

# PROPERTY PROFILES

## MOUNT WYNNE ESTATE



### 450 ACRES | GOVERNMENT PROPERTY MOUNT WYNNE, ST. VINCENT

Mount Wynne Estate is characterized by its vast expanses of swaying coconut trees and two long, undulating stretches of glittering black sand beaches – one public access and one private access; both lapped by the calm waters of the Caribbean Sea.

Gentle breezes caress this 450-acre property – originally a large coconut estate – which boasts mostly flat to gently sloping lands towards the sea, with the gradient becoming steeper closer to the main road. A minor river runs through the property; however, its flow is mostly a trickle given that St. Vincent and the Grenadines is located beneath the hurricane belt and is not typically prone to extremes of weather systems that may cause flooding.

Access to Mount Wynne Estate is possible via two spacious roads and, given the bay formations, sea access is also a desirable option. Imagine the opulence of sailing into the bay at the close of day, as a fiery sunset casts its golden hue on 800 ft of beachfront – pure bliss!

Essential infrastructure is limited; however, it would not be difficult to install considering the proximity to the wide, well-built main road –

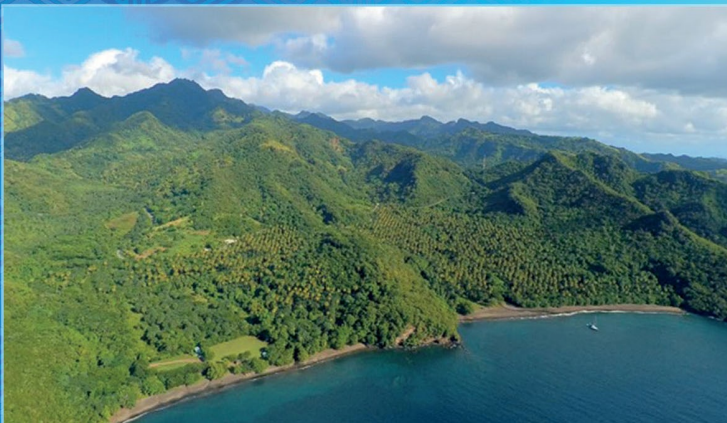
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electricity and water supplies already exist. This makes the property an ideal location for new developments that could include luxury villas and/or hotels, golf resort with signature restaurant, health and wellness resort, yacht club and marina, casino / entertainment resort or even an up-market eco-tourism resort.

Activities such as snorkeling, scuba diving, kayaking and paddle-boarding are well-suited for this property, along with a myriad of other water sports. The development possibilities at government-owned Mount Wynne Estate are endless, and all it requires is a spark from the right investors to bring it to life!

### Highlights:

- 30-minute drive from capital city Kingstown
- Just over an hour away from the Argyle International Airport
- Banking facilities and other essential services are easily accessible in the neighbouring town of Layou
- 10-minute drive from Wallilabou Anchorage, which was one of the sets used in the 'Pirates of the Caribbean' movies
- In close proximity to local attractions and festivals

