

# ISLE À QUATRE

*St. Vincent & the Grenadines*





# ISLE À QUATRE

**Size** 376 acres | **Price** On Application | **Location** St. Vincent and the Grenadines, Caribbean



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*One of the most beautiful islands in the Caribbean*

Isle à Quatre is an extraordinary freehold private island in St. Vincent and the Grenadines (SVG), five miles to the west of the famously exclusive Mustique Island and just south of Bequia.

Broadly considered to be the last truly picture-perfect, undeveloped island in the Caribbean, the 376-acre (152-hectare) island presents an absolutely unique opportunity for discerning island buyers.





### *Key facts*

- Freehold private island
- Unrivalled development potential
- Owned by the same family since 1904
- Favourable tax and residency provisions
- Enviably elevations with 360° island panoramas
- White sandy beaches fringed with coral
- Superb sailing, snorkeling and scuba diving
- In the immediate vicinity of Mustique Island
- Easy access from Europe, the US and beyond
- Fantastic climate with no risk of hurricanes



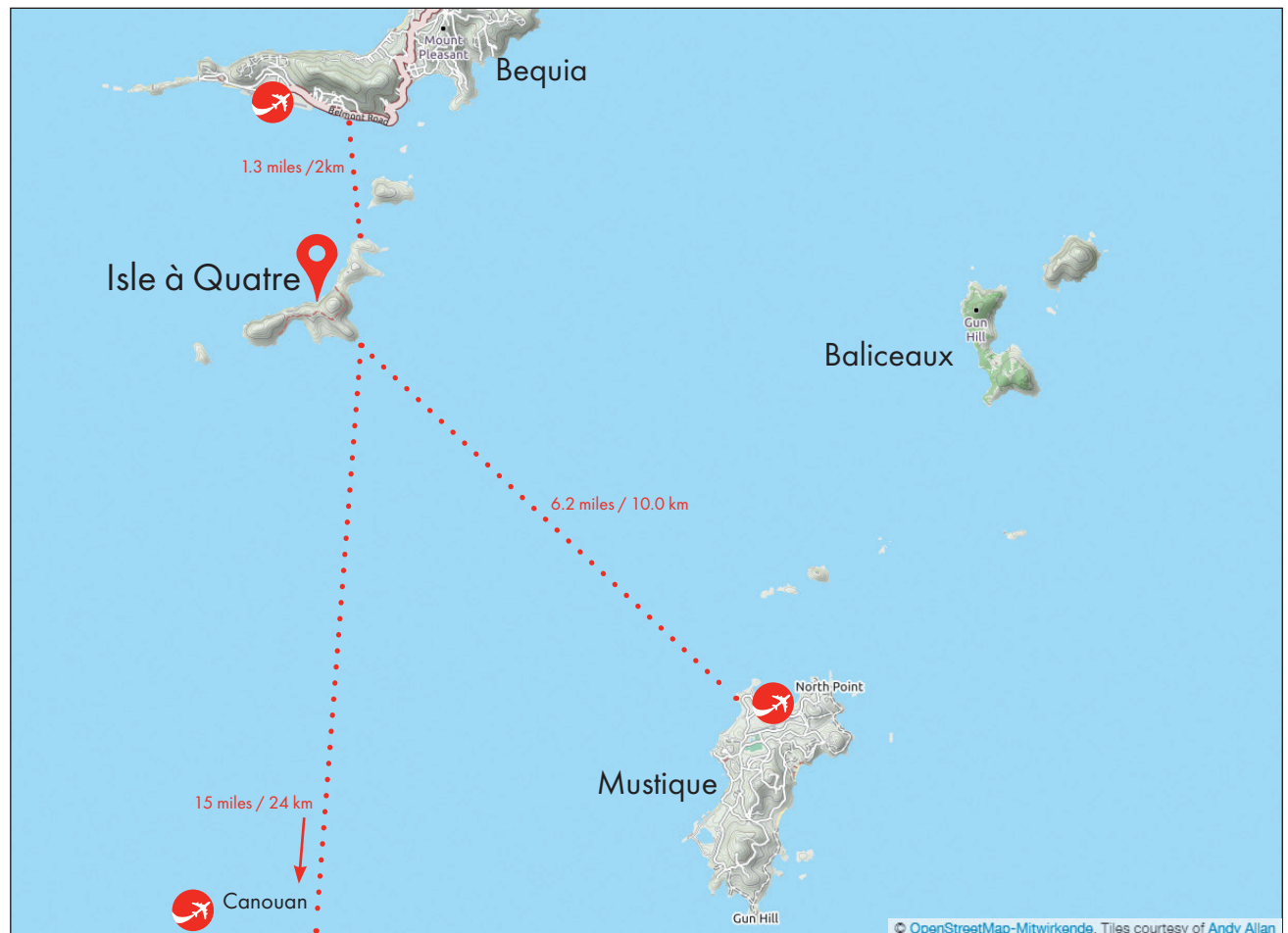
# LOCATION

Isle à Quatre forms part of the breathtaking St. Vincent and the Grenadines archipelago. The island enjoys an unparalleled location, situated in the midst of the Grenadines' premier sailing waters. The likes of Bequia, Canouan and the world-famous Mustique Island are all within easy reach of the island, bringing with them considerable accessibility and infrastructure advantages.

**Bequia Island:** 1.3 miles / 2 km

**Mustique Island:** 6.2 miles / 10.0 km

**Canouan Island:** 15 miles / 24 km









## IN DETAIL

### *Area and Dimensions*

**Size:** 376 acres / 152 hectares

**Length:** approx. 1.86 miles / 3 km

**Width:** approx. 820 – 3215 ft. / 250 – 975 m

**Coastal Length:** approx. 6.12 miles / 9.85 km

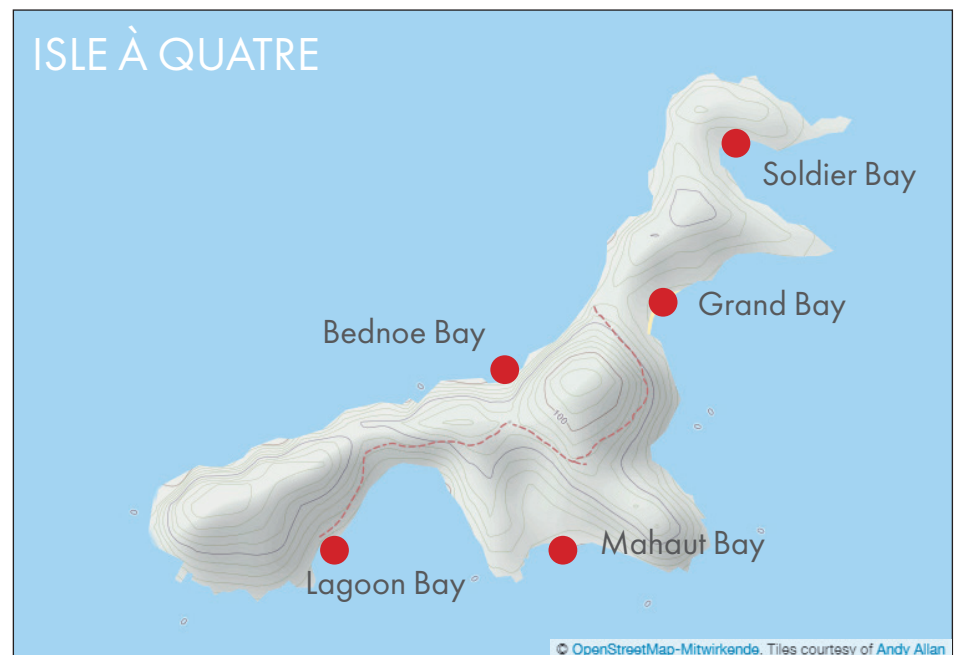
**Highest Point:** 479 ft. / 146 m above sea level

### *A private island that has it all*

Isle à Quatre has it all. Its 376-acre surface area stretches from south west to north east and comprises three white sandy beaches, verdant tropical vegetation, generous elevations, ample space for development and breathtaking views.

The island is almost two miles long from end-to-end and is characterized by its dramatic peaks and contours and its five distinctive bays: Bednoe Bay on the island's leeward side, Soldier Bay to the north, and Lagoon, Mahaut and Grand Bay on the windward side.

Each of the bays on the windward side of Isle à Quatre is guarded by a shore reef. As well as protecting the island against storm surges and maintaining their white, sandy beaches, the reefs also offer excellent conditions for bathing and snorkeling.











## DEVELOPMENT OPPORTUNITY

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### *An unrivalled development potential*

With its undulating hills, sub-tropical vegetation, expansive spaces and pristine white and gold sandy beaches, the island is perfectly primed for development: either as a resort or a spectacular personal residence.

The development potential is huge: Permissions have already been legislated by the St. Vincent Parliament. Any necessary customized agreements can be arranged through the Government of St. Vincent.

Furthermore, the present owner has already commissioned an engineering study and cost estimate for essential infrastructure (boat jetty, roads, water supply, electricity supply and waste disposal). A proposal has been made and is available on request.

## INVESTOR ADVANTAGES

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The purchase and development of Isle à Quatre bring with them considerable advantages for investors. These advantages are enshrined in law in the form of the Quatre Isle Act 2006 and include the following and more:

- The purchaser(s) and their dependents are entitled to obtain St. Vincent citizenship
- They will pay no St. Vincent income tax on income generated outside of St. Vincent and the Grenadines.
- A 20-year tax concession (with possibility of a further 20-year extension) ensuring duty-free imports to Isle à Quatre









## ACCESSIBILITY

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There are daily commercial flights to nearby St. Lucia from the USA, UK and Canada, as well as flights from Paris via Martinique.

From St. Lucia to Bequia, Mustique or Canouan, it is less than twenty five minutes scheduled or private charter flight by Islander, Twin Otter or Cessna Grand Caravan aircraft.

Private jets can land at Canouan Airport which has a 1,791 meter (5,876 foot) runway and NDB/DME navigation equipment. From Canouan to Isle à Quatre is just minutes by helicopter and less than an hour by speed boat.

The airport on Bequia, which is even nearer to Isle à Quatre (just minutes by speed boat), has a 1,100 meter (3,609 ft) runway which could easily be extended by 100 meters (328 ft), thereby making the facility suitable for executive jets.

## CLIMATE

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Isle à Quatre enjoys tropical temperatures of 24 - 30°C (75 – 86°F). The gentle caress of the Trade Winds makes the climate particularly pleasant.

The island is **not** located in the hurricane belt. Indeed, St. Vincent and the Grenadines have never experienced a full-force hurricane.



# GEOPOLITICS

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*Beautiful, peaceful, secluded and secure*

Isle à Quatre is part of the territory of St. Vincent and the Grenadines, an independent multi-island nation that was formerly part of the British West Indies. The country was granted independence from Britain in 1979. It is English speaking.

St. Vincent is a long-established and stable democracy. Visitors to the country do not require visas or entry permits of any kind.





*Presented by*



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