



MAYREAU BEACHFRONT

MAYREAU ISLAND

St VINCENT & THE GRENADINES



Trois Anse Bay

**10 acres prime beachfront land
or 2 x 5 acres**

Mayreau is unquestionably the most exciting development prospect in the West Indies. A completely un-spoilt paradise at the very centre of the Grenadines.



This land is for sale for the first time and this is the opportunity to take responsibility for land on the beach in one of the worlds most beautiful locations with 5 or 10 acres of natural tropical woodland.

Mayreau is the smallest (1 1/2 square miles) of the inhabited Grenadine islands and has just over 250 residents.

BEACHFRONT

The beach is immaculate deep coral sand, the water is calm and clear, the swimming, snorkeling and diving are world class.

LAND TOPOGRAPHY

The land slopes very gently behind the beach and rides up to and slightly over the ridge - 10 acres of absolutely prime land on the beach and sloping gently up and over the small hill on the ridge. Bounded on the East by the main island road.

VIEWS from the LAND

The views over the bay and Caribbean Sea are panoramic, uninterrupted and include the islands of Union Island, Catholic Island . The land faces west - the sunsets are unbelievably beautiful.

GRENADINE ISLAND VILLAS

LAND & VILLAS

SALES RENTALS VALUATIONS IMAGES EVENTS

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POSITION in the NATIONAL PARK

Mayreau forms the western perimeter of the Tobago Cays National Park and Marine Reserve where 5 miles of coral reef encircle four desert islands set in an incredible turquoise lagoon.

YACHTING DESTINATION

Mayreau is the highlight for yachts sailing the Grenadines. The Salt Whistle Bay on Mayreau is established as the anchorage of choice in the region for yachts from around the world and is a must on any yacht charter cruise in the Grenadines.



Ground cover

Natural indigenous bush woodland.

The Doyle Yachting Guide on Mayreau:

"Mayreau is part of St. Vincent and the Grenadines, and lies in the middle of the Grenadines, close to the famous Tobago Cays. It is a one-road, two car island, rimmed with pristine beaches and affording spectacular views from up on the hill. The few hundred islanders who call this home are happy to see you and it is well worth exploring on foot. Visit both the village and the windward beaches.

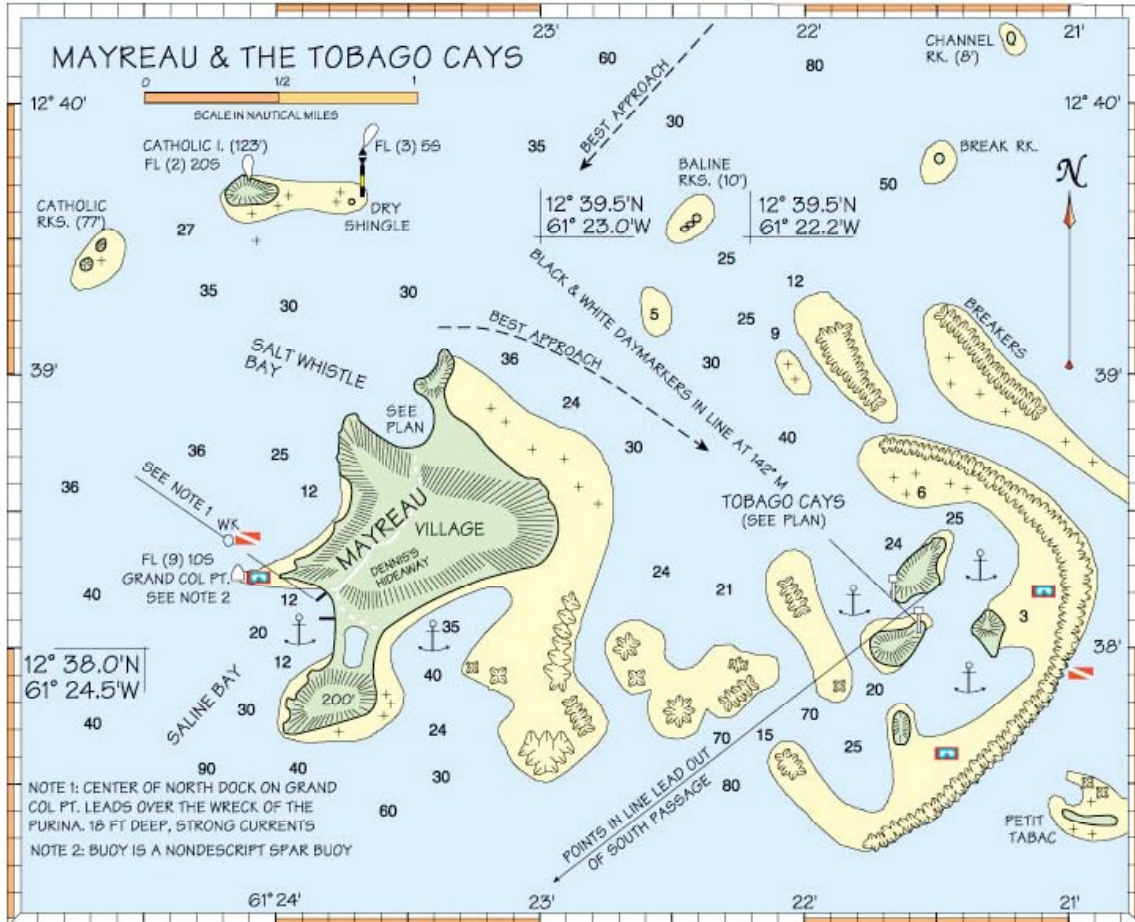
Two beautiful anchorages will satisfy those cruising the islands. Salt Whistle Bay has a sweeping half moon beach, and the Salt Whistle Bay Club is tucked away behind it. The resort is so well hidden in the trees that people who sail in the bay often question whether it is really there."

Airports:

Union Island 3 miles

Canouan 6 miles

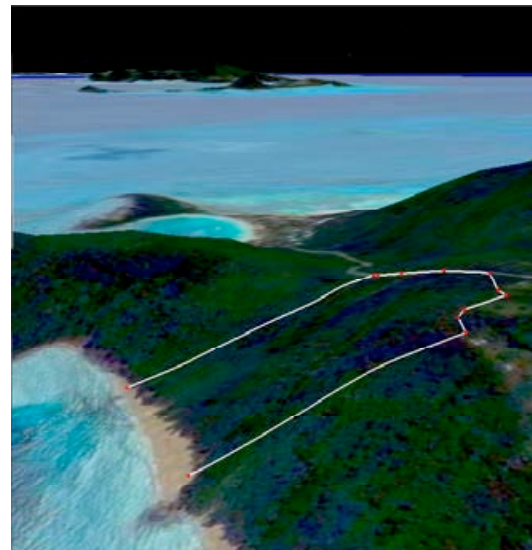
Mustique 20 miles



Planned projects elsewhere on Mayreau:

- Boutique hotel
- Marina
- Villas

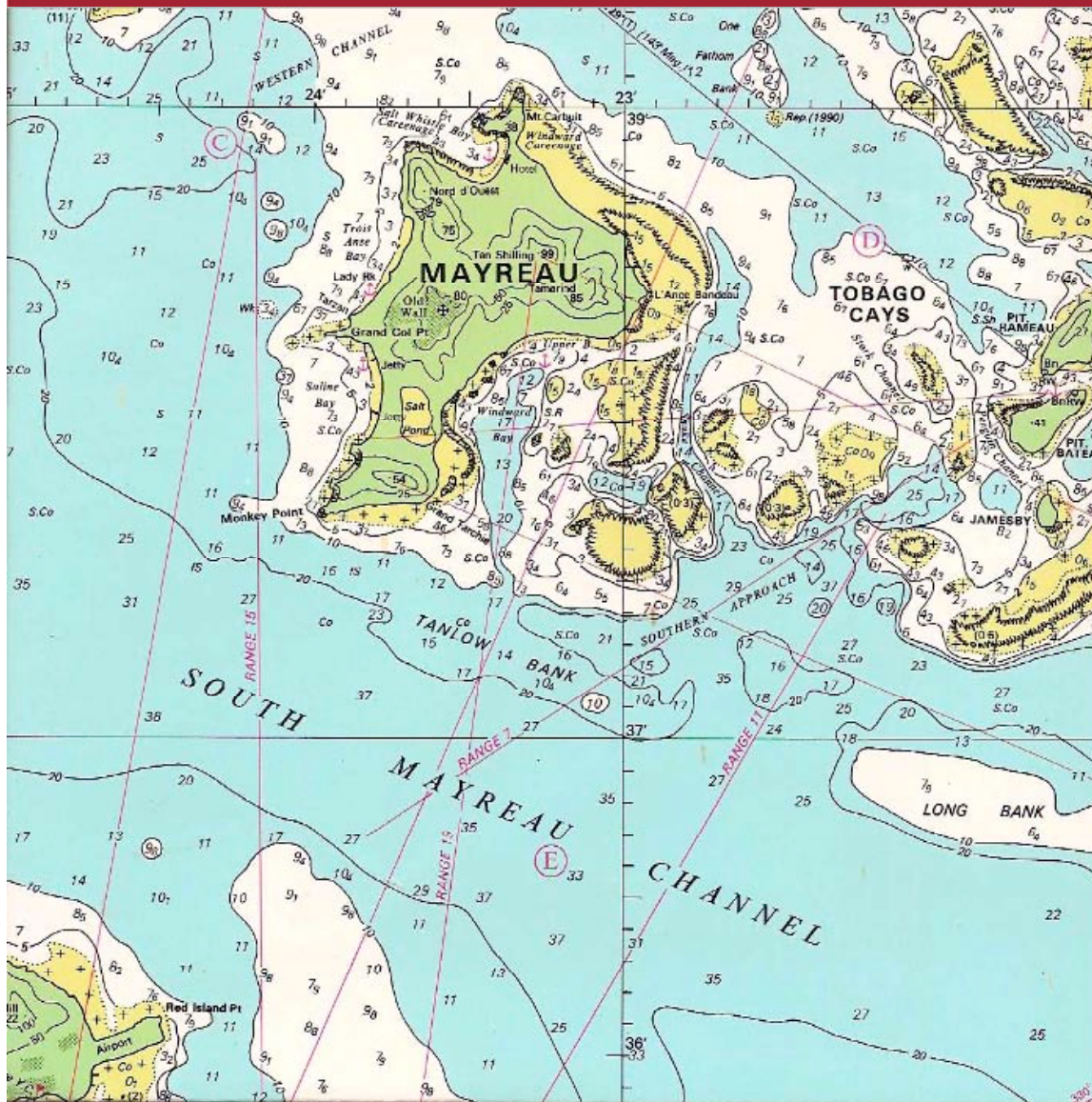
The Grenadines has attracted exclusive developments such as Raffles Resort to the near by Canouan Island which



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Distances

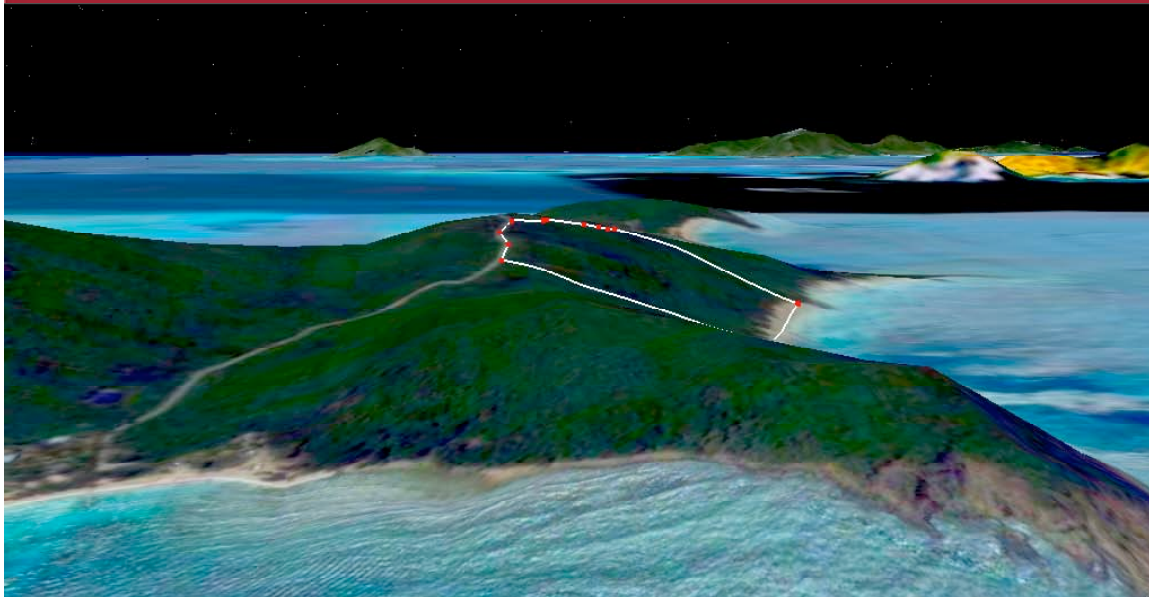
- centre of village 1/4 mile
- Saltwhistle bay 1/3 mile
- harbour wharf 1/2 mile
- distance by boat to nearest airport (Union) from property beachfront 3.75 nautical miles

Chart Showing Airport Proximity on Union Island (Air port runway is in the bottom left corner for flights to Barbados)

Position

12 38 32 N
61 23 42 W





Specification:

500 ft coral white sand beach frontage

450 ft road frontage

elevation sea level to 160 ft

average incline 1 in 5

Infrastructure

Concrete road from Saline Bay through the village to Saltwhistle Bay runs along the property

Electricity from Mayreau electricity generation plant (diesel)

Share of further infrastructure costs can be arranged with the owners of the neighbouring development land south of Lady Rock

Communications:

CABLE: KaribCable cable

TELEPHONE LINE :Cable and Wireless telephone

CELL PHONE: Cable and Wireless and Digicell cell phone coverage

Water Links:

Private Speed boat charters to neighbouring islands

There is a regular mailboat/ferry service.

Private Jets:

the extension to the Canouan airport which takes Private Jets.

Existing amenities include:

Hotel, guest houses, various restaurants and small shops

- Primary school
- Church
- Dive Sites



MAYREAU OVERVIEW

Mayreau is the smallest inhabited island of the Grenadines, with an area of about 1.5 sq. miles, and a population of about 300. The population is centered in Old Wall village, located on a hilltop in the southwest of the island. It is an

isolated community, accessible only by boat. Electricity is only recently (2002) provided by a central generator. There is a single lane concrete road leading from Saltwhistle Bay to Saline Bay and through the village.



The top of the island is crested with the small school, the telecommunications building and the Mayreau Catholic Church and a pentecoastal church. The island gets much of its water from three catchments set on the east side of the island. One serves the resort at Saltwhistle, and two serve the village. Saline Bay is named for the salt pond just east of the sandy beach. Salt was harvested and exported in times past

but is now only harvested for local use. The island is mostly populated by fishermen and supported by tourism. The school has about 50 students in Grades 1-6. Mayreau also has a small resort area on Saltwhistle Bay. Saltwhistle Bay is also a very popular and beautiful spot for anchoring yachts. From the crest of the hill beside the Catholic Church, there is a beautiful overlook of the Tobago Cays, Canouan and Union Island.



ISLAND HISTORY

A private island in one family ownership for generations

History

Sharing a common history with neighbouring islands, Mayreau was once inhabited by a succession of Amerindian people beginning with the Ciboney and culminating with the Caribs.

As the pendulum of French and English claims swung, various groups of intrepid settlers arrived on Mayreau. During the 1720s, a Frenchman, Monsieur de L'isle, laid claim to the island. With the signing of the 1763 Treaty of Paris, St. Vincent and the Grenadines were ceded to Great Britain. Monsieur de L'isle however, was permitted to retain possession of Mayreau. Thirteen years later, records show a population of six European tenants and sixty-six slaves. The main source of revenue and export was cotton.

Fleeing France during the Napoleonic Wars (1800-1815), a branch of the celebrated Saint-Hilaire family arrived in Mayreau and acquired ownership of the land. The last descendant of this

famous old family, one of which was a lady-in-waiting to the Empress Josephine at Malmaison, was Jane-Rose de Saint-Hilaire. Known locally as Miss Jane-Rose, she governed the island under a sort of feudal system. The inhabitants, who for the most part were direct descendants of the Saint-Hilaire slaves, were allowed to build homes free of any charge, and to cultivate as many acres as they desired. By this arrangement of land tenure, the harvest (mainly cotton and cocoa) was divided equally between Miss Jane-Rose and the tenants. Upon her death in 1915, the Eustace family inherited Mayreau through marriage. With the exception of 22 acres which was sold to a Canadian family and the village (21 acres) which was acquired by the government of St. Vincent and the Grenadines, Mayreau remains privately owned by the Eustace heirs.

Unique among their neighbors for their French-Catholic heritage, the people of Mayreau are also unique in their harmoniousness.

