

MORA
REALTY · ANTIGUA

JOLLY HARBOUR, ANTIGUA

Lot 481

Beachfront, Jolly Harbour, St. Mary's, Antigua

US$1,850,000

BEACHFRONT

READY TO BUILD

CIP APPROVED

YOUR SLICE OF THE BEACH

Beachfront land in Jolly Harbour

Lot 481 is a cleared beachfront lot inside Jolly Harbour's gated community, on Antigua's west coast. It measures about a third of an acre (14,400 sq ft), 80 ft wide by 180 ft deep.

Beachfront lots in Jolly Harbour rarely come up. This one is ready to build on, with the option of a deeded private dock or boathouse.

The marina, restaurants and shops of Jolly Harbour are close by.







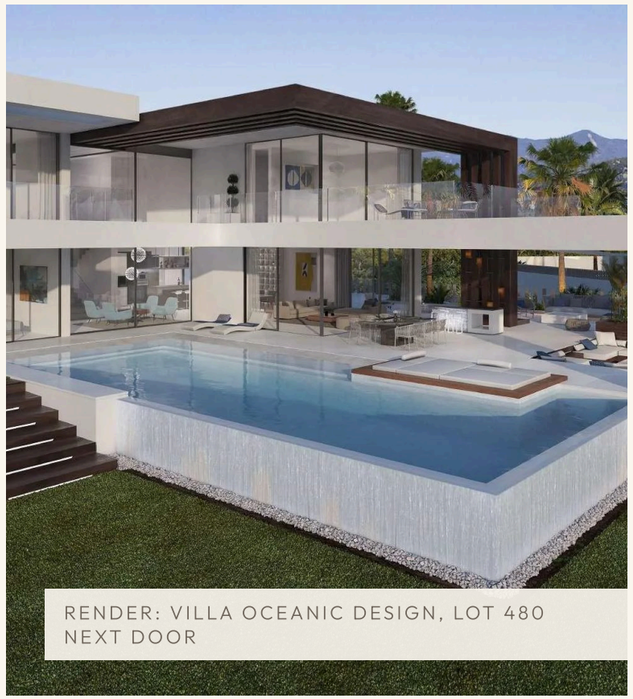
AT A GLANCE

Property details

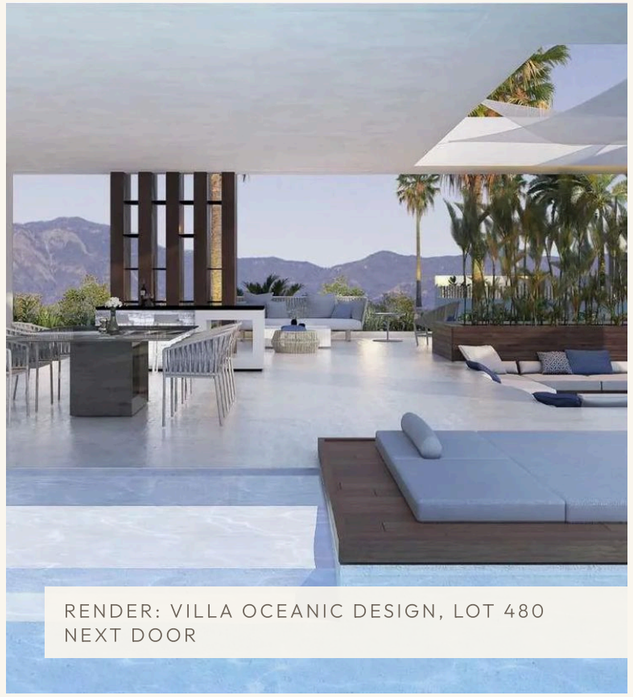
ASKING PRICE	US$1,850,000
SIZE	About 1/3 acre (14,400 sq ft)
DIMENSIONS	80 ft wide by 180 ft deep
SETTING	Beachfront, Jolly Harbour gated community
CONDITION	Cleared, ready to build
OPTIONS	Deeded private dock or boathouse
NEXT DOOR	Lot 480 (Villa Oceanic) also available
CITIZENSHIP	Approved for the CIP







RENDER: VILLA OCEANIC DESIGN, LOT 480 NEXT DOOR



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BUILD IT YOUR WAY

From first sketch to handover

Your design

A modern home or a classic Caribbean villa: the lot is a blank canvas for the home you want.

Design-build

MORA's design-build team can take the project from concept, design and approvals through construction.

On the water

The option of a deeded private dock or boathouse puts the bay, and the nearby islands, at your door.

Who it suits

A family home, a holiday home you rent out when away, or a long-term hold in a growing market.



RENDER: VILLA OCEANIC DESIGN, LOT 480 NEXT DOOR

RENTAL POTENTIAL

Income when you are away

Private villas with pools and views are in steady demand in Antigua, from long-term tenants and from visitors who prefer a home to a hotel room. Once a luxury beachfront villa is built here, it can earn when you are away.

US$10–14K

Long-term, per month

Indicative monthly rent for a long-term let.

Up to US$4.2K

Short-term, per night

Indicative peak-season nightly rate for a holiday let.

MORA

Managed for you

MORA Property Management can look after lettings, guests and upkeep while you are off-island.

Indicative figures based on MORA's review of comparable villas. They are estimates, not a guarantee of income; occupancy, rates, costs and taxes vary. We share current comparables on request.

CITIZENSHIP BY INVESTMENT

A second citizenship, through a home you own

Lot 481 is approved for Antigua and Barbuda's Citizenship by Investment Programme (CIP). Buying an approved property of at least US$300,000 can qualify you, and your family, for citizenship, once government fees and due diligence are complete.

Your family

An application can include your spouse, dependent children, and qualifying parents, grandparents and siblings. A licensed CIP agent confirms who qualifies for your family.

Global mobility

The Antigua and Barbuda passport ranked 24th in the Henley Passport Index (January 2026), with visa-free or visa-on-arrival access to around 150 destinations, including the UK and the Schengen Area.

How it works

The property is held for at least five years. Qualifying status is confirmed for each purchase before you commit, and your application is filed through a licensed CIP agent, whom MORA works alongside.

Programme rules, fees and visa arrangements change from time to time and are set by the Government of Antigua and Barbuda and the countries concerned. Everything here is confirmed with you, and with a licensed agent, before you commit. MORA is not a licensed CIP agent.

Costs, taxes and the wider picture

7%

Non-citizen licence

Buyers who are not citizens pay a Non-Citizens Land Holding Licence of 7%. Citizens, including those who qualify through the CIP, do not.

0%

Capital gains and inheritance tax

Antigua charges no capital gains tax and no inheritance tax. Long-term rental income is tax-free for citizens and residents; foreign-national landlords pay 25%.

2.8%

Growth outlook

The IMF estimates growth of about 3% in 2025 and projects 2.8% for 2026, with tourism, at around 45% of GDP, the main driver (IMF Article IV, February 2026).

Buyers also pay 2.5% stamp duty and their own legal fees, usually 1% to 2% plus 17% ABST; sellers pay the 7.5% government transfer tax. Our buyer's cost calculator at morarealtyantigua.com/calculators works through the figures for any price.

Rates as published at October 2026. Tax treatment depends on your circumstances; please take advice from your own lawyer and tax adviser.

MORA
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ARRANGE A VIEWING

Let's talk about Lot 481

You work directly with an experienced team that lives here, led by Monique and Ray.

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hello@morarealtyantigua.com

morarealtyantigua.com/properties/lot-481-jolly-harbour

MORA Realty Antigua Ltd., St. John's, Antigua. Details are believed correct at October 2026 but are not an offer or contract; prices, availability and specifications may change and are confirmed before you commit.

