

# SV



## The Signature Villas Collection

The Signature Villas Collection is a gracious portfolio of one-of-a-kind properties on one of the most sought-after island destinations in the world. It is a legacy of villa homes that reflect the style and sophistication of European elegance with traditional Caribbean warmth and hospitality. Rarely will you find properties to match the singular concept, unique setting, exclusive design, and the highest standard of construction that defines a Signature Villa home. The company is built on a solid reputation that spans more than 20 years of property development experience. The mission of Signature Villas is to give each homeowner the ultimate Anguilla experience. Attention to detail, design excellence and a commitment to quality and craftsmanship have blended to define how Signature Villas creates distinctive homes that reflect the quality and commitment that goes into building each home.

From initial creation and design to the finished project, a Signature Villas home is the reflection of each customer's taste and style, yet it is built upon a timeless foundation of craftsmanship and pride. Each Signature Villa is a one-of-a-kind home, created by professional craftsmen for the ultimate in comfort and style. Tucked away throughout the island in some of the most coveted settings, the Signature Villas are gateways to build and share memorable experiences with family and friends time and time again.

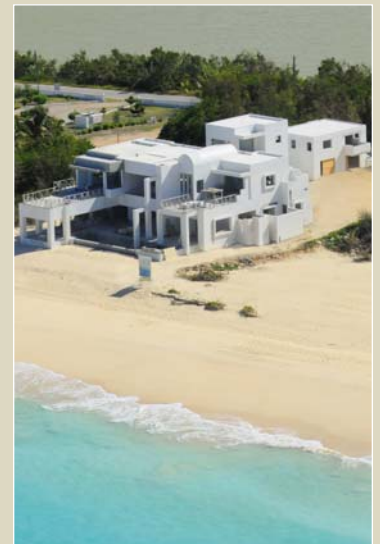
You have the assurance of integrity and accountability when you invest in a Signature Villa home. Every detail of the home's design and construction is carefully considered and carried out by our team of more than 70 skilled local architects, draftsmen, designers and builders.

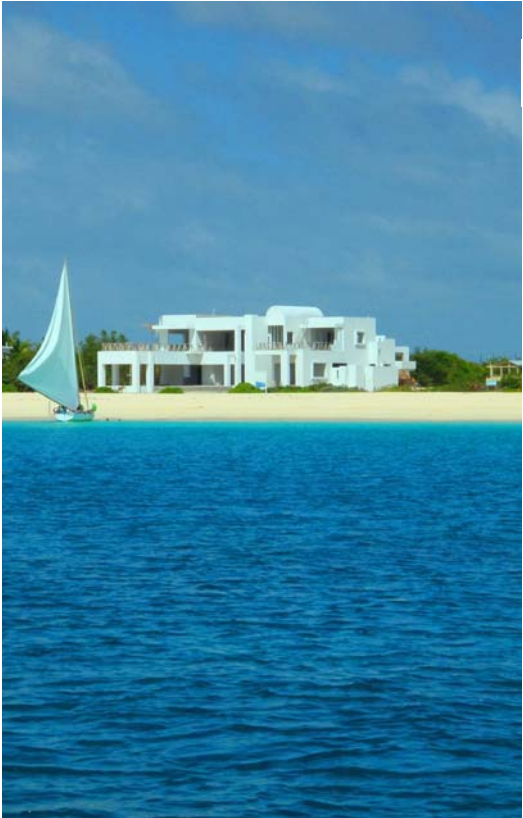
WELCOME TO

## SIGNATURE VILLAS Anguilla, BWI

# SV

***“You have the assurance of integrity and accountability when you invest in a Signature Villa home.”***





## The Beach House Meads Bay

The setting for this incredible home is as stunning as the design.

Built on one acre of prime beachfront land on the powdery white sand of Meads Bay in the island's west end, with more than 17,000 square feet total living space, the Beach House is a modern masterpiece.

Set within beautifully landscaped gardens and offering seven spacious master bedrooms and 10.5 bathrooms, the architecture of this inspired home is designed to capture the natural beauty of Anguilla, with its spectacular sunsets and ocean views.

With more than a dozen dedicated outdoor deck and lounge areas, there is no shortage of spaces for entertaining or quiet solitude.

The villa features a luxurious entertainment suite on the lower level which comprises a state of the art entertainment and leisure system allowing for control of the room's sound, light, music and overall mood. A large home theatre with surround sound lends a whole new meaning to "movie night". A tennis court, fitness room, a 44 foot infinity edge pool, an outdoor Jacuzzi and a games room are only SOME of the extras that you can expect at the Beach House.

The Beach House on beautiful Meads Bay.



### Overview

- Size of Lot: 1 acre
- Main House: 7 Master Bedrooms with 10.5 Baths ( includes 1 Bdr/library)
- Spacious Living and Dining Areas
- Fully Equipped Premium Brand Kitchen
- 44 Foot Infinity Edge Pool
- Large Home Theatre
- Satellite Television
- State-of-the-art automated Entertainment, Audio, Mood Lighting and Security System
- Outdoor Decks and Lounge Areas
- Outdoor Jacuzzi
- Bar/Lounge
- Games Room
- Office
- Gymnasium
- Beautifully landscaped Gardens with comprehensive irrigation system
- Tennis Court
- Large full-service laundry
- Stand alone double car garage and storage
- Stand alone guest/staff self-contained apartment
- Automated back-up generator
- Extensive parking

## THE BEACH HOUSE

### CONSTRUCTION UPDATE

*Signature Villas is proud to announce that construction on The Beach House on Meads Bay will be completed by Early winter 2010.*

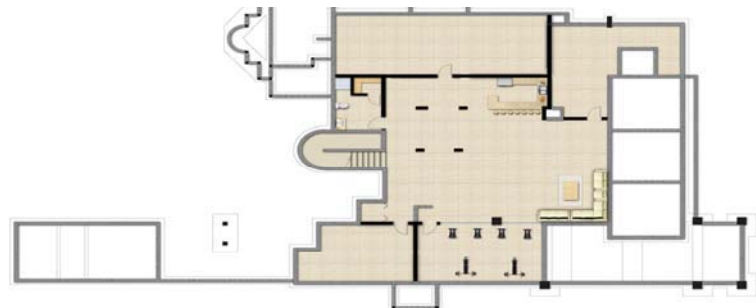
- Drop ceilings installed and electrical work almost complete.
- Tiling work in progress throughout the villa.
- Custom made windows and doors ordered. Installation expected July 2009.
- All masonry work completed.
- Pool structure completed.
- Plumbing materials on site and installation in progress.
- Landscaping preparation completed.
- Painting in progress. Final work to be completed early winter 2010
- Kitchens and bathrooms appointments on order.



Ground Floor



Top Floor



Entertainment Suite



Meads Bay Beach – Home of The Beach House

For more information on  
Signature Villas

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## A Message from Signature Villas

We are delighted to share with you “what’s new” at Signature Villas. As a self-financed company, we guarantee on-time completion of all our construction projects. In this newsletter, we are pleased to provide updates on two of our most exciting projects: The Beach House on Meads Bay and Villa Indigo in Little Harbour.

Construction continues as scheduled on The Beach House at Meads Bay and we are nearing our targeted completion date this Fall. We gladly welcome viewing requests of this magnificent home. Please call us to arrange a tour of this wonderful estates or to discuss any of the other exciting projects we are currently developing.

We are very proud that Signature Villas is woven into the fabric of Anguilla: The people, the places and the future of this island.

Much more than a commitment to building the best homes, we are dedicated to helping Anguilla and Anguillians grow and benefit from the development that is occurring on island.

We are equally proud of each project in the Signature Villas portfolio, which present unique and prestigious investment opportunities for the most discerning individuals.

We have been investing in Anguilla’s development for more than 20 years and you can look forward to more exciting news from us in the months to come.

Ian “Sugar George” and Janine Edwards  
John and Val Barker



Architectural rendering of The Beach House - Meads Bay