

OIL NUT BAY

VIRGIN GORDA, BRITISH VIRGIN ISLANDS

A 400-acre freehold community on the eastern tip of Virgin Gorda, reached only by boat or helicopter, where a limited number of villas and homesites are offered for ownership in the most private corner of the British Virgin Islands.

Price Upon Request

400 ACRES • FREEHOLD OWNERSHIP • BOAT OR HELICOPTER ACCESS ONLY • PRIVATE MARINA • BEACH CLUB & SPA

THE ESTATE

At a Glance

PRICE	Price Upon Request
OFFERING	Villas and homesites for sale
PRICE RANGE	Low \$3M to beyond \$20M
TOTAL LAND	400 acres
TENURE	Freehold
ACCESS	Boat or helicopter only
AMENITIES	Marina, beach club, spa, dining
LOCATION	Eastern tip of Virgin Gorda

THE PRIVATE ISLAND LIFE, ALREADY BUILT

There are no small private islands for sale in the British Virgin Islands. Oil Nut Bay is what took their place: a freehold community with the privacy of an island and a finished resort behind it.

ISLAND VITALS

PRICE	Price Upon Request	TOTAL LAND	400 acres
TENURE	Freehold	ACCESS	Boat or helicopter only
OFFERING	Villas and homesites	PRICE RANGE	Low \$3M to beyond \$20M
COMMUNITY	Marina, beach club, spa	LOCATION	Virgin Gorda, BVI

REGION — BRITISH VIRGIN ISLANDS

A British Overseas Territory where overseas buyers hold freehold title under a Non-Belonger Land Holding Licence, in a tax environment with no income, capital gains or inheritance taxes.





ARRIVAL

The Arrival

Every visit begins on the water. The boat crosses from Tortola and slows into a private dock, and the community rises above it in green ridges dotted with villas. There is no road in and no passing traffic, so the dock is both front door and filter: everyone on the property is an owner, a guest, or staff.

THE MARINA VILLAGE

Nova and the Marina

The marina village is the community's social shore. Nova, the restaurant and lounge, sits over the water among the moorings, and a market and coffee shop handle the daily details. Days start with boats leaving for the North Sound and end with owners drifting back for dinner as the harbour lights come on.

THE RESIDENCES

Villas and Homesites

The offering pairs completed residences with buildable homesites across the community's neighbourhoods, from beachfront villas on the sand to legacy estates on the high ground. Each home is individually designed for its position, and the current list runs from the low three millions to beyond twenty million dollars. Buyers who prefer to build can choose a homesite and work with the community's in-house construction team.

STAY FIRST

Try Before You Buy

Many of the residences can be rented before they can be owned, and that is the honest way to judge the place. Stay a week: swim the reef at first light, learn which beach is empty at noon, and take the measure of the life. Owners who buy can place their home in the same rental programme when they are away, with management handled in-house.





THE SETTING

Land and Water

The community occupies the far eastern tip of Virgin Gorda, where green hills fold down to white sand and a protected reef lagoon. Because the land rises from beachfront to ridgeline, no two positions read the same: some homes sit directly on the sand, others look down the island chain from high, breezy ground, and the remaining homesites keep that same variety for buyers who would rather build. Offshore, the reef holds the lagoon calm for swimming, paddleboarding and snorkelling, while the open water beyond the point is the North Sound, the sailing heart of the British Virgin Islands.

Trade winds do most of the cooling, and daytime highs hold between 82 and 87 degrees Fahrenheit through the year.

KNOWN FOR

A peninsula reached only by boat or helicopter, so no one arrives by accident. A reef lagoon for calm morning swims, with the sailing water of the North Sound beyond it. A beach club, over-water restaurant and spa run for owners, not crowds. Villas and homesites held freehold, with stays available before any purchase.



GETTING THERE

Access

Oil Nut Bay is reached only by boat or helicopter, and that is by design. Most owners fly to Terrance B. Lettsome International Airport on Tortola: Miami is served nonstop in roughly three hours, with connections from across the United States and Canada. From the airport, the community arranges the onward leg, a private boat crossing of about 30 minutes or a direct helicopter transfer to its own heliport, where customs and immigration are handled on site. Helicopter charters also run from St. Thomas, San Juan and neighbouring islands.

SERVICES

Utilities

Everything a private island owner would otherwise build and staff alone is already in place and professionally run. A deep-water marina anchors the village, with the Beach Club and its pools, the over-water Nova restaurant, the Sundara spa and studio, tennis and pickleball courts, a kids club and hiking trails spread through the community. Power is solar-assisted, water is desalinated, and utilities run underground, keeping the landscape, not the infrastructure, in charge of the view.

BOAT OR HELICOPTER ONLY • NONSTOP FROM MIAMI

LOCATION

On the Map

VIRGIN GORDA • BRITISH VIRGIN ISLANDS

LOCATION



Straight-line distances, approximate • Coastline: Natural Earth

OIL NUT BAY

Virgin Gorda, British Virgin Islands • 18.499°N, 64.330°W

DISTANCES

Lettosome Intl (EIS), Tortola	14 mi
Spanish Town	7 mi
Road Town, Tortola	20 mi
St. Thomas (STT), USVI	44 mi

ELEVATION & CLIMATE

Daytime highs (year-round)	82-87°F
Sea temperature	79-84°F

ACCESS

- Boat or helicopter access only
- Miami to Tortola (EIS) nonstop, about 3 hours
- Private boat or helicopter transfer to Virgin Gorda
- On-site heliport with customs and immigration

Straight-line distances, approximate.
Sources: Wikipedia (airport and town coordinates), latitude.to (Road Town), weather2travel (CRU / Met Office), hummingbird.travel.

GALLERY

The Estate in Frames





PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

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