

MORA
REALTY · ANTIGUA

SUGAR RIDGE, ANTIGUA

Villa Palm

Sugar Ridge, near Jolly Harbour, St. Mary's, Antigua

US$2,100,000

3 BEDROOMS | INFINITY POOL | CIP APPROVED

YOUR PRIVATE CARIBBEAN HOME

Hillside living above Jolly Harbour

Villa Palm sits on the green hillside of Sugar Ridge, looking over rolling hills to Jolly Harbour and the Caribbean Sea. It is a detached two-storey villa of 2,800 sq ft, with a view from every room.

The open-plan kitchen, living and dining areas sit under vaulted ceilings and open straight onto the covered terrace. Each of the three bedrooms has its own en suite.

Jolly Harbour's beaches, marina, restaurants, shops and medical offices are a short drive away.







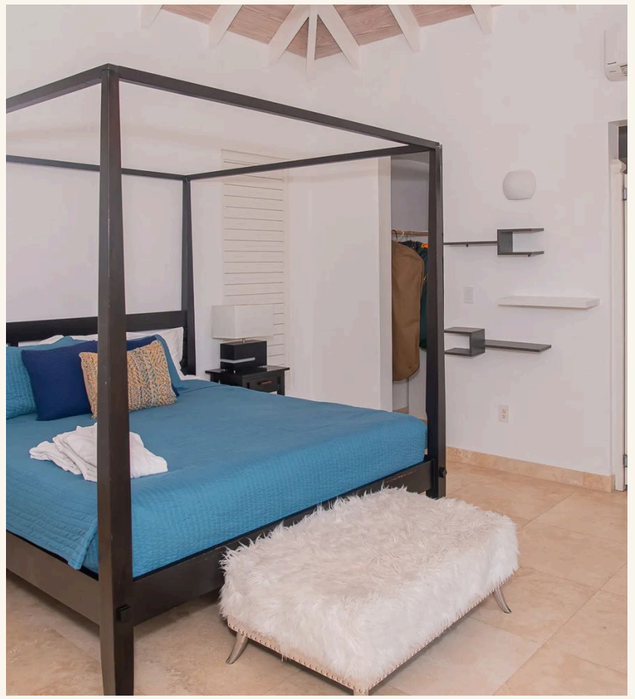
AT A GLANCE

Property details

ASKING PRICE	US$2,100,000
LIVING SPACE	2,800 sq ft, detached, two storeys
LOT	About half an acre, room for a two-bedroom guest house
BEDROOMS	3, each with its own en suite
BATHROOMS	3
OUTDOORS	Infinity pool, covered terrace, BBQ, dining and lounge areas
PARKING	Private driveway for four cars
CITIZENSHIP	Approved for the CIP











LIFE AT VILLA PALM

Made for the outdoors

Infinity pool

The pool runs along the terrace edge, looking out over the hills to the harbour.

Covered terrace

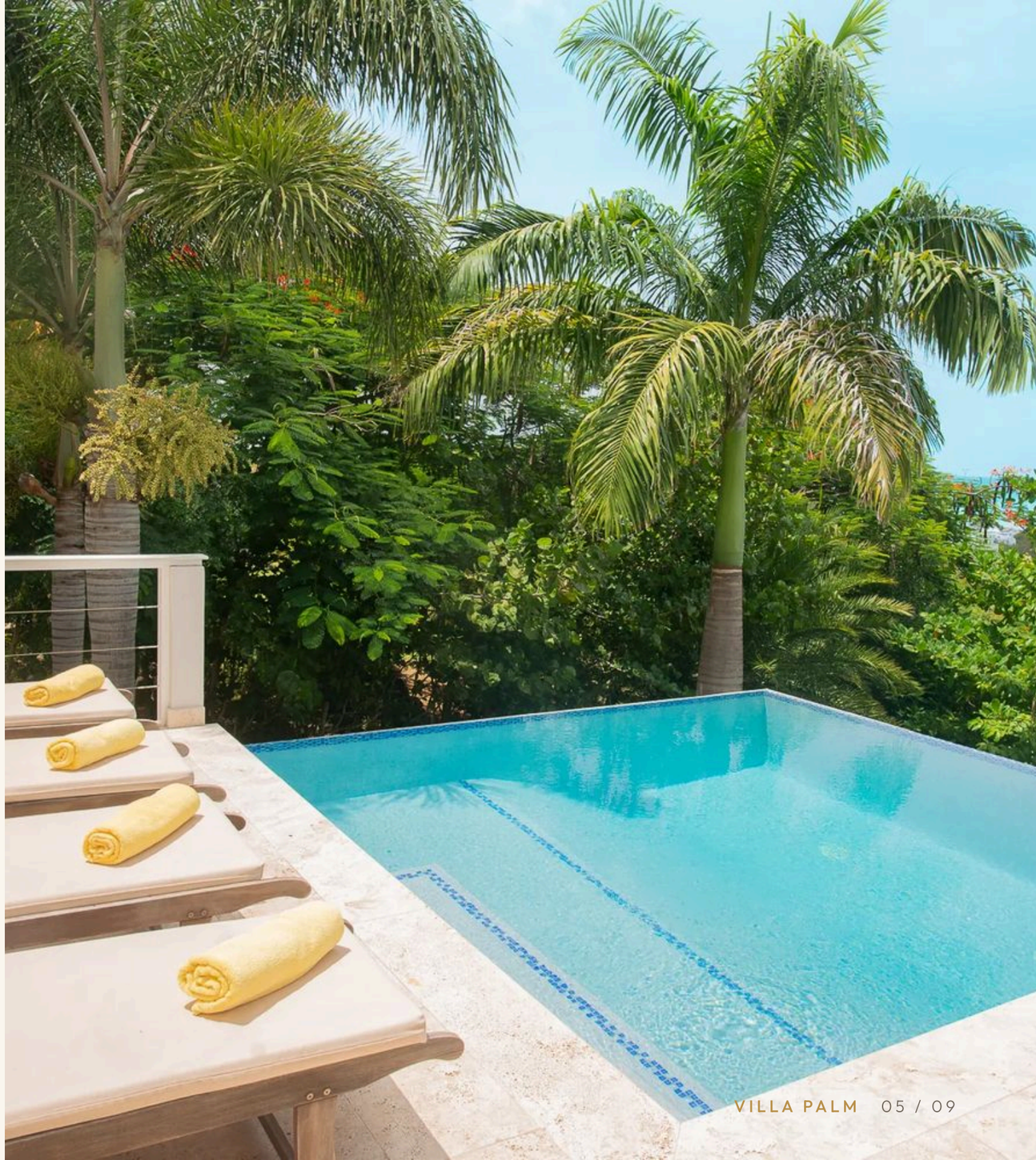
Room for BBQ, dining and lounging under cover, in the breeze.

Room to grow

The half-acre lot has space for a two-bedroom guest house; MORA's design-build team can plan it with you.

Privacy

A private driveway for four cars, set in the quiet of Sugar Ridge.



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.

US$4–5K

Long-term, per month

Indicative monthly rent for a long-term let.

Up to US$1K

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 Palm 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 Villa Palm

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-palm-sugar-ridge

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.

