

Jumby Bay Island

OWNERSHIP OPPORTUNITIES



A PLACE TO BELONG

Jumby Bay is a privately owned, three-hundred-acre Caribbean island just two and a half miles off the coast of Antigua, comprised of 56 individually owned estates and a 40 room resort. It is an island of wide-open spaces and understated elegance, colourful wildlife and pure white beaches, complete exclusivity, and an air of casualness.

Jumby Bay Island

A PLACE UNLIKE ANY OTHER

One of the most beautiful,
undisturbed places in the world,
Jumby Bay Island is a private island
of white-powdered beaches, lapped
by turquoise seas. Reachable only by
boat, there's not a car in sight, only
lush trails and winding cycle paths.
Kick off your shoes and relax in the
Caribbean's finest hideaway resort.





A PRIVATE ISLAND PARADISE

Visitors often struggle to put into words the true essence of the island.

The impact of Jumby Bay lies somewhere between the head and the heart, but one thing is certain – everyone lucky enough to spend time on the island will tell you there is nowhere in the world quite like it.



TABLE OF CONTENTS

A PLACE TO BELONG	02
A PLACE UNLIKE ANY OTHER	04
A PRIVATE ISLAND PARADISE	06
A PLACE WITHIN REACH	10
A PLACE OF ADVENTURE	16
THE ESTATE COLLECTION	24
A PLACE TO OWN	70
A PLACE OF OPPORTUNITY	78



A PLACE
WITHIN
REACH



A Central Location

Jumby Bay is located just minutes away from V.C. Bird International Airport that runs daily non-stop flights to and from North America and Europe. The journey is a matter of just 4.5 hours from New York or Toronto, and 7.5 hours from London. The excellent private jet facilities at the airport can make the journey times even shorter.





Just a Moment Away

Upon arrival at the airport, you're greeted by a Jumby Bay representative who will escort you through customs and arrange transportation to our private ferry. Your journey home is almost complete—for the boat travels only two and a half miles, and in under ten minutes you will find yourself on the shores of one of the most exquisite retreats—the Caribbean's hidden jewel: Jumby Bay Island.

A PLACE OF ADVENTURE & REWARD



RESORT ACTIVITIES & AMENITIES

Many of the homes on Jumby Bay are small resorts in themselves with an array of on property amenities and a team of staff to cater to your individual needs. Some properties even have their own beaches. However, it is the resort that forms the heart of the island. It is wholly owned by the homeowners through their ownership of Jumby Bay Island Company Ltd (JBIC) and its facilities, bars and restaurants are widely used by them.

WELLNESS & SPA

- **The Jumby Bay Spa:** Offering a curated menu of treatments that combine the use of modern practices from all over the world with ancient healing remedies of the West Indies and African cultures.
- **Fitness Center:** Open 24 hours and features state-of-the-art equipment including cardio and fitness machines.
- **Yoga & Meditation:** The Spa features a dedicated yoga and meditation pavilion, where regularly scheduled sessions occur in the serene shaded garden in the heart of the spa.

RESTAURANTS

- **The Jumby Bay Veranda:** At the heart of the island is the Jumby Bay Veranda – steps away from the water, welcoming guests daily for breakfast, lunch and dinner.
- **The Estate House:** The top fine-dining destination in the Caribbean, combining classic fare with modern island flavours, drawing on the culinary traditions of the West Indies.
- **The Pool Grille:** With its spectacular beachside setting, skirting the oceanfront infinity pool that overlooks the sea, the Pool Grille is perfect for those who can’t bear to leave the water’s edge.
- **The Beach Shack:** Offers delicious local street food, such as lobster or chicken wraps/rotis, locally caught fish, ceviche and much more.

BARs

- **The Jumby Bay Veranda Bar:** Often the first stop for many guests of Jumby Bay Island, and the final place to share a drink before returning to the rest of the world, The Jumby Bay Veranda Bar, is the chic social hub of the island.
- **1830 Bar:** Situated within the old plantation house and retaining historical elements of the original structure.
- **Pool Grille Bar:** Serving refreshing cocktails, the Pool Grille Bar offers chilled fruits, smoothies, and home-made ice-cream sandwiches to help beat the heat along Jumby Bay Beach and the Pool Grille point.
- **Genny’s Bar:** Set directly on the sands of Jumby Bay Beach, and surrounded by a garden of towering palm trees, hibiscus and wild orchids, the Beach Bar is a traditional open bungalow with a thatched bohio that is the center of beach service.

BEACHES

- **Jumby Bay Beach:** This gentle arc of white-powdered sand, fringed with palms and kissed by turquoise waters, encapsulates everything about Jumby Bay’s chilled-out charm. The island’s iconic half-mile stretch of beach is lined with thatched bohios under which guests can lounge in the shade on cushioned chaises.
- **Pasture Bay Beach:** On the northern flank of the island, the secluded sands of Pasture Bay offer ultimate privacy. Along this perfect crescent beach of wild, unspoiled beauty, buffered by a backdrop of palms and seagrape hedges, you can summon your inner Robinson Crusoe.

ACTIVITIES

- **Ocean Adventures:** Surrounded by tranquil and warm crystal clear waters, Jumby Bay is a playground for water sports enthusiasts of all levels. The expert staff at 22 Knots – The Jumby Bay Water Sports Center is available to offer lessons, weekly guided snorkel tours, and equipment.
- **Watersports:** Waterskiing, Windsurfing, Wakeboarding, Kayaks, Tubing, Paddle Boards, Hobie Cats, RS Sail Boats and Snorkelling.
- **Resort Facilities:** Bicycles, Pools, Tennis Courts, Fitness Centre and Yoga Pavillion.

PROGRAMMES

- Snorkelling Expeditions
- Kayak Tours
- Cooking Class
- Rum Tasting
- Sunset Cocktail Cruise
- White Night Beach BBQ
- Manager’s Wine Down
- Sailing Academy
- Custom Sailing Adventures
- Ocean Excursions
- Private Sea Excursions aboard our Luxury Yacht, “Yennecot”
- Cooking Class
- Cinema on the Beach
- Mixology Class

CHILDREN’S ACTIVITIES

- **Jumby Explorers:** The Camp Jumby Pavilion is Jumby Bay’s headquarters for fun, games and discovery. Our dedicated program for 3 to 11-year-olds provides a host of opportunities for outdoor excitement and creative expression, including Little Chefs, Wildlife and Ocean Adventures, Discover Science, Pirates of the Caribbean, Dance and Sing and Day at the Beach.
- **Encouraging the Next Generation:** Jumby Bay’s lineup of teen and youth activities is especially geared for more advanced discovery and experiences, where guests aged 12-17 can come together with others their own age – whether it’s for mixed volleyball on the beach or a mocktail mixology class.
- **Never Too Young to Spa:** The open-air spa, located steps from the beach, welcomes guests ages 12 and up with youth-centric treatments including a gentle Teen Massage, Funky Fingers & Twinkle Toes exfoliation, nail-shaping and polish, or a special Clear Start Teen Facial. Braiding and hair wraps are also available.

A full-page photograph of a tropical beach. In the foreground, there is a sandy path leading towards the water, flanked by lush green bushes. Several tall palm trees with green fronds and some coconuts are scattered across the scene. The water is a vibrant turquoise color, transitioning to a deeper blue further out. In the distance, a small island with some buildings is visible on the left, and another island is on the horizon. The sky is a clear, bright blue with a few wispy clouds on the right side.

A PLACE TO
CALL HOME

An aerial photograph of a tropical resort. In the center, there is a large, rectangular swimming pool with a blue tiled interior and a wooden deck. To the left of the pool is a sandy beach that meets the turquoise water of the ocean. The resort is surrounded by lush greenery, including many palm trees and dense tropical foliage. Several buildings with grey, multi-gabled roofs are visible, some with red-tiled roofs. The overall scene is bright and sunny, with shadows cast by the trees and buildings.

Jumby Bay Island

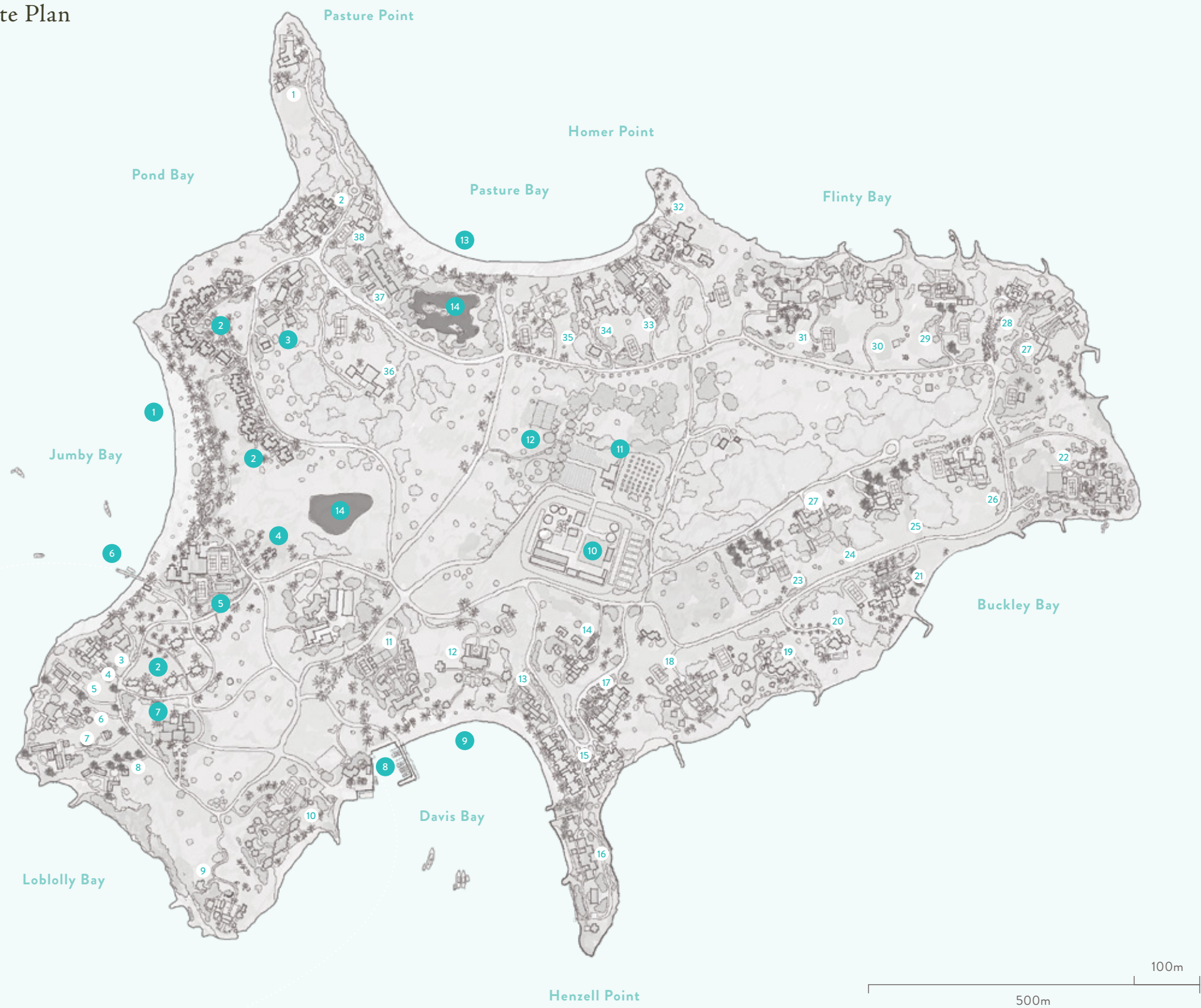
OWNERSHIP OPPORTUNITIES

Ownership on Jumby Bay Island

Nestled within the lush surround of one of the world's most breathtaking settings, Jumby Bay presents the most diverse luxury real estate offerings in the Caribbean. Meticulous architecture, vibrant landscapes, and pristine waters, Homeownership on Jumby Bay represents the very pinnacle in private island living. With an elite selection of turn-key estates along the shores of the turquoise sea, the properties offer the opportunity to discover the tropical sanctuary that fits your own unique vision of paradise.



JUMBY BAY ISLAND
Master Site Plan



LOCATION KEY

- 1 Jumby Bay Beach
- 2 Resort Area
- 3 Spa & Wellness Pavilion
- 4 Jumby Explorers Club
- 5 Veranda Restaurant, Bar & Lounge
- 6 Jumby Bay Dock
- 7 Estate House
- 8 Davis Bay Dock
- 9 Harbour Beach
- 10 Island Services
- 11 Nurseries
- 12 Farm
- 13 Pasture Beach
- 14 Waterfowl Sanctuary

PROPERTY KEY

- | | |
|-------------------------|--------------------|
| 1 Pasture Point | 20 Osprey House |
| 2 Pond Bay Villas | 21 Buckley House |
| 3 Nicoletta Beach Villa | 22 Mariposa |
| 4 Calabash | 23 Flint House |
| 5 Les Palmiers | 24 Jasmine Heights |
| 6 Sunset Cove | 25 Dragonfly |
| 7 Cocoa Beach | 26 Turtle Crossing |
| 8 Blue Pelican | 27 Evangeline |
| 9 Mangrove Point | 28 Frangipani |
| 10 Lazy Lizard | 29 Turtle Reef |
| 11 Ty Compton | 30 White Cove |
| 12 Morning Glory | 31 Pure Turquoise |
| 13 Sandpiper | 32 Arawak Point |
| 14 Tir-Na-Nog | 33 La Casa |
| 15 Harbour Beach Villas | 34 Oleander |
| 16 Delphis | 35 Trajn Blue |
| 17 Harbour Hill Villas | 36 Candover House |
| 18 East Wind | 37 Lost Puffin |
| 19 Egret House | 38 Bananaquit |



Guest Cottage

Kitchen Garden

Private Beach

Private Dock
& Jetty

Frangipani

Property Overview

3.22

Acres

6

Bedrooms

6.5

Bathrooms

8,690

Square Footage

534.04'

Ocean Frontage



An exquisite depiction of Caribbean architecture, Frangipani is idyllically positioned on 3.22 acres of beautifully manicured grounds replete with both a private beach and dock.

Originally built in the 1990s and then artfully remodelled in 2010 under the direction of renowned West Coast architects, Walker Warner, the property features approximately 8,690 square feet of covered living space. The home boasts 6 gracious bedrooms with ensuite bathrooms and an additional 1.5 baths.

Frangipani | 



Pool & Lounge Area



Living Room



Outdoor Living Room



Private Dock View

Bananaquit

Property Overview

1.51
Acres

8
Bedrooms

8
Bathrooms

11,666
Square Footage

406.73'
Water Frontage

Staff Workshop

Pool

Tennis Court



A private escape overlooking the azure waters of Pasture Bay, Bananaquit's beachfront position and authentic Caribbean design makes it the quintessential experience in indoor/outdoor living.

Set on a site of 65,775 sq ft with approximately 11,666 sq ft of covered area and 11,757 sq ft left uncovered, the L-shaped estate boasts eight bedrooms, each with its own ensuite bathroom. Meticulously conceptualized in 1996 by renowned architect, Andrew Goodenough, and crafted by SUS Construction, the home seamlessly weaves together indoor and outdoor spaces and showcases sweeping seascape views.

Bananaquit



Tennis Court



Aerial View



View from Pool Area



Indoor/Outdoor Dining





Sea Breeze

Property Overview

4

Bedrooms

4.5

Bathrooms

4,223

Square Footage

Private Beach

Private Beach



The most secluded of the Harbour Villas, Sea Breeze is aptly named for its idyllic setting as the villa that sits closest to the sea.

The residence exudes character throughout its 4,367 sq ft of living space and features beautiful design elements throughout its four bedrooms and four-and-a-half baths. With a variety of intimate lounge and seating areas, indoor/outdoor showers, a grand wrap-around infinity-edge pool overlooking the bay, and a tranquil beach area, Sea Breeze is a true Caribbean retreat.

Sea Breeze



Back Exterior



Living Room View



Outdoor Dining



Pool View



Egret House

Property Overview

3.77
Acres

7
Bedrooms

8.5
Bathrooms

10,599
Square Footage

462.28'
Water Frontage



East Beach

Pool

4 Separate Entrance
Guest Cottages

West Beach

Tennis Court



Nestled on the south coast of Jumby Bay island on the shores of the Caribbean Sea, Egret House is a true architectural masterpiece. The estate's polygonal rondavel-style structures and interwoven system of ponds and waterways work to create an extraordinary design aesthetic that is reminiscent of an African Village.

The 7-bedroom, 8.5 bath house sits on 3.77 acres of beautifully landscaped gardens and offers breathtaking views of the seascape and across to Bird Island, Guiana Island and of mainland Antigua. Egret House is a work of art set amidst a tropical landscape and represents the pinnacle in private island living.

Egret House





Aerial View



Pool Area



Dining Pavilion



*View from Indoor/
Enclosed Living Room*



Trajn Blue

Property Overview

Pasture Beach

Lawn Games

Tennis Court

3.71
Acres

7
Bedrooms

7
Bathrooms

13,161
Square Footage

332.41
Water Frontage



Set on 3.71 acres with over 330 feet of beach frontage along the shores of Pasture Bay, Trajn Blue sits majestically on its manicured grounds. Grand stone walls mark its entrance while a striking approach lined with tall palms and vibrant flora, flanked by open lawn space on either side, leads to the foot of the home.

Built in 2007 and ornamented with shuttered windows and igneous stone sourced from the Bendall's quarry in Antigua, the seven-bedroom estate boasts approximately 13,161 sq ft of covered area and 15,284 sq ft of uncovered area.

Trajn Blue



Back Exterior



Aerial View



View from Pool Area



Outdoor Dining



Flint House

Property Overview

3.56

Acres

5

Bedrooms

5.5

Bathrooms

10,080

Square Footage



Pool

Tennis Court



Perched above Jumby Bay with the highest elevation of any property on the island, Flint House is a majestic estate that commands unrivaled water views of mainland Antigua, neighbouring islands, and Buckley Bay. Impeccably designed by Portland architect, Robert Moreland, the 10,080 sq ft residence at the heart of the 3.5-acre property astutely maximizes the 360-degree tropical panorama as if weaving the seascape into its very architecture. Although the stately residence boasts five-bedrooms with ensuite bathrooms, the property has the potential to be completely reimagined to yield a total of 15,088 sq ft.

Flint House



Front Exterior



Outdoor Terrace



Outdoor Dining

Aerial View



Whispering Palms

Property Overview

4

Bedrooms

4.5

Bathrooms

4,210

Square Footage





Whispering Palms lives up to its moniker as a tranquil retreat set amidst dancing palms trees and a cooling sea breeze. Richly stained windows and doors sourced from SMPM in St. Maarten invite in the trade winds and make for spaces flooded with natural light.

From the walls to the floor tiles—which were recently updated to Floor Tech and inspired by natural stone, the villa is awash in neutral tones to augment the vibrant colours of the natural scenery. Interior lighting furnished by leading industry providers, Design Lighting Consultants in Miami, enhances the ambiance of the seaside villa.

Whispering Palms



Front Exterior



Back Exterior



View from Pool Area



Living Room



A PLACE
TO OWN





Ownership at Jumby Bay

Since 1998 this entire 300 acre island has belonged to its homeowners. Each of the 56 properties are individually owned on a freehold basis and each holds a single and equal share in Jumby Bay Island Company Ltd which owns the freehold to everything else (the neighbouring Maiden Island, the undeveloped common land, the resort, the utilities, the ferries and the docks).

Our ownership structure at Jumby Bay Island is certainly unique but we stand alone in many other important ways. The island is home to some of the finest properties in the Caribbean. We are unrivalled not only in terms of natural beauty, wide open spaces, privacy and security but also accessibility. Ultimately though it is the international community of homeowners and their love for the island that really sets us apart.

Homeowner Benefits

Wholly owned by the homeowners through Jumby Bay Island Company, the resort adds valuable dimensions to the ownership experience. The Oetker Collection, with their world-wide reputation for quality and service, were retained to manage the resort in 2017, with their brief being to firmly establish Jumby Bay Resort as one of the finest and most exclusive in the world. JBIC is continually investing in the hotel to ensure the island maintains this reputation.

As an owner of one of Jumby Bay’s exquisite properties, you are afforded a plethora of opportunities to relax at your new home away from home and be pampered by your own team of staff who will cater to your every culinary fantasy.





*The Estate House
Restaurant*



*Jumby Bay
Veranda Bar*

Homeowners can also choose to experience the charm and flavour of the hotel’s restaurants and bars, enjoying a 50% discount on food and beverages within the resort. Or dive into Antiguan life! Ask the concierge to arrange lunch or dinner at one of the many great restaurants on the mainland.



A PLACE OF OPPORTUNITY



The Pinnacle in Private Island Living

Hailed by those who have discovered this hidden jewel of the Caribbean, Jumby Bay has continued to discreetly evolve as the most favored of the elite island destinations. Your invitation to own in one of the most exclusive locales in the world represents your unique eligibility to be a part of this distinguished island community.

From turn-key custom villas, to ground-up new construction, to the remodeling of existing estates to fit a reimagined aesthetic, Jumby Bay’s Estate Collection presents endless possibilities for creating your very own luxury island oasis. A most rare opportunity—as real estate of this caliber is not readily available, the chance to call paradise “home” now awaits at Jumby Bay.

A Most Rare Opportunity

The purchase of real estate on the island not only means acquisition of some of the most exclusive property in the world, but our unique structure also grants homeowners shared ownership in Jumby Bay Island itself—bringing to life the extraordinary dream of owning your very own private island.


Compelling and exquisite, these waterfront sanctuaries rarely become available; with only a limited few of the 56 homes on the island currently for sale, the opportunity to own real estate of this caliber is both tremendous and fleeting.





Junby Bay Island

OWNERSHIP OPPORTUNITIES



Discover the
Caribbean's best
kept secret; then
call it *Home*

A photograph of a tropical garden with a paved path leading through lush vegetation, including several tall palm trees. In the background, a swimming pool is visible. The entire image is overlaid with a semi-transparent teal filter.

Jumby Bay Island

To enquire about real estate opportunities on Jumby Bay Island, please contact *Bespoke Real Estate's Portfolio Management Team* by email or phone directly.

T +1 (631) 500 9030
portfoliomanager@bespokerealestate.com

www.bespokerealestate.com