



Anguilla  
RENDEZVOUS BAY

# ANGUILLA CALLING

Anguilla is consistently named the Best Caribbean island by Travel+Leisure and is widely regarded as one of the safest destinations in the Caribbean. With the incoming new airport and expanded airlift, it's time to call Anguilla your new home away from home.





Anchored on the island's southwestern coast, Rendezvous Bay is known for its two miles of powder-soft white sand, turquoise waters, and views of Saint Martin. Here, Beach Enclave Anguilla will debut the island's first architecturally inspiring private luxury villa resort, harmonizing the privacy of your home with resort amenities and services in a low density setting.

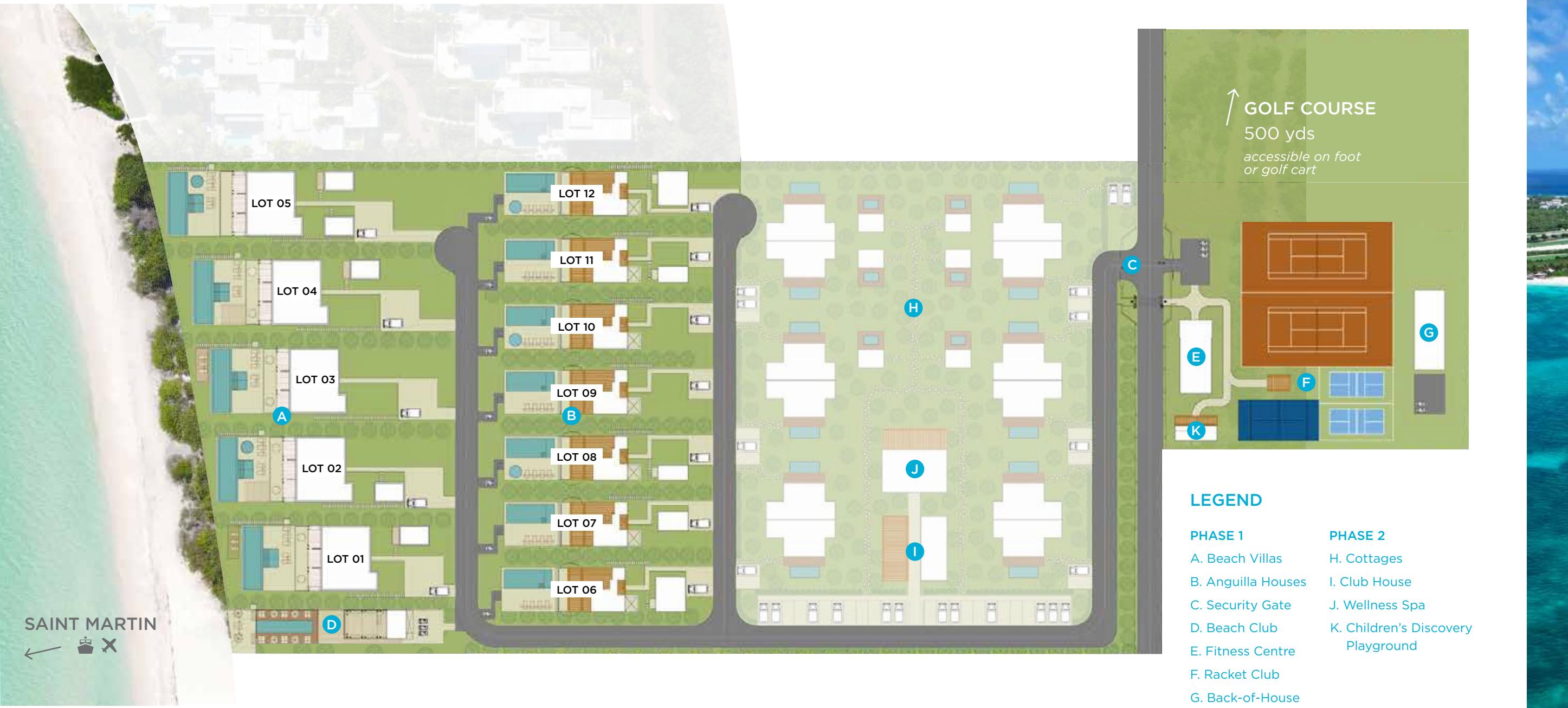
Designed by the acclaimed Blakstad Ibiza — the architects behind Cap Juca — the project's Phase 1 features five beachfront and seven ocean-view residences. Each villa reflects Blakstad's timeless yet contemporary design, offering four to seven bedrooms and expansive indoor-outdoor living spaces that celebrate Anguilla's coastal landscape.



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# WELCOME HOME

# SITE MAP



Rendezvous Bay, Anguilla



Beach Villa at Dusk



# BEACH VILLA

Beach Enclave Anguilla introduces an ultra-exclusive collection of only five Beach Villas, ranging from 5- to 7-bedrooms each, set on a wide stretch of pristine Rendezvous Bay beach, showcasing a design where contemporary architecture meets timeless Caribbean living.

The five-bedroom residence offers up to 9,680 sq. ft. of combined indoor and outdoor living space, including 6,580 sq. ft. under cover (the 7-bedroom layout offers up to 10,250 sq. ft. of combined indoor and outdoor living space, including 7,150 sq. ft. under cover). Each villa sits on a private parcel with 72 linear ft. of beachfront.

#### GROUND FLOOR

The villa's main level is accessed via a dramatic double-story atrium with immediate views of the pool and ocean. The great room spans the entire beach frontage of the ground floor, framed by floor-to-ceiling, slim frame glass sliding doors that flood the space with natural light and creates a seamless indoor and outdoor space. The chef's kitchen, with adjoining pantry and indoor dining area, flows naturally into the great room, creating a seamless gathering space. The ground floor also features a private guest suite with en-suite bath and a work from home office, as well as a service area with dedicated entrance, and generous owner storage.

Outdoor living is a highlight of the Beach Villa, with a 53-foot covered deck that opens onto an expansive sundeck, and a 51-foot long heated infinity pool. A built-in summer kitchen and bar make dining and entertaining effortless, while multiple shaded terraces offer options for lounging at any time of day. The heated pool offers a lounging area as well as a swimming area spanning 51ft. Optional jacuzzi and beach deck are available to further enhance the outdoor experience.

#### UPPER FLOOR

Upstairs, accessed through an architectural staircase, the villa boasts four beautifully appointed bedrooms inclusive of two corner primary suites with private terraces and spa-inspired baths. The primary suite features a freestanding soaking tub, dual vanities, and walk-in rain shower, while the second primary suite and ocean-facing guestrooms offer en-suite baths and ample closet space. The two primary suites and one of the two guest suites faces the beautiful views of the Rendezvous Bay and Saint Martin in the distance.

#### Available pre-designed Options include:

- Detached Guest cottage, with 480 sq. ft.
- Garage, with 390 sq. ft.
- Option to replace the garage area into an additional bedroom, mirroring the guest cottage
- Dining pergola, increasing the covered space by 340 sq. ft.
- Enhanced outdoor entertainment with inclusion of a bar by the summer kitchen and sun deck hot tub
- Sustainability features and solar power





# ANGUILLA GRAND HOUSE & ANGUILLA HOUSE

The Anguilla Houses are thoughtfully designed, four- to seven-bedroom multi-level residences, blending clean modern architecture with the warmth of Caribbean living. The residences have been planned to maximize privacy, light, and views while ensuring a seamless connection between indoor and outdoor spaces. Their elevated location as well as the rooftop floor ensure breathtaking views of the ocean and Saint Martin.

The Anguilla Houses enjoy a full beach experience accessible through the resort's Beach Club, with dedicated beach lounger area.





Anguilla Grand House Main Room



Anguilla Grand House Upper Floors

The four-bedroom residence offers up to 7,321 sq. ft. of combined indoor and outdoor living space, of which 5,494 sq. ft. are under cover. The seven-bedroom layout offers up to 7,845 sq. ft. of combined indoor and outdoor living space, including 6,019 sq. ft. under cover. Option to include an elevator is available for the Anguilla Grand House design.

#### GROUND FLOOR

Owners and guests are welcomed through a wide atrium leading to an open-concept great room framed by floor-to-ceiling, slim frame glass sliding doors and openings, offering 270-degree openings and seamless indoor and outdoor space, a Beach Enclave signature. The designer kitchen and dining areas flow effortlessly together, creating a natural gathering point for entertaining and everyday living. The ground floor also includes a private garden suite with an en-suite bath, a powder room, a generous laundry and storage room. The courtyard offers space for an optional, detached cottage suite and for an optional garage. Outside, the covered deck opens to a sun-drenched terrace with a summer kitchen and optional bar, shaded dining areas, and a 34-foot pool framed by lush gardens, creating a true resort-style yet private experience.



Anguilla House Main Room

#### UPPER FLOOR

The upper level of the Grand House is dedicated to a primary suite and a spacious guest suite; each designed as a private retreat with its own bath and ample closet space. The primary suite enjoys a spa-like bathroom with a freestanding tub, dual vanities, and walk-in rain shower, as well as a private outdoor shower and terrace with pergola for lounging. The guest suite offers a designer bathroom with dual vanities, walk-in shower and also benefits from an ample and private outdoor lounging space. The Anguilla House further offers an additional guest suite, facing the gardens.

#### ROOFTOP FLOOR

Crowning the home is a rooftop floor with two unique offerings in Anguilla: a rooftop primary suite and an expansive rooftop lounge offering the ultimate daytime or sunset entertainment experience, complete with an outdoor bar, fire pit and perhaps the best views of Saint Martin on island.



#### Available pre-designed Options include:

- Detached Guest cottage, with 450 sq. ft.
- Garage, with 375 sq. ft.
- Option to convert garage area into an additional bedroom, mirroring the guest cottage
- Enhanced outdoor entertainment with inclusion of a bar by the summer kitchen
- Optional Hot Tub
- Sustainability features and solar power.

In addition, for the ultimate convenience, the Anguilla Grand House can be configured with a private residential elevator providing easy access to all floors.



Aerial of Beach Enclave Anguilla



# Ownership at Beach Enclave

The privacy of your home combined with luxury resort amenities and services - welcome to your Beach Enclave home in Anguilla. Beach Enclave's approach to homeownership emphasizes ease of use and enjoyment. Owners and guests enjoy access to a thoughtful array of extraordinary amenities and services. The property is being developed and will be managed by the Beach Enclave team, an experienced on-island, luxury home development and management team.

## BE A PART OF

Our award winning beachfront resort

*Travel+Leisure 2022, 2023 and 2024 World's Best Awards (#3 in the Caribbean)*

*Condé Nast Readers Choice Awards 2024 (#3 in the Atlantic)*

*TripAdvisor Travelers' Choice #1 resort in Turks and Caicos five years running*

*Robb Report Best of the Best New Villas, 2025 (The Reserve by Beach Enclave)*

*National Geographic 100 hotels of a lifetime*

*Forbes Most Exciting Hotel Openings around the World (Beach Enclave Grace Bay)*

## HOMEOWNER SERVICES AND AMENITIES

- Preventive and ongoing maintenance, owner concierge service, consolidated revenue and expense statement inclusive of bill payment, and butler/housekeeping/chef service on-call
- Beach Club and Restaurant, open during daytime and early evening, offering a mediterranean lifestyle and cuisine and beach experience to all owners and guests. The space is inclusive of:
  - Covered restaurant area
  - Pool and pool deck experience, with day beds, lounge chairs and shades (owners and guests have preferred access)
  - Rooftop lounge, offering yoga and other activities in the morning and an event space thereafter
- Beach service, inclusive of daily set-up of lounge chairs, umbrellas, towels, refreshments, non-motorized water sports equipment such paddle boards, kayaks and snorkel gear, and daily beach clean-up
- Racket club, with x2 tennis courts, x2 pickleball courts and the very first padel court in Anguilla, all lighted, as well as an outdoor lounge area and storage
- Fully equipped fitness center, designed by experts and inclusive of 1,000 sq ft a/c space and covered outdoor class/hiit space

In addition, Phase 2 contemplates further amenity spaces:

- Wellness center, contemplating spa treatment rooms, changing rooms, meditation room, Japanese Outdoor bathtub, sauna and ice plunge
- Club Lounge, with daytime lounge spaces and evening games
- Indoor and outdoor Children's Discovery Playground

BE HERE.  
BE YOU.



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for more information and  
ownership opportunities.