

DESIGN RENDER

MORA
REALTY · ANTIGUA

LOT 480, JOLLY HARBOUR, ANTIGUA

Villa Oceanic

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

Lot US$1,950,000

With the custom villa built, US$5,100,000

BEACHFRONT | DESIGN-BUILD | CIP APPROVED

BEACHFRONT IN JOLLY HARBOUR

A rare lot, and the home designed for it

Lot 480 is one of the few beachfront lots left in Jolly Harbour's gated community: 15,246 sq ft at the end of the beach, with no neighbours on one side.

Villa Oceanic is an 11,000 sq ft, two-storey design built around indoor and outdoor living, with fully retractable glass doors opening onto the terrace, pool and sea.

Buy the lot on its own, or have the villa built for you through MORA's design-build team, adapted to the way you live. The villa is not yet built; images are design renders.



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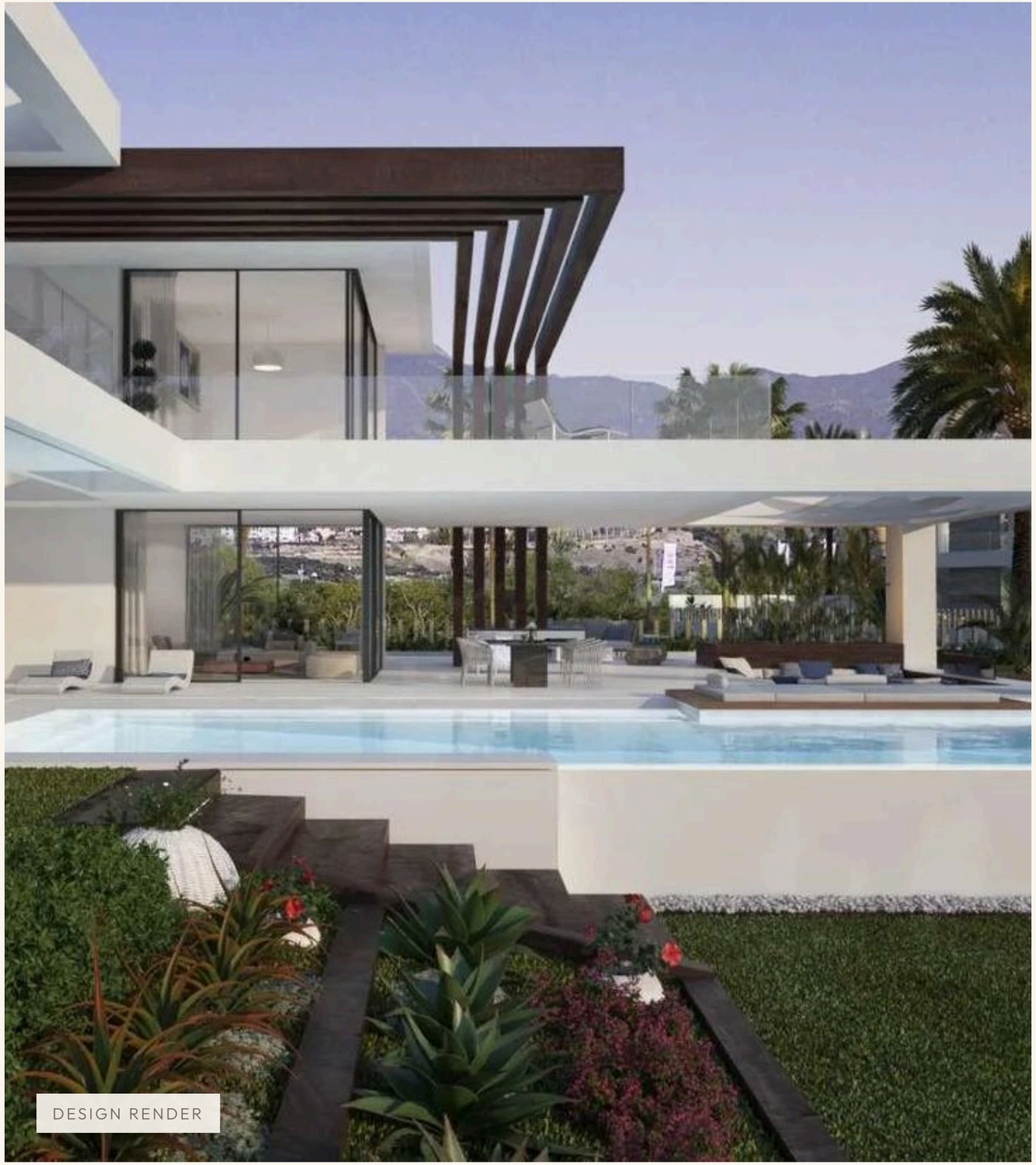


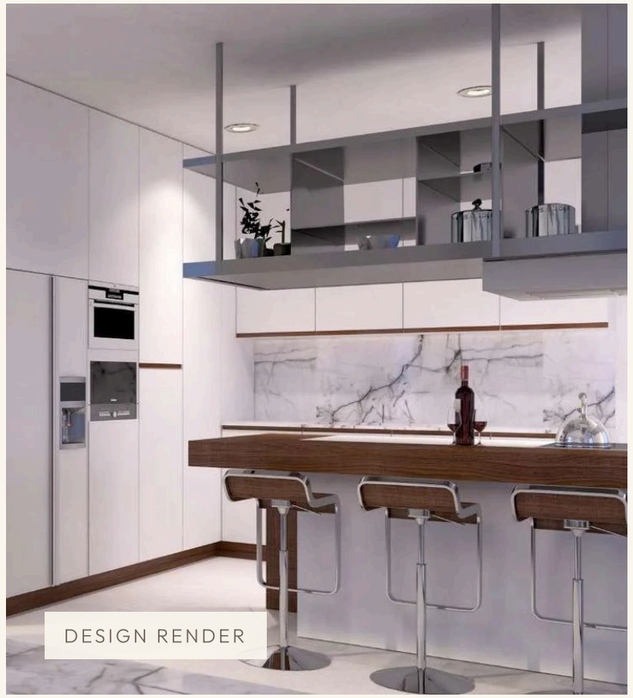
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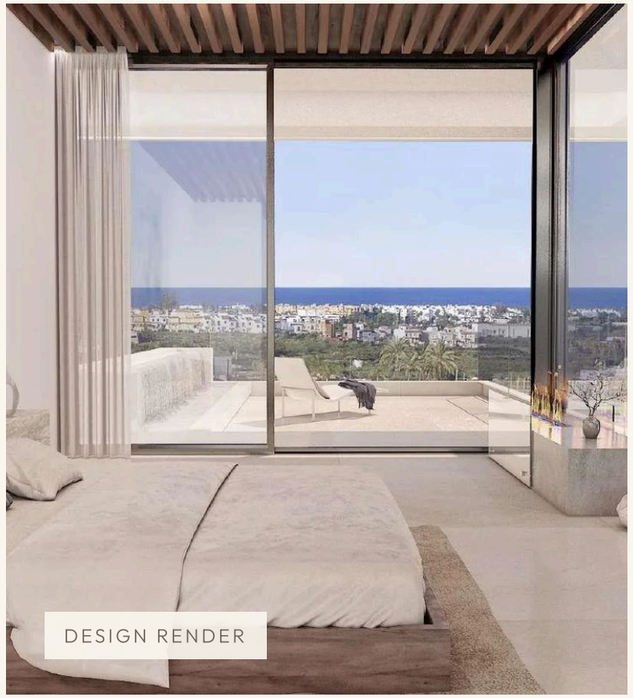
AT A GLANCE

Property details

LOT ONLY	US$1,950,000
LOT WITH VILLA BUILT	US$5,100,000
LOT	Lot 480, beachfront, 15,246 sq ft (about 0.35 acres)
VILLA DESIGN	11,000 sq ft, two storeys
BEDROOMS	4, plus a one-bedroom guest suite
BATHROOMS	5
OPTIONS	Deeded private dock (60 to 80 ft boats), boathouse, tennis court
CITIZENSHIP	Approved for the CIP


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THE DESIGN

Entertain, retreat, explore

Entertain

Covered terrace with a full outdoor kitchen, sunken fire pit, infinity pool and Jacuzzi. Wolf, Sub-Zero and Miele appliances, Cambria quartz counters.

Retreat

Two principal suites with sea-view balconies, walk-in closets and spa-like en suites.

Guests

A one-bedroom guest suite with its own entrance, kitchen and balcony.

On the water

Options for a deeded private dock for boats of 60 to 80 ft, a boathouse and a private tennis court.



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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 built, a beachfront villa of this size sits at the top of the island's rental market.

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

Villa Oceanic 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.

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ARRANGE A VIEWING

Let's talk about Villa Oceanic

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/villa-oceanic-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.

