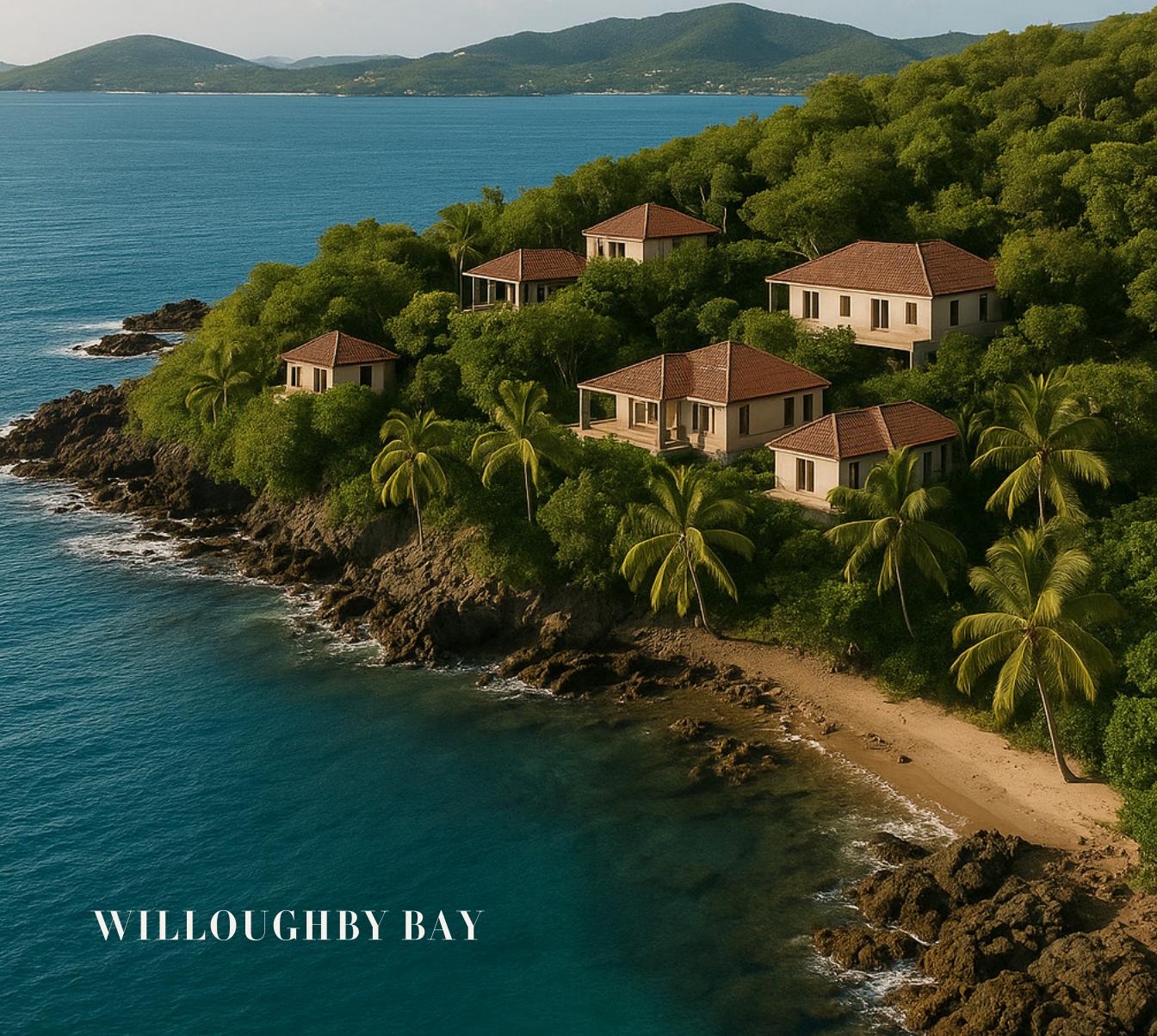


# LA MER



WILLOUGHBY BAY



# WELCOME TO LA MER ESTATE

*"The conch holds sound, memory, and the sea. It whispers, never shouts. That's how we want La Mer to feel: deeply luxurious, quietly unforgettable."*

— Inspired by the King Crown Conch,  
the rarest of its kind and our emblem of refined tranquility.



LA MER  
— ESTATE —

# LA MER



# AN EXCLUSIVE COASTAL SANCTUARY

La Mer Estate Co. Ltd. is poised to introduce an exclusive, eco-conscious luxury residential development in the serene enclave of Willoughby Bay, Antigua. This meticulously planned community spans six acres of prime coastal land and is designed for:

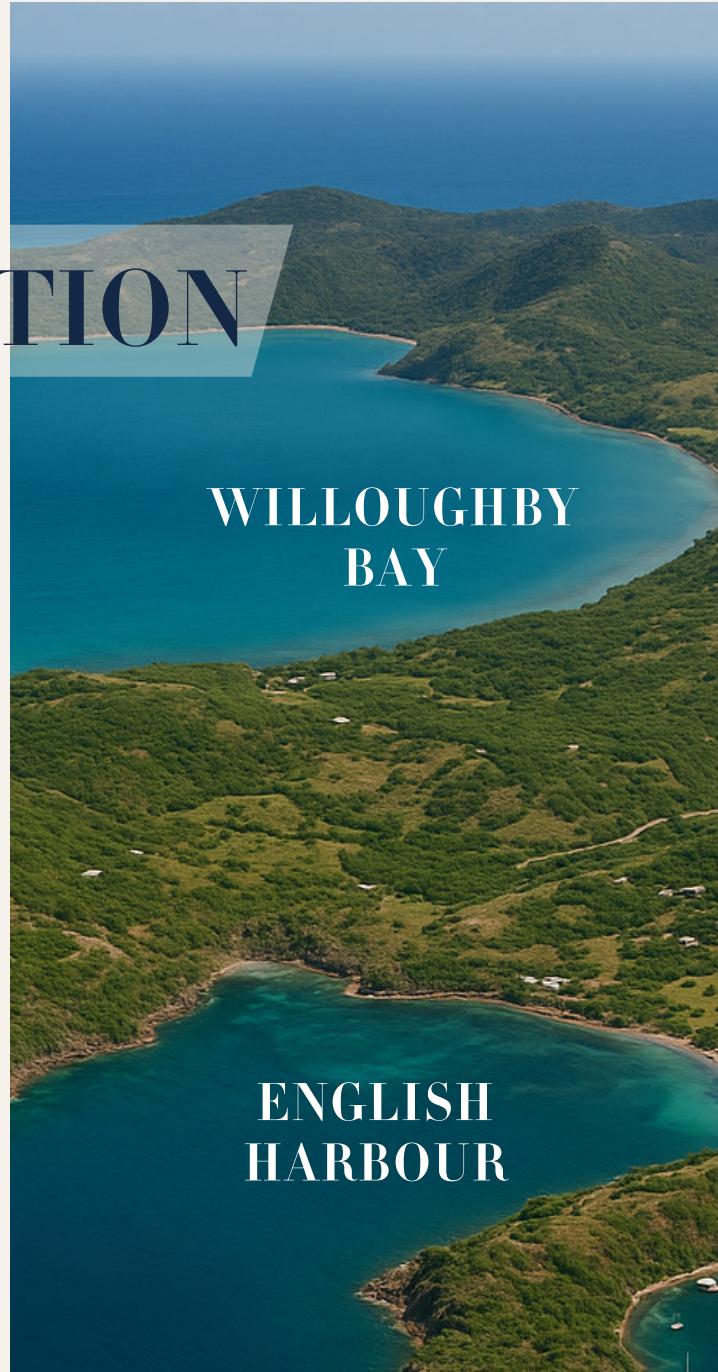
- Global citizens seeking second citizenship
- through investment
- Families longing for a wellness-oriented, nature-rooted lifestyle
- Vision-driven investors seeking returns in Caribbean real estate

Each residence enjoys direct bay access, sweeping sea views, and is crafted using sustainable design principles in alignment with Antigua and Barbuda's Citizenship by Investment Program (CIU).

# LIVING BY THE BAY: THE LOCATION

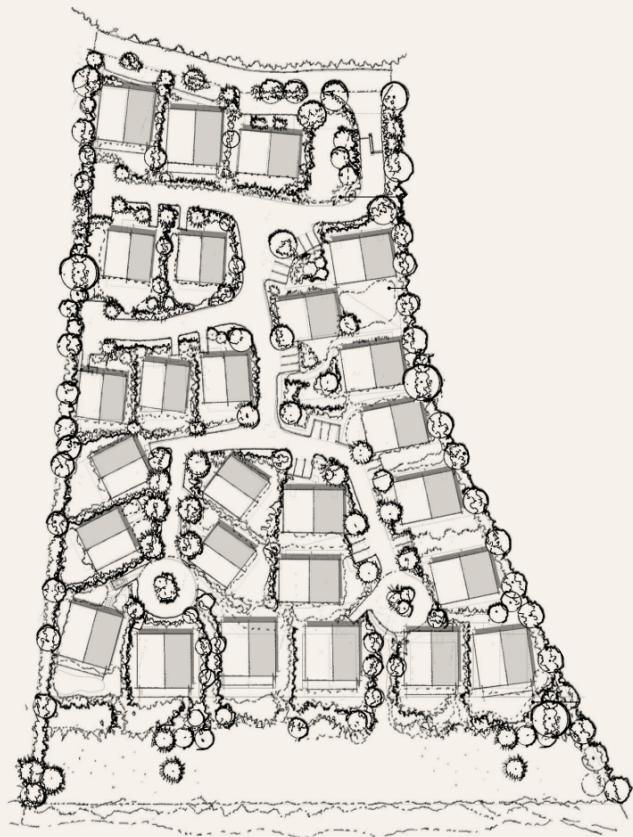


Willoughby Bay, Antigua –  
A tranquil, exclusive bayfront  
enclave minutes from English  
Harbour's dining, marinas, and  
nightlife.





## THE COMMUNITY



La Mer Estate's 6-acre development offers unmatched privacy with panoramic sea views and direct access to a pristine beach. Located in the tranquil Willoughby Bay, the estate provides seclusion while being just a short drive from the vibrant English Harbour.

La Mer blends private beach access, an infinity pool, and sustainable infrastructure — all designed to offer a modern, eco-conscious lifestyle.



# CRAFTED WITH CALM IN MIND. LUXURY WITHOUT EXCESS.

These 192 sqm beach villas sit on large lots with full sea frontage. Featuring 3 spacious bedrooms, a maid's room, large terraces, open-concept living, and panoramic glazing. Tailored for high-net-worth buyers and family escapes.

Each bedroom is a sanctuary with built-in storage, ambient perimeter lighting, and calming ocean tones. Kitchens are crafted with stone-topped islands, concealed appliances, and soft-matte finishes.



# OWN WITH PURPOSE LIVE, EARN, EXIT

## SUMMARY & INVESTMENT HIGHLIGHTS

Willoughby Bay Residences offers a rare combination of capital growth, rental income, and second citizenship benefits. Buyers can choose between 1-, 2-, or 3-bedroom units—all with turnkey handover, sea views, and access to private beach and resort-style amenities.



This investment is structured for both lifestyle and profit. Each unit is fully managed and maintained, removing operational burden from owners. With estimated 60% occupancy per year and management services covering everything from concierge to utilities, owners receive strong rental yields.

Additionally, the projected resale values—supported by public market demand and limited beachfront inventory—show excellent capital appreciation potential. Buyers also gain access to Antigua and Barbuda citizenship through government-approved investment.

# YOUR RESORT-STYLE LIVING

ENJOY 24/7 LIFESTYLE  
SUPPORT & SEAMLESS  
PROPERTY CARE:



Infinity Pool  
with cabanas



Clubhouse (fitness, lounge,  
business center)



Private Beach &  
Marina Access



Concierge for transport,  
catering & bookings



Gardens, trails, &  
secure gated access



## HASSLE-FREE OWNERSHIP INCLUDES:

- Infinity Pool with cabanas
- Clubhouse (fitness, lounge, business center)
- Private Beach & Marina Access
- Concierge for transport, catering & bookings
- Gardens, trails, and secure gated access

\*Owner retains 53% of gross rent after 25% management, 18% distribution/marketing, and 4% utilities.\*

## OUR PHILOSOPHY

La Mer Estate is a boutique community built for serenity seekers and connoisseurs of calm. We deliver refined simplicity and Caribbean elegance through every element of design.

Led by a seasoned development team, La Mer Estate Co. Ltd. is recognized for harmonizing luxury and nature. We collaborate with renowned architectural firm OBMI and creative agency Maverick Frame Studio to deliver both excellence in execution and emotion in presentation.



## OUR MISSION

To offer a lifestyle that is meaningful, minimal, and masterfully designed — while preserving the natural charm of Willoughby Bay.

Nestled in the exclusive enclave of Willoughby Bay, Antigua, La Mer Estate is a private, gated community of 44 sea-facing luxury villas. Designed for discerning buyers seeking lifestyle, security, and returns, it offers:

01

Direct access  
to a private beach

02

Sustainable infrastructure  
and eco-conscious design

03

Turnkey residences with  
panoramic Caribbean views

04

Eligibility for Antigua  
and Barbuda citizenship  
through investment

This is more than a home – it's your passport to a secure, beachfront lifestyle with global benefits.

# CHOOSE YOUR IDEAL HOME

*La Mer Estate offers 3 distinct unit types, all oriented toward the sea for maximum light, breeze, and views.*

## 1 - BEDROOM TOWNHOUSE RESIDENCE

- 85 m<sup>2</sup>, split-level with private entrance
- Great for short-term rentals or first-time buyers
- From \$490,000

## 3 - BEDROOM BEACHFRONT VILLA

- 192 m<sup>2</sup>, full-size villa with maid's room and double living
- Perfect for lifestyle buyers or high-yield investors
- From \$990,000

## 2 - BEDROOM SEA-VIEW VILLA

- 135 m<sup>2</sup>, single-floor open layout
- Ideal for couples or small families
- From \$690,000



The table below shows your 5-year projected estimated performance including net rental income, resale proceeds after 10% fees, and ROI with citizenship fees included.

This investment opportunity offers both immediate rental income and long-term capital appreciation. Below is a detailed breakdown of 5-year ROI for each unit type, including resale proceeds and net rental returns. All figures assume 219 nights/year rental, 10% resale transfer fees, and USD 60,000 citizenship cost.

Unit Type	Initial Investment (incl. Citizenship)	5-Years Net Rental Income	Resale Value	Transfer Fees (10%)	Net Resale Proceeds	Total Received	Net Profit	ROI
3-Bed Unit	\$1,050,000	\$488,917.50	\$1,200,000	\$120,000	\$1,080,000	\$1,568,917.50	\$518,917.50	49.42%
2-Bed Unit	\$750,000	\$306,216.75	\$750,000	\$75,000	\$675,000	\$981,216.75	\$231,216.75	30.83%
1-Bed Unit	\$550,000	\$231,592.50	\$600,000	\$60,000	\$540,000	\$771,592.50	\$221,592.50	40.29%



# ARCHITECTURAL FORM - TYPE 1

FRONT



BACK



## BUILT AROUND THE BAY

All units are positioned with the front façade opening toward the sea, allowing morning light to flood the interior. This orientation ensures privacy from the road, uninterrupted views from every room, and consistent natural airflow.

## COHESIVE GEOMETRY

Every edge and angle from the shallow eaves to the linear glazing is carefully calibrated to mirror the horizon and draw the eye to the water.

## CLIMATIC ORIENTATION

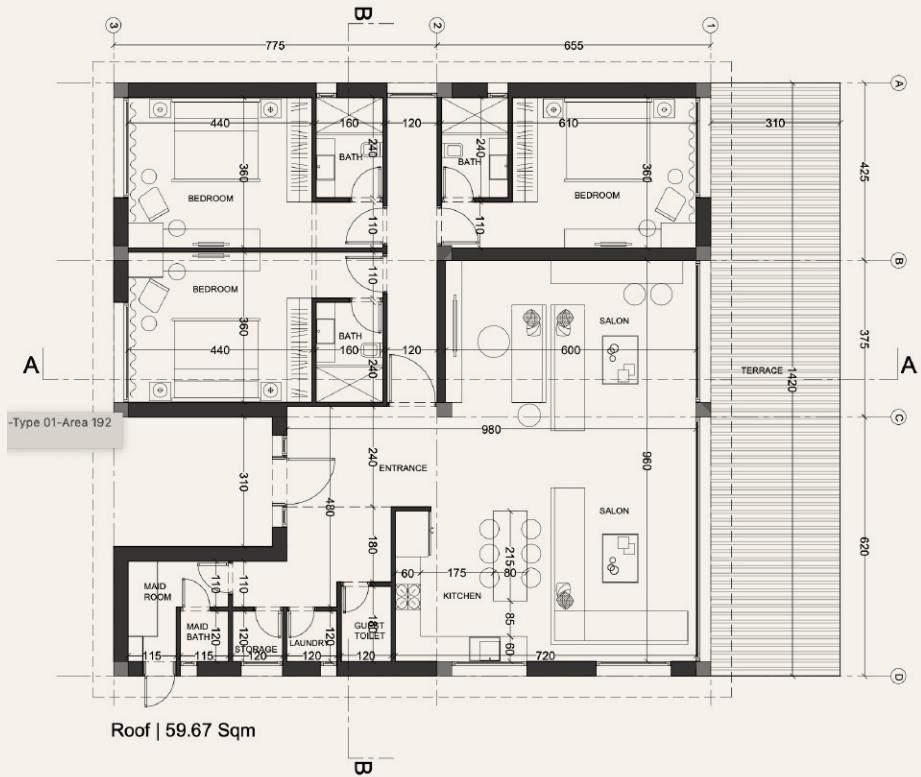
Homes are angled to shield from direct midday sun, allowing cool sea breezes to circulate naturally, enhancing thermal comfort without heavy energy use.

**EVERY LINE LEADS TO THE WATER.**

# INTERIOR LAYOUT

## - TYPE 1

LOT – 540 SM  
UNIT – 192 SM



### THREE BEDROOMS. TWO ZONES. ONE FLOW.

This 192 sqm home is thoughtfully divided into two zones: a private wing with three bedrooms and two full bathrooms, and a communal wing with an open-concept kitchen, double living area, and terrace access. A dedicated laundry room, guest WC, and maid's quarters with separate bath are discreetly tucked near the entrance to maintain flow and privacy.

# ARCHITECTURAL FORM - TYPE 2

## SHELTERED SIMPLICITY

With a slightly lower profile and modest footprint, Type 2 villas offer the perfect blend of privacy and openness. Entirely engineered to weather coastal winds and remain effortlessly elegant.

## TERRACED LIVING

Each unit includes an integrated terrace that extends the living space outdoors, ideal for quiet mornings, shaded reading, or entertaining without ever stepping beyond your lot.

## HURRICANE RESILIENCE

Designed for the Caribbean climate, every building features reinforced roofing, impact-rated glazing, and deep overhangs. Our priority is providing safety and peace of mind without compromising the minimalist design.

FRONT

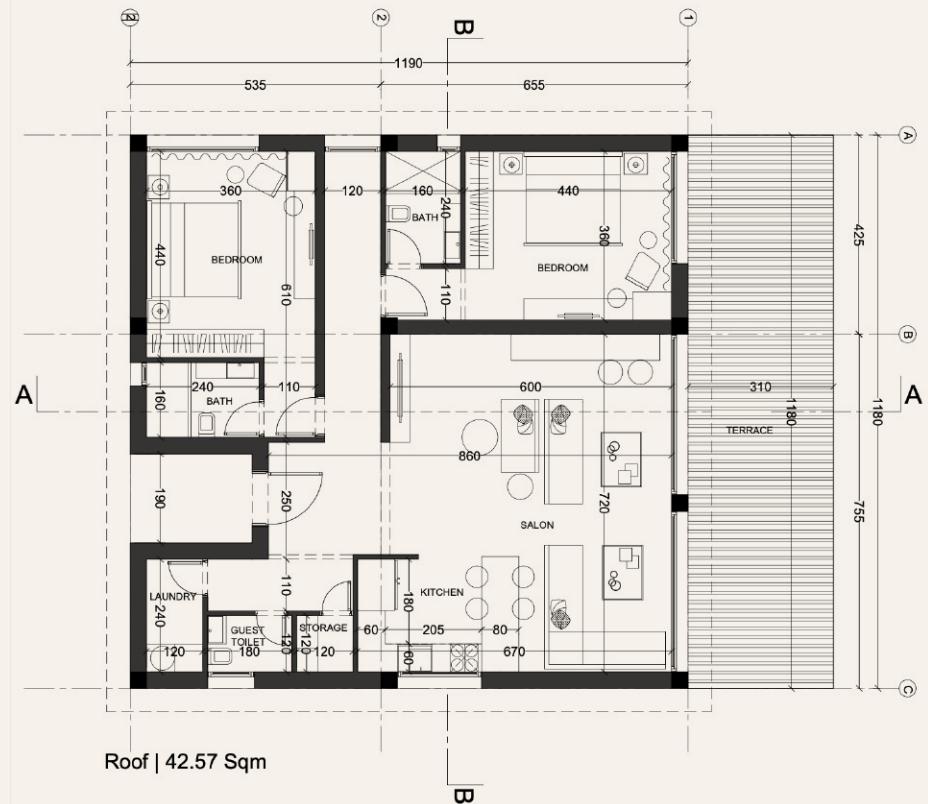


BACK



# INTERIOR LAYOUT - TYPE 2

**LOT – 430 SM  
UNIT – 135 SM**



# STREAMLINED COMFORT FOR SEA-VIEW LIVING

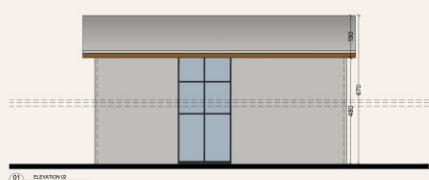
Spanning 135 square meters, this 2-bedroom villa offers a clean, linear layout that maximizes openness while maintaining privacy. The open-concept kitchen and living area flow seamlessly toward a wide terrace. Perfect for indoor-outdoor living with sea views, each bedroom features generous built-in storage and direct bathroom access.

# ARCHITECTURAL FORM - TOWN HOUSE

FRONT



BACK



## CONNECTED LIVING

All units are positioned with the front façade opening toward the sea, allowing morning light to flood the interior. This orientation ensures privacy from the road, uninterrupted views from every room, and consistent natural airflow.

## VERTICAL EFFICIENCY

With a smaller footprint, the townhouse uses vertical stacking to deliver full living functionality. Ingeniously balancing compact design with ample headroom and light.

## GRID BASED

The rhythm of windows and panels is rooted in a strict grid system, giving the building a contemporary sense of order and urban elegance.

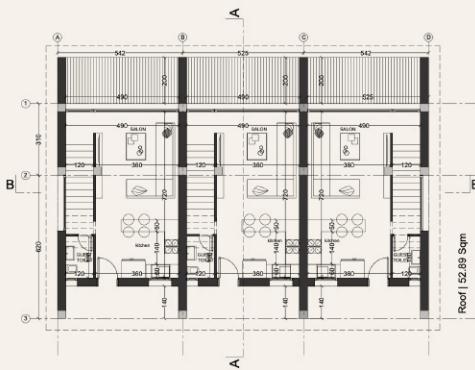
**SHARED STRUCTURE, PRIVATE ENTRY.**

# INTERIOR LAYOUT - TOWN HOUSE

**LOT – 510 SM  
UNIT – 85 SM**

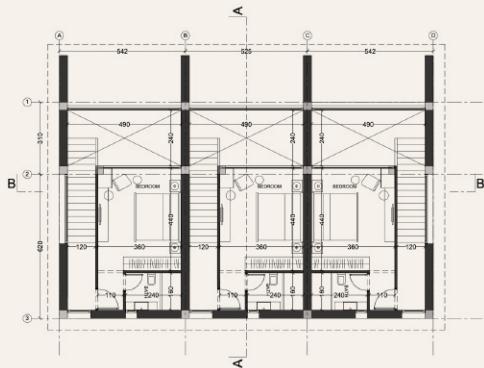
## SPLIT-LEVEL INDEPENDENCE

The ground floor of each townhouse opens into a bright, open-concept layout that blends the kitchen, dining, and living areas into one cohesive space. Full-height sliding doors connect the interior to a private terrace, inviting in natural light and sea breeze. A guest powder room and built-in storage are neatly tucked away, preserving flow without compromising function.



## SANCTUARY ABOVE

Upstairs, a private bedroom retreat occupies the entire second level. Each unit includes an en-suite bathroom, built-in wardrobe, and a flexible corner that may serve as a reading nook or work space. Elevated ceilings and picture windows make the compact footprint feel airy and serene.



# TIMELINE & NEXT STEPS

## TIMELINE

- Final Agreements: Q3 2025
- Construction Start: Q4 2025
- Completion: Q3 2026
- Handover: Early 2027



## STEPS TO SECURE YOUR UNIT:

01

Select your unit &  
finalize SPA

02

Submit documents  
for due diligence

03

Transfer funds

04

Coordinate  
delivery &  
citizenship

LA MER ESTATE CO.LTD.



# SECURE YOUR PARADISE HOME

## CONTACT US!

La Mer Estate Co. Ltd.

+1 268 727 8880

[info@lamerestate.com](mailto:info@lamerestate.com)

Site visits and virtual walkthroughs available.

Contact us now to reserve your villa or request a personalized investment briefing.



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