impressive arched window framing Nevis and the surrounding sea. Vaulted ceilings, exposed beams, soft neutral finishes and warm terracotta flooring create an inviting environment for everyday comfort and entertaining.

Designed for connection

Generous sitting and dining areas encourage relaxed gatherings, while the kitchen and den sit conveniently nearby. The house blends practical family spaces with the open, airy feel expected of an island retreat.

The kitchen and dining experience





An equipped kitchen with extensive cabinetry, counter space and windows overlooking the landscape supports both daily cooking and entertaining. The adjacent dining room provides a comfortable setting for family meals and dinner parties.

From indoors to alfresco

The outdoor dining terrace, bar and built-in barbecue allow owners and guests to enjoy warm evenings, sea breezes and memorable gatherings without leaving home.

Private accommodation



The primary bedroom occupies the main living level and includes access to a private patio, an en-suite bathroom and a walk-in closet. Views toward Nevis make this an especially peaceful place to begin and end the day.

Guest flexibility

Separate guest accommodation, reached from the deck, offers a bedroom, walk-in closet, full bathroom and sitting room. The sitting room may be adaptable as an additional bedroom, subject to practical and regulatory requirements. This arrangement can suit visiting family, friends or extended stays.

A private outdoor sanctuary



The pool terrace is the visual centerpiece of Dun Reach. Framed by a balustrade, palms and dramatic island scenery, it offers a refreshing retreat after a beach excursion or a day exploring St. Kitts.

Spaces for every occasion

- Morning coffee while watching the changing light over Nevis.
- Poolside afternoons with family and friends.
- Alfresco meals with a built-in barbecue and outdoor bar.
- Quiet reading and sunset conversations on open terraces.

Island lifestyle and location



Turtle Beach and nearby Cockleshell Bay are known for their coastal scenery, beach dining and access to water activities. The south-eastern peninsula of St. Kitts provides a quieter contrast to the island's busier commercial areas, while Nevis is a prominent part of the view.

A setting for leisure and discovery

- Enjoy beach outings, snorkeling, sailing and other water-based experiences.
- Explore local dining and the wider heritage and culture of St. Kitts.
- Use the residence as a seasonal retreat or an extended-stay base.
- Appreciate proximity to the Park Hyatt St. Kitts area at Cockleshell Bay.

Investment considerations



Dun Reach may appeal to buyers seeking a tangible Caribbean asset that can also be personally enjoyed. Its views, private pool, guest configuration and location are potential advantages when positioning the residence in the upper end of the holiday accommodation market.

Possible ownership strategies

- Private second home: a place for holidays, family stays and longer seasonal visits.
- Managed vacation rental: potential guest revenue during periods when the owner is away, subject to local rules and management costs.
- Long-term hold: ownership of a distinctive property in a recognized Caribbean destination.
- Hybrid use: reserve preferred weeks for personal enjoyment and explore rental opportunities at other times.

Rental potential: assess the numbers

The appeal of a villa does not establish its financial performance. A serious acquisition review should test likely occupancy, achievable nightly rates and the full cost of ownership before making income or return assumptions.

Items for a rental feasibility study

- Comparable villa rates, seasonality and historical occupancy.
- Property management, cleaning, booking-platform and marketing fees.
- Utilities, pool and garden maintenance, repairs and capital reserves.
- Insurance, taxes, permits, security and potential staffing expenses.
- Owner-use restrictions, cancellation patterns and currency exposure.

Key measures to calculate

Gross rental revenue = booked nights × average nightly rate. Net operating income = rental revenue minus operating expenses. Net yield = annual net operating income divided by total acquisition cost. These are frameworks, not projected returns for Dun Reach.

Citizenship by Investment



The source listing describes Dun Reach as pre-approved for the St. Kitts and Nevis Citizenship by Investment Programme. This is a marketing claim and should not be treated as confirmation of current government approval or eligibility.

Verification before making an offer

- Obtain documentary evidence of current project/property approval from the relevant authority.
- Confirm the approved investment route, current thresholds and qualifying conditions.
- Understand government fees, due diligence, holding periods and resale restrictions.
- Engage a locally qualified attorney and an authorized CBI professional.

Citizenship is not automatic upon buying real estate. Approval is discretionary and subject to prevailing programme rules, background checks and government assessment.

Buyer due diligence checklist

TITLE & OWNERSHIP

Verify legal ownership, title quality, boundaries, easements and any liens or encumbrances.

BUILDING CONDITION

Commission an independent structural and systems inspection; review roof, pool, plumbing, electrical systems and storm resilience.

COSTS & COMPLIANCE

Confirm property taxes, insurance, service contracts, rental permissions and all transfer costs.

PROPERTY DOCUMENTS

Request a survey, floor plans, permits, equipment inventory, utility history and records of renovations.

RENTAL HISTORY

If applicable, review actual bookings, expenses and management contracts rather than relying on forecasts.

CBI STATUS

Request official evidence of current eligibility and obtain specialist legal advice before relying on CBI marketing.

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PRIVATE VIEWINGS & INVESTMENT INQUIRIES

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