

LUXURY CARIBBEAN ESTATE

Summer Heights Villa

A Front-Row Seat to the British Virgin Islands

HAVERS ESTATE | TORTOLA | BRITISH VIRGIN ISLANDS

Offered at US\$2,200,000

PROPERTY SUMMARY FOR AGENTS AND PROSPECTIVE PURCHASERS

summerheightsvilla.com



ESTATE OVERVIEW

Privacy, Lifestyle and Flexibility

Perched approximately 140 metres above the Sir Francis Drake Channel, Summer Heights Villa is a carefully maintained Caribbean estate combining privacy, panoramic sea views and relaxed indoor-outdoor living. A substantial six-bedroom Main Villa is complemented by a self-contained two-bedroom Garden Residence, creating flexible accommodation for private ownership, visiting family, staff, estate management or vacation-rental use.

8 bedrooms

ACROSS TWO INDEPENDENT RESIDENCES

6 full + powder room

BATHROOM ACCOMMODATION

0.914 acres

APPROXIMATE PRIVATE LAND AREA

3,979 sq ft

APPROXIMATE TOTAL FLOOR AREA

Designed for Caribbean Living



MAIN VILLA

Six-bedroom Main Villa

- Principal living, entertaining and bedroom accommodation arranged around the pool terrace.
- Expansive covered verandahs and panoramic sea-facing outdoor living areas.
- Offered fully furnished, subject to the final sale inventory, with new air-conditioning throughout.

GARDEN RESIDENCE

Two-bedroom Garden Residence

- Self-contained living, kitchen, bathroom and balcony accommodation.
- Suitable for family, guests, staff, an estate manager or supplementary rental use.
- Partially furnished and connected to workshop, storage, laundry, pump and service areas.

Improvements and Infrastructure



READY TO ENJOY

A substantial programme completed

THROUGH 2025

Available records describe a wide-ranging programme addressing structural, mechanical, cosmetic and lifestyle elements across the estate.

Pool reconstruction

StarBright finish, new pump, new filter, 30,000 BTU heat pump and stainless mobility handrails.

Structural remediation

Age-related items identified by the May 2021 structural survey were addressed through the capital programme.

Glass balustrades

The former wooden balcony system was replaced with modern glass balustrades.

Climate systems

New air-conditioning systems throughout and a dedicated hot-water boiler serving four West Wing suites.

Interior refurbishment

Redesigned owner's-suite bathroom and substantial improvement of the Garden Residence.

Presentation and grounds

Interior and exterior repainting, landscaping improvements and continuing estate-wide care.

PROPERTY INFORMATION

Estate Specifications

LOCATION Havers Estate, Tortola, BVI

ACCOMMODATION 8 bedrooms across two residences

ASKING PRICE US\$2,200,000

BATHROOMS 6 full bathrooms plus pool powder room

TENURE Freehold

MAIN VILLA 6-bedroom principal residence

LAND AREA Approx. 0.914 acres / 3,699 m2

GARDEN RESIDENCE Self-contained 2-bedroom residence

GROSS FLOOR AREA Approx. 3,979 sq ft / 370 m2

POOL Rebuilt heated 8,000-gallon StarBright pool

AIR-CONDITIONED AREA Approx. 3,365 sq ft / 313 m2

INTERNET High-speed fibre, 100+ Mbps

COVERED PORCHES Approx. 614 sq ft / 57 m2

POWER Automatic standby generator

YEAR BUILT Circa 2000

WATER Three substantial rainwater cisterns

ELEVATION Approx. 140 metres above sea level

FACILITIES Parking, workshop, storage and service areas

Villa Level

SUMMER HEIGHTS VILLA

VILLA LEVEL FLOOR PLAN



APPROX. 0.914 ACRES OF LAND



APPROX. 140 METRES ABOVE SEA LEVEL



PERCHED APPROXIMATELY 140 METRES ABOVE SEA LEVEL



HEATED SWIMMING POOL



3 RAINWATER CISTERNS



AUTOMATIC STANDBY GENERATOR



HIGH-SPEED FIBRE INTERNET



PARKING FOR MULTIPLE VEHICLES



BBQ AREA & DECK



EXPANSIVE COVERED VERANDAHS

THIS IS A FLOOR PLAN OUTLINE FOR REFERENCE ONLY.
ALL MEASUREMENTS, WALL POSITIONS & DETAILS TO BE CONFIRMED.



Garden Residence and Service Level



Costs and Rental Opportunity



INDICATIVE RECURRING COSTS

ELECTRICITY US\$600-US\$800 / month

FIBRE INTERNET Approx. US\$100 / month

INSURANCE Approx. US\$25,000 / year

PROPERTY TAX Approx. US\$850 / year

GROUNDS MAINTENANCE Approx. US\$150 / week

HOUSEKEEPING Approx. US\$150 / week

KNOWN RECURRING TOTAL

Approx. US\$49,850-US\$52,250 per year

RENTAL OPPORTUNITY

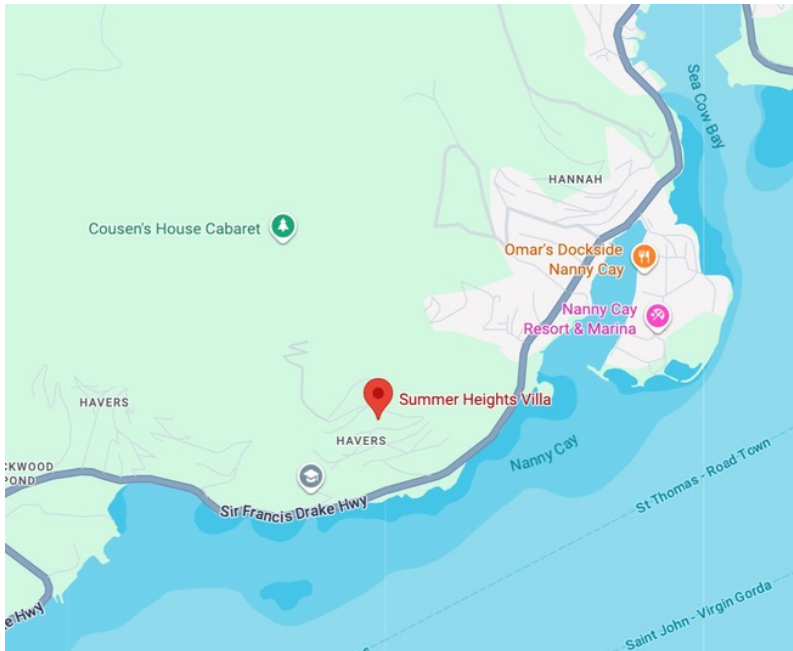
US\$850-US\$950 per night

Summer Heights Villa has historically been marketed through Airbnb, VRBO and Booking.com. Owner occupation has substantially limited annual availability, and the property has not been operated as a dedicated full-time vacation-rental business. Historical occupancy should therefore not be interpreted as representing the estate's full commercial potential.

- Independent Garden Residence provides flexible accommodation for family, staff, management or guests.
- Fibre internet, generator, heated pool and substantial water storage support year-round use.
- No projected income, occupancy, ROI or cap rate is represented in this summary.

LOCATION AND ENQUIRIES

Havers Estate, Tortola



ELEVATED CARIBBEAN SETTING

Summer Heights Villa occupies a private hillside setting approximately 140 metres above sea level, with exceptional views across the Sir Francis Drake Channel and neighbouring islands. Nanny Cay and the principal island road network are nearby.

DOCUMENTS AVAILABLE

- Professional photography and high-resolution image archive.
- Presentation floor plans and property information.
- January 2026 valuation available through controlled due diligence.
- May 2021 structural survey and June 2021 as-built survey reports.
- Title, building and supporting legal information for qualified purchasers, subject to approval.

Request Information

For the complete information pack, controlled documents or a private viewing:

operations@summerheights.com

summerheightsvilla.com



Important information: All photographs, floor plans, measurements, dimensions, descriptions, specifications, costs and other details are provided for general guidance and marketing purposes only. Nothing in this document constitutes a representation, warranty, offer or contract. Prospective purchasers should rely on their own inspection, survey, legal advice and professional due diligence. Information is subject to change without notice.