

Your Piece of Paradise in Tortola  
VILLA FLAMBOYANT



**WYNDHAM**<sup>®</sup>

Tortola BVI  
Lambert Beach Resort







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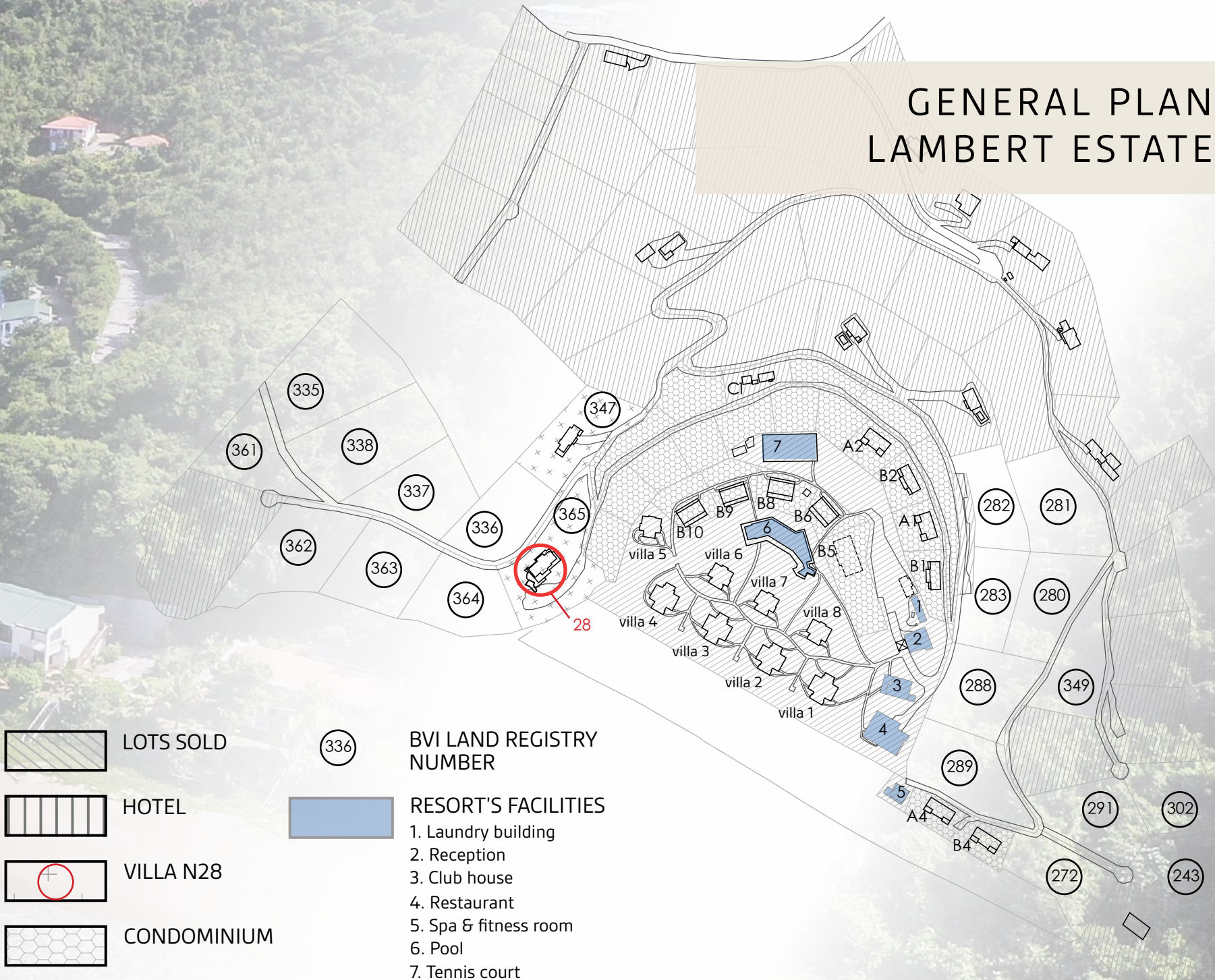
Lambert Beach Resort is a planned destination resort located on the northeast shore of Tortola - the largest and most populous Island within the British Virgin Islands (BVI). The property currently extends to approximately 33 acres (13.3 ha) of freehold land. One of the property's main assets, Lambert Beach is a wonderful stretch of fine sand recognized as being amongst the most picturesque beaches in the BVI.

The resort owns the entire length of the beach giving approximately 1,500 feet (500 m) of frontage. The property sits within a natural amphitheater setting with the land rising sharply to over 300 feet (100 m) away from the sea. The hotel buildings and the majority of the Resort's condominiums are located on level ground adjacent to the beach.

\* Villa N28




# GENERAL PLAN LAMBERT ESTATE



 LOTS SOLD

 HOTEL

 VILLA N28

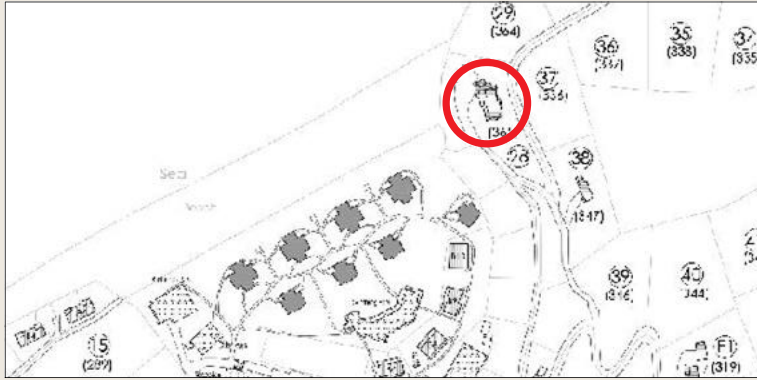
 CONDOMINIUM

 BVI LAND REGISTRY NUMBER

 RESORT'S FACILITIES

1. Laundry building
2. Reception
3. Club house
4. Restaurant
5. Spa & fitness room
6. Pool
7. Tennis court





# VILLA FLAMBOYANT BEACHFRONT

Sale price \$2,500,000\*






Detailed plan ground floor

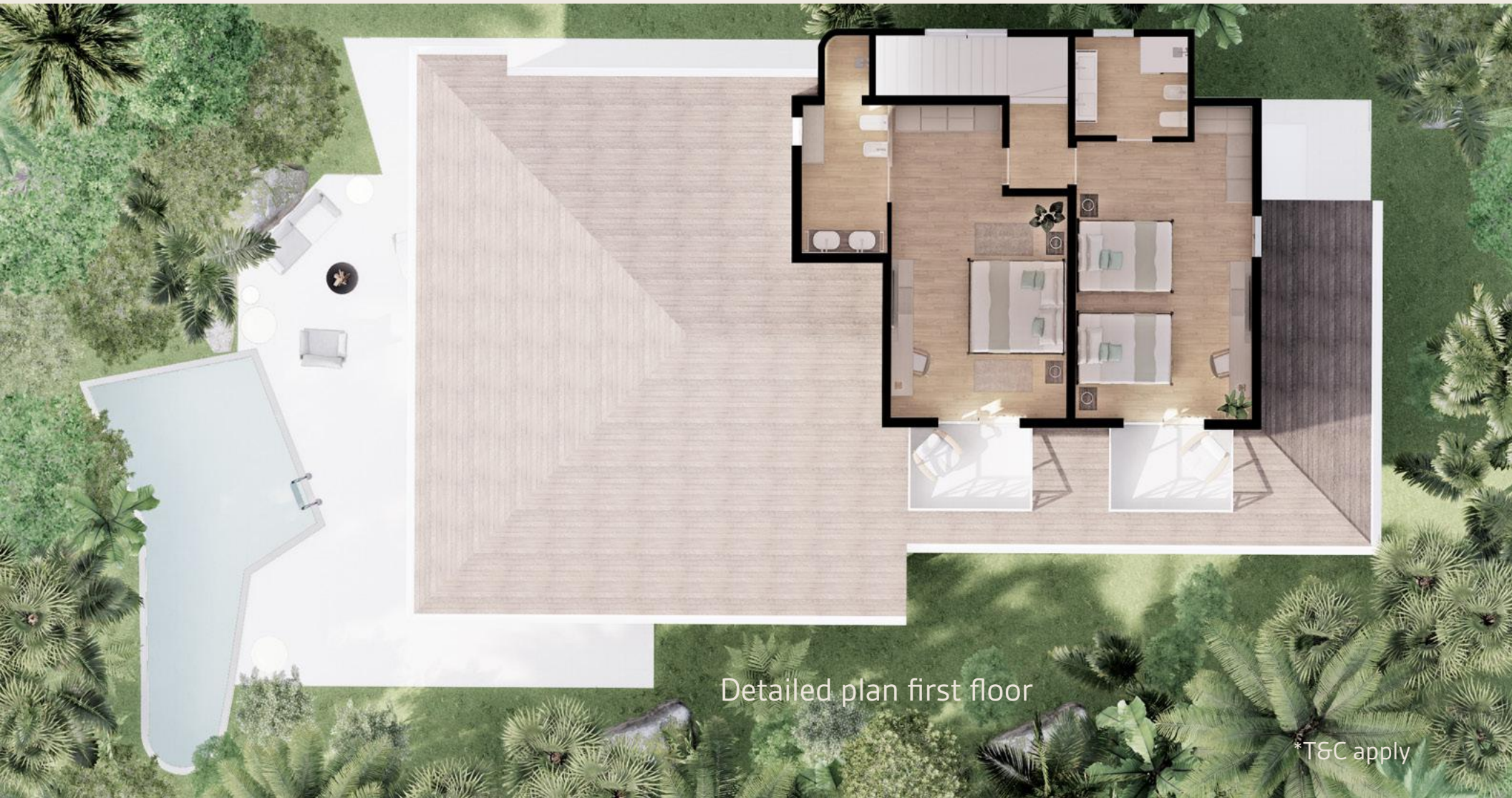
\*T&C apply



28 | parcel #365  
living 3063 sq. feet  
land acres 0.957

-  3 bedrms
-  4.5 baths
-  separate office room

View  
a 3-D walk  
here:



Detailed plan first floor

\*T&C apply







An aerial photograph of a coastline. The top left shows a sandy beach with some sparse vegetation. The middle and right portions of the image are dominated by turquoise ocean waves with white foam crashing onto the shore. The bottom left corner features a rocky shoreline with a wooden walkway or boardwalk. A semi-transparent white rectangular box is overlaid on the upper right portion of the image, containing the text "VIEWS OF YOUR ISLAND HOME".

VIEWS OF  
YOUR ISLAND HOME















OUTDOOR PRIVATE POOL



BEDROOMS WITH OCEAN VIEW



INDOOR & OUTDOOR DINING AREA



SEPARATE OFFICE ROOM



OPEN PLAN GROUND FLOOR



DIRECT ACCESS TO THE BEACH










The image shows a bright, modern dining area. In the center is a square wooden table with four matching chairs. To the left, a large glass door opens to a pool area. To the right, another large glass door opens to an outdoor patio with a white sofa and a chair. The ceiling is made of dark wood with exposed beams and a ceiling fan with a warm-toned light bulb. The floor is light-colored wood. The overall atmosphere is clean, bright, and luxurious.

COMFORT & LUX



A photograph showing a dining table in the foreground with a glass of wine and a plate. In the background, there is a terrace with another table and chairs, overlooking a sandy beach and the ocean under a clear blue sky. The text is overlaid on the left side of the image.

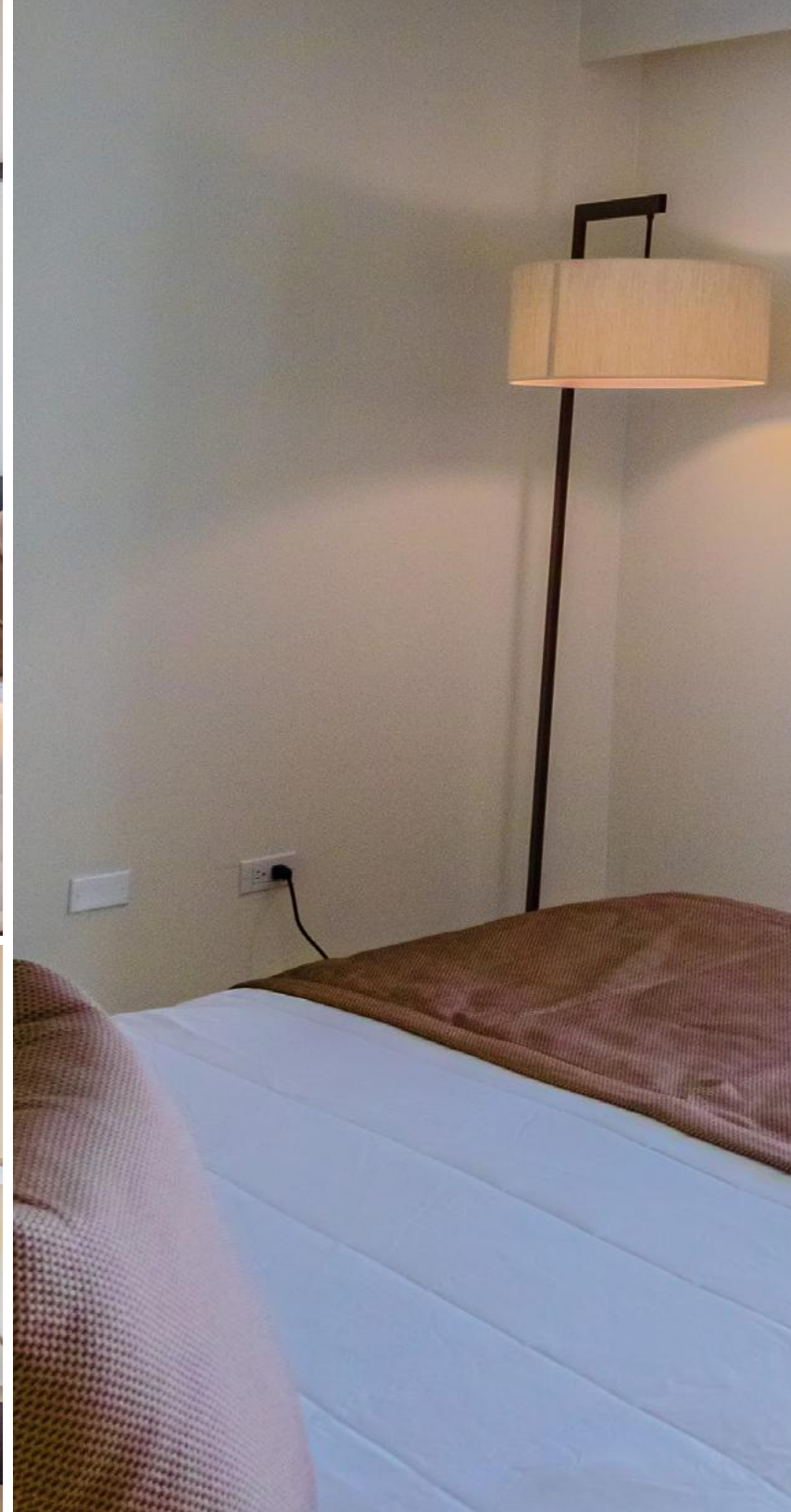
Beachfront Villa Flamboyant has been redesigned and fully refurbished by Italian architects in 2023. It brings comfort with its up-to-date, modern furnishing, open space ground floor, separated office room and ocean view terrace. There are indoor and outdoor dining areas, a fully equipped kitchen with a centered point of the island kitchen.

\*T&C apply













A captivating ocean views are here at each of the bedrooms to be enjoyed by the lucky residents of this unique property.



\*T&C apply



Each of the bedrooms has private bathrooms with spacious showers, and a bathtub in the master bedroom. Natural color ceramics and elegant accessories complement the interior of the villa.



\*T&C apply







There is direct access to the beach just from the terrace of the villa. As well one of the main features of this property is a private pool with a comfortable outdoor seating area. To complete the facilities of the property, we added approximately 20000 gal water cistern, a stand-by generator with automatic switch, a connection to city water mains and a connection to the BVIEC power supply.



\*T&C apply







# RESORT FACILITIES



\* Villa N28



HALF-MILE OF PRISTINE BEACH



BEACH FRONT RESTAURANT & BAR



FRESH WATER POOL



BEACH CABANAS



TENNIS COURT



POOL BAR



24 HRS WORKOUT ROOM



SPA



1,600-SQUARE-FOOT CLUB HOUSE





## Buyer's Costs

In principle, for any property transaction, Buyer and Vendor each pay their own legal costs. Elizabeth Beach Resort Ltd will supply a standard Sale and Purchase Agreement. Should buyer decide to proceed without council, O'Neal Webster legal office can assist for the closing formalities as described below:

- Legal fees for closing of real estate transaction \$1500.00 (flat rate)

Includes: preparing all Land Registration documents, closing formalities (i.e. the physical signing of the documents) and post completion formalities (i.e. paying tax and duty) and filing all documents at Land Registry, applying for immigration card etc.

- Stamp Duty on higher of purchase price and appraisal: 12% for non-belongers (foreigners) and 4% for belongers (BV Islanders)

- Appraisal of property \$900.00

### Non Belonger Land Holding Licence (if necessary)

Foreigners (non-belongers) need a specific authorization called Non Belonger Land Holding Licence to purchase any type of real estate (land, villa, condo unit) in the BVI. The application must be presented by an accredited local Legal Firm. Our clients have the choice to rely on O'Neal Webster legal office at the following fees:



NBLH Landholding Licence Fees	\$2,000.00 for companies \$3,500.00
Non Belonger Application Fee	\$200.00
Official search	\$6.00
Land registry Fee	\$10.00
Letter sized Cadastral	\$100.00
Collection Fee	\$600.00 for companies \$1,000.00 + \$600.00 for each director and shareholder
Sundries	\$200.00
Immigration Card	\$25.00
Advertisement for NBLH Licence	\$60.00
Certificate of Good Standing	\$25.00
Company Searches	\$30.00
<hr/> Total expenses for NBLHL	<hr/> \$3,256.00*

\*subject to change



# Thank you!



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