

Indigo Breeze Estate

GREAT CAMANOE ISLAND - BRITISH VIRGIN ISLANDS - CARIBBEAN

Indigo Breeze Estate is a 2.1-acre freehold hilltop retreat on exclusive Great Camanoe Island, British Virgin Islands - an expansive single-level residence built to withstand the elements, with 270-degree sunrise-to-sunset views over the world's finest sailing waters. Over 4,000 sq ft of living space, a guest house, swimming pool, and a private marina slip complete an outer-island estate minutes from Beef Island Airport.

USD 2,950,000

2.1 ACRES - 4,000+ SQ FT - GUEST HOUSE - MARINA SLIP - FREEHOLD

THE ESTATE

At a Glance

PRICE	USD 2,950,000
LOCATION	Great Camanoe Island, British Virgin Islands
ACREAGE	2.1 acres
LIVING SPACE	4,000+ sq ft enclosed
PORCHES	1,200+ sq ft covered porches/terraces
PATIOS	1,600 sq ft open patios
GARAGE	Two-car garage with workshop
KITCHEN	Gourmet: quartz, 2 ovens, 6-burner propane, wine fridge
MASTER	Separate quarters: AC, bedroom, sitting area, office, soaking tub
GUEST HOUSE	Fully air-conditioned, 2 bed / 2 bath
POOL	Swimming pool + screened porches
VIEW	270-degree sunrise-to-sunset
MARINA SLIP	Private slip, protected inner harbour (to 28 ft)
AIRPORT	~15 min from Beef Island Airport
TENURE	Freehold
STATUS	Available

ISLAND VITALS

TENURE	COORDINATES
Freehold	18.460°N, 64.536°W
SHORELINE	WATERS
Three seasonal beaches	Caribbean Sea





THE ISLAND

A Hilltop Retreat on Great Camanoe

Great Camanoe is one of the British Virgin Islands' most exclusive private island communities - a quiet hilltop world near Tortola where cooling trade-wind breezes, vivid rainbows, and star-filled night skies set the rhythm of the day. Indigo Breeze Estate occupies a secluded ridgeline position, its sweeping views taking in sunrise and sunset in a single, unbroken panorama.

LEGACY

Built for the Elements

Designed to withstand the elements, the estate delivers a distinguished outer-island living experience: over 4,000 square feet of enclosed living space, more than 1,200 square feet of covered porches and terraces, 1,600 square feet of open patios, and a two-car garage with workshop. Every detail speaks of exceptional craftsmanship - the serious bones of a home built for decades of Caribbean light and weather.

RESIDENCES

Home, Master & Guest House

The Residence: large open living and dining rooms, a powder room, and a guest bedroom with full bath; an updated gourmet kitchen with quartz countertops, large island, two ovens, six-burner propane stove, wine fridge, and ice maker. The Master Quarters: separate, fully air-conditioned, with a large bedroom, sitting/exercise area, den/office, soaking tub, and outdoor shower. The Guest House: fully air-conditioned, two additional bedrooms and two bathrooms. Screened porches and a swimming pool complete the indoor-outdoor lifestyle.

RECREATION

Beaches, Marina & Sailing

The water: three seasonal beaches on Great Camanoe - crystal-clear turquoise, a short buggy ride away, ideal for snorkeling or swimming. The marina: a private slip in the protected inner harbour for powerboats up to 28 feet, with a communal boat ramp, haul-out facility, and storage yard. The lifestyle: passing yachts at anchor, quick boat trips to Trellis Bay, and island-hopping across the BVI's legendary sailing grounds.





TERRAIN

Land and Water

Set on 2.1 acres of freehold land, the estate captures both sunrise and sunset. Three seasonal beaches on Great Camano lie a short buggy ride away - crystal-clear turquoise waters ideal for snorkeling or swimming. The private island community keeps well-maintained roads and low HOA fees, with calm shelter from waves and wind in the protected inner harbour marina.

KNOWN FOR

A freehold hilltop estate on exclusive Great Camano: 4,000+ sq ft of craftsmanship, guest house, pool, and a private marina slip - with 270-degree sunrise-to-sunset views, minutes from Beef Island Airport.



ARRIVAL

Airport & Marina

Residents can arrive home within 15 minutes of flying into Beef Island Airport - among the most convenient airport-to-door journeys in the Caribbean. The estate includes its own marina slip for powerboats up to 28 feet; the protected inner harbour offers calm shelter, a communal boat ramp, haul-out facility, and storage yard.

THE SAILING

Sailing Waters

The British Virgin Islands are the world's most storied cruising grounds - line-of-sight sailing between Tortola, Virgin Gorda, Jost Van Dyke, and Anegada. From the estate's ridgeline, the passing yacht parade is daily theatre; from your marina slip, Trellis Bay and the Baths are an easy day's sail.

OWNERSHIP

Lifestyle and Value

The British Virgin Islands are a premier jurisdiction for private island ownership: foreign buyers acquire through the Non-Belonger Landholding License, backed by a legal system that deeply respects private property rights, with freehold tenure available. Recent 2026 corporate transparency updates have only strengthened the territory's reputation with international capital. A peaceful escape at the center of the world's finest sailing waters - relaxation, adventure, and natural beauty.

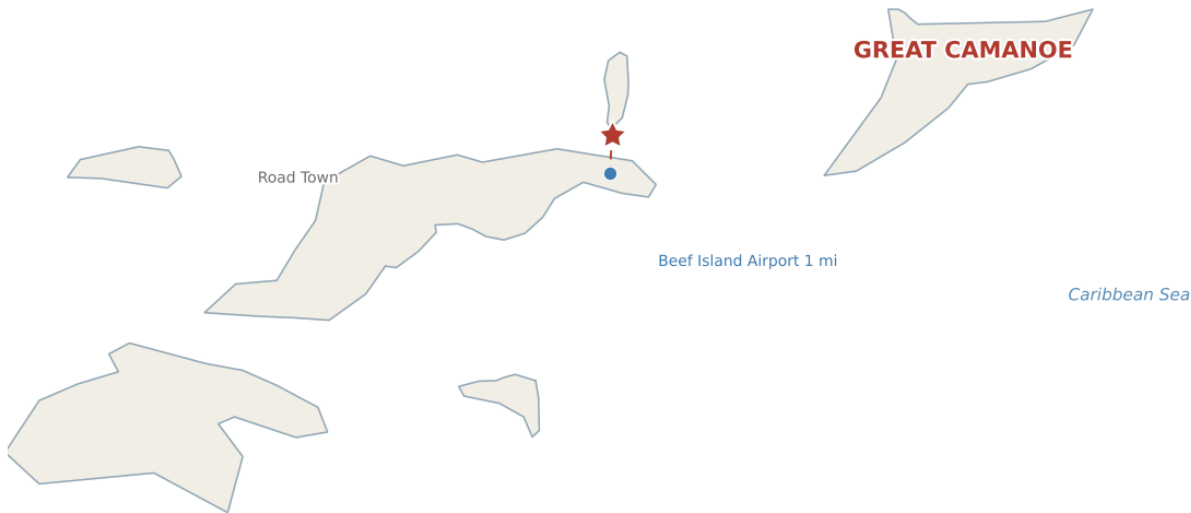
2.1 ACRES · MARINA SLIP · 15 MIN TO AIRPORT · BRITISH VIRGIN ISLANDS

LOCATION

On the Map

GREAT CAMANOE ISLAND - BRITISH VIRGIN ISLANDS - CARIBBEAN

LOCATION



Straight-line distances, approximate • Coastline: Natural Earth

INDIGO BREEZE ESTATE

Great Camanoe Island, BVI • 18.460°N, 64.536°W

DISTANCES

Beef Island Airport **1 mi**

ELEVATION & CLIMATE

Summer high (Aug avg) **88°F**

Winter low (Feb avg) **70°F**

Sea temp **79-84°F**

ACCESS

Private slip in protected inner-harbour marina (28 ft)

Approx. 15 min from Beef Island Airport

Communal boat ramp, haul-out, and storage yard

Straight-line distances, approximate.
Sources: PrivatIslandsOnline listing, geocoder, climate
aggregators (see sources.txt).

GALLERY

The Estate in Frames





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