



# Duffy & Company

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**ESTATE AGENTS, VALUERS, AUCTIONEERS & SURVEYORS**

**STELLA RISTORANTE, DICKENSON BAY, ANTIGUA**

**PRICE US\$695,000**



A rare opportunity to acquire a freehold restaurant with living accommodation and two separate income studio apartments.

Stella Ristorante is located in the popular tourist area of Dickenson Bay close to resorts such as Sandals, Blue Waters and Antigua Village. The casual, Caribbean style is not only popular with holiday makers but also with locals.

Situated on a hillside overlooking Dickenson Bay, diners can observe the fabulous sunsets across the Caribbean Sea and, if the conditions are right, catch the magical green flash as the sun

dips below the horizon.

The restaurant seats 40 and is well booked on most nights and can cater for large parties. The patrons rely on a simple, Italian style fare which has had them rated at No. 1 on Trip Advisor. Repeat business is very common. Within the restaurant there is a bar and adjacent is an outdoor kitchen with a pizza oven.

The upper part of the house comprises the owners accommodation which comprises a large hall, living room, kitchen/dining room, bedroom, bathroom, cloakroom/utility room and veranda.

The lower floor comprises two newly refurbished self contained studio apartments each with open plan kitchen/living/sleeping and a bathroom and is let on a regular basis to holiday makers.

There is also a swimming pool and a small detached staff cottage. The pool deck has recently been replaced and boasts new modern outdoor furniture. Ample car parking is available to visitors and guests.

Although currently very profitable, there are opportunities to increase income both in the restaurant and by adding to the holiday accommodation.

Accounts are available to seriously interested parties once they have inspected the premises.