



Colibri Court



General Info



Contact Us

# Colibri Court

*Affordable Luxury*

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## Buying Property In Jolly Harbour

Antigua is the most beautiful Caribbean island, the most secret piece of paradise you will find. Antigua airport is the hub of all flights within the area and you can visit so many different places easily. St Lucia, Nevis, St Kitts, St Maarten and many more are a short flight away.

The weather in Antigua is sunny and warm and varies only five degrees throughout the year. We have many beautiful beaches and opalescent aqua blue waters to cool yourself off in.

Jolly Harbour is a unique property in the Caribbean as it combines a Marina, Commercial Centre, 18 holes Golf Course, Commercial Centre, large super market and much more. One of its major benefits is that you do not have to move off the property if you don't want to. All the pools, beaches and restaurants are all in easy driving distance by golf cart and for those who enjoy the shuttle service, you can be sure to be safely dropped off at any destination.

Entertainment is available for all ages, whether it's gambling in the Casino or diving off Cades Reef. For those who just want to bathe in the sunshine and enjoy a leisurely lunch on the beach, the mile long South Beach will accommodate you.

To be able to own a property and live this idyllic life style must be the best of all worlds. Why not buy your second home, here in Jolly Harbour, Antigua?

Jolly Harbour is a Caribbean community spread out over 350 acres making it the largest marina, golf course and community in the Caribbean. Jolly Harbour can be found on the west coast of Antigua and is full of Caribbean charm and splendour. Jolly Harbour Marina has 150 slips, 108 of those with water and 110v and 220v electricity hook up. There are also a number of moorings for vessels over 50 ft in length.

Jolly Harbour has a fully equipped boatyard including a 70 Ton Travelift for yachts up to 20 ft beam and 11 foot draft. Other amenities include a fuel dock, marina office and 24 hour security. Jolly Harbour also boasts a Superyacht terminal for vessels up to 240 foot in length.

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## **Colibri Court Construction Information**

Colibri Court is a self contained development within Jolly Harbour consisting of fourteen four bedroom luxury apartments overlooking the golf course and with views over the Marina and the Caribbean Sea. It boasts a resort sized pool and separate spa pool and is situated in an acre of landscaped gardens featuring mature palms, bougainvillea and other tropical plants.

## **Building Construction**

Colibri Court homes are engineered and constructed with a highly innovative steel framing system that offers superior protection against termite infestation, fire damage, high winds and seismic activity.

All exterior walls, roof and floors are designed and built with the very latest and proven technology incorporating the superior strength of steel, a closed cell blown insulation, weather proofing membrane, composite sheathing and elastomeric finish both inside and out. This results in a much quieter living space that will also be much more economical to keep comfortable.

Overall, the emphasis is on environmentally friendly products throughout and a much more dimensionally stable, low maintenance home which is designed to be highly energy efficient. It conforms to the latest US building guidelines, these together with energy efficiency ratings and insulation values can be provided to clients.

## **Building Safety**

The building is rated for 155mph winds and seismic rating to 5.7 on the Richter scale. The injected foam shell virtually eliminates the possibility of water ingress through either the walls or the roof. All windows are fitted with impact resistance glass designed to withstand a direct hit from flying debris. Virtually, all building materials are non-combustible giving a very high fire safety rating. Smoke detectors will be fitted throughout and aluminum shutters fitted as standard although can be upgraded to automatic electric ones if required.

## **Air Conditioning**

Energy efficient central forced air conditioning with integral de-humidification throughout. Hunter ceiling fans fitted in each room for extra comfort.



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## **Colibri Court Construction Information (Continued)**

### **On Demand Water Heating**

For convenience and energy efficiency, the apartments are fitted with “on-demand” hot water heaters. These only heat the water you use and provide hot water at any time you need it. In addition it avoids the need for a hot water tank which reduces the likelihood of water leaks in the home.

### **Security**

Full home security system with multi zone motion sensors will be included with alarms on doors and windows with a central control pad. There is an option for connection to an alarm response centre at a future date. Doors and windows are also fitted with an additional internal security lock and grounds will have security motion activated lights in the parking areas and at other strategic points.

### **Sound and Insulation**

The structure of the walls and roof (with injected foam barrier) together with thermal sealed windows gives Colibri Court a very high energy efficiency rating together with excellent sound insulation properties. The walls and floors are also further insulated to reduce sound transmission.

### **Floor Coverings**

With the exception of the tiled floors in the bathrooms all rooms feature an engineered bamboo floor in a choice of two shades. Bamboo provides the look and benefits of hardwood flooring but has the additional advantages of being stain proof, termite proof and produced from sustainable forests.

# Property In Antigua



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## FINGERTIP FACT SHEET

**CONSTRUCTION** - Steel frame to Florida Hurricane guidelines

**FLOOR SPACE** - Total internal area 1476 Sq Ft, Balconies and decks 510 Sq Ft

**ROOMS** - Four Bedrooms or 3 Bedrooms plus Study, Two Bathrooms, Living area, Kitchen and Utility room

**WATER SUPPLY** - Mains Jolly Harbour water

**ELECTRIC POWER** - 220v for major appliances and 110v for outlets

**TELEPHONE** - Connection paid for by developer, a digital cordless phone and second handset supplied

**CABLE TV** - Karib Cable connected and first three months paid for by the developer

**KITCHEN** - Fully fitted kitchen with a choice of door colours, oven, ceramic hob, microwave with extractor fan, dishwasher, double fridge freezer with ice maker all in stainless steel.

Counter tops in a choice of colours from a new quartz finish including breakfast bar. Bifold doors lead to a laundry/utility room which includes a stainless steel washer/dryer.

**PROPERTY TAXES** - No valuation as yet

**COMMUNITY FEES** - \$106US per month includes communal lighting, gardening, waste disposal, security and infrastructure maintenance.

**CONDOMINIUM FEES** - Between \$150 -\$200US per month includes gardening and maintenance of pool, spa, rest rooms, pool furniture. Security lighting, walkways, fogging of the grounds. Purchase of all pool chemicals, utility bills and insurance for common areas and maintenance of the exterior of Colibri Court.

Building and public liability insurance.

**BUILDING INSURANCE** - First year to be covered by the developer

**CAR PARKING** - Two spaces are allocated per apartment

**ELECTRIC SHUTTERS** - Optional Extra

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## **COLIBRI COURT PURCHASE COSTS**

**All Prices Quoted In US Dollars**

**OFF PLAN DISCOUNT (FOR PHASE ONE ONLY) \$30,000**

DUPLEX APARTMENT GROUND FLOOR **\$550,000**

DUPLEX APARTMENT UPPER FLOOR **\$575,000**

QUAD GROUND FLOOR APARTMENT **\$525,000**

QUAD UPPER FLOOR APARTMENT **\$550,000**

**25%** ON CONTRACT SIGNATURE

**25%** ON COMPLETION OF FOUNDATIONS

**40%** ON ACCEPTANCE (WHICH OCCURS ON SATISFACTORY COMPLETION OF THE PUNCHLIST AND PRIOR TO OCCUPATION).

**10%** PAYABLE ON COMPLETION OF COMMUNAL INFRASTRUCTURE AND PHASED LANDSCAPING AND RECEIPT OF AN ALIEN LANDHOLDER'S LICENSE.

ALL MONIES WILL BE REFUNDED IF A LAND HOLDERS LICENSE IS REFUSED THROUGH NO FAULT OF THE PURCHASER.

STAMP DUTY **2.5%**

LAND HOLDERS LICENSE **5%**

LEGAL FEES APPROX **1-2%**