

Seascape Villa

Region: British Virgin Islands **Sleeps:** 6

Overview

Nestled on the northeastern tip of Mosquito Island, The Branson Beach Estate's Seascape Villa is an exquisite villa that promises an unforgettable retreat for up to six guests. This luxurious haven seamlessly blends contemporary design with natural beauty, offering an array of amenities and breathtaking ocean views.

The villa's layout is thoughtfully designed, with three bedrooms and shared living spaces on the ground floor. The true gem, however, is the Great Room, situated on the upper level. In this spacious communal area, you'll find a signature corner bar, a grand dining table accommodating up to 22 guests, a deck, games areas, and a fully-equipped kitchen that's perfect for showcasing culinary delights and hosting memorable celebrations. The entire villa is equipped with WiFi, allowing you to stay connected or stream your favourite music.

The Master Suite is a masterpiece in itself, featuring floor-to-ceiling glass doors that open up to offer a stunning 180-degree panorama of the sea. This expansive suite boasts direct access to the living area and the inviting infinity pool. Step out onto the sun deck, or indulge in a relaxing bath in the outdoor bathtub while taking in the mesmerising view. Inside, you'll find a king-size bed, an indoor shower, and a concealed TV at the foot of the bed. A minibar fridge ensures you have refreshments at your fingertips.

Seascape Villa also offers two elegant guest rooms, each with its own en-suite bathroom. These rooms are mirror images of each other, with one facing the sea and the other providing views of both the ocean and the island's Recreation Area. These well-appointed rooms feature king-size beds (or twin beds, upon request), private balconies with sea views, and minibar fridges for added



convenience.

Outside, the villa boasts a wraparound infinity pool that beckons you to take a refreshing dip while soaking up the sun. The pristine beach is just a stone's throw away, providing the perfect backdrop for leisurely strolls and water activities. Whether you seek relaxation, adventure, or a perfect setting for celebrations, Seascape Villa at The Branson Beach Estate offers an exceptional sanctuary where every moment is an opportunity to enjoy life's finest pleasures!

Facilities

Scuba Diving • Walking/Hiking Paths • Waterfront • Spa/Massage • Watersports • TV • Canoeing/Kayaking • Walk to Beach • Sailing • Air-Con • Wi-Fi/Internet • Boat Trips • Hairdryer • Resort Villa • Seaview • Chef/Cook Available • Wow Factor • Private Pool • Beach Nearby • Maid Service Available • Instagrammable • Modern • Pre-Stocked Fridge Available • Spa Treatments Available • Transfers Available • Babysitting Available • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • All Bedrooms En-Suite • Outstanding Landscapes • Outdoor Pursuit & Activities

Interior & Grounds

The Villa

Ground floor

- Shared living space with comfortable seating and TV
- Fully-equipped kitchen
- Master bedroom with 180 degree ocean views, king size bed, concealed TV indoor shower and outdoor bathtub, sundeck, minibar fridge
- Bedroom with king size bed and ensuite bathroom, balcony with sea views, minibar fridge
- Bedroom with two single beds and ensuite bathroom, balcony with sea views and minibar fridge

Upper floor

- The Great Room, with corner bar, dining space for up to 22 guests, games area, kitchen

Exterior grounds

- Balconies
- Wraparound infinity pool
- Sun loungers
- Private terrace

Additional facilities

- Wi-Fi
- Music streaming availability
- Air conditioning
- Chef services available
- Laundry services
- Spa treatments (on request)
- Babysitting services (on request)
- Kite surfing lessons (on request)



Location & Local Information

Situated in the heart of the British Virgin Islands, the villa at The Branson Beach Estate on Moskito Island offers a truly paradisiacal escape. Moskito Island itself is a hidden gem, a private island that epitomises exclusivity and natural beauty. This pristine island is situated in the azure waters of the Caribbean Sea, just a short distance from the larger Virgin Gorda Island and a mere stone's throw from the famous Necker Island, which is owned by Sir Richard Branson.

The villa is perched on an outcrop at the northeast tip of Moskito Island, providing an unparalleled vantage point for soaking in the breathtaking surroundings. From this idyllic location, guests are treated to uninterrupted panoramic views of the shimmering Caribbean Sea. The island's lush greenery, fringed by white sandy beaches and swaying palm trees, creates a picture-perfect setting that's both serene and awe-inspiring.

Moskito Island itself is a testament to its pristine natural beauty, with its undisturbed landscapes and vibrant coral reefs that invite snorkelling and diving enthusiasts to explore the underwater wonders. The island's location within the British Virgin Islands archipelago means that it benefits from the region's year-round tropical climate, making it an ideal destination for sun-seekers and beach lovers.

Access to Moskito Island is private and exclusive, ensuring that guests enjoy a sense of seclusion and tranquillity throughout their stay. The island is a haven for those seeking privacy, relaxation, and adventure, with opportunities for water sports, hiking, and simply unwinding on the immaculate beaches.

The villa's location on Moskito Island, within this Caribbean paradise, offers a rare and coveted opportunity to experience the utmost in luxury and natural beauty. Whether you're watching the sunset over the sea from your villa's terrace or embarking on a snorkelling adventure in crystal-clear waters, Moskito Island is a



destination that promises an unforgettable escape in one of the world's most enchanting locations.

Local Amenities

Nearest Airport	Beef Island Airport (EIS) (21km)
Nearest Airport 2	St Thomas Airport (STT) (80km)
Nearest Town/City	Virgin Gorda (Virgin Gorda)
Nearest Beach	(Walking Distance)

What we love

- Both the location and the villa itself are breathtaking!
- The wraparound infinity pool has to be seen to be believed.
- This island paradise means that soft sandy beaches are just a stone's throw away.

What you should know...

- All three bedrooms feature ensuite facilities.
- The master suite has a luxurious open-air bathtub.
- The villa's location offers guests 180 degree ocean views.

Terms & Conditions

- **Security deposit:** Credit card details are required by the owner 2 weeks prior to departure for pre-authorisation.
- **Arrival time:** 4 pm.
- **Departure time:** 12 pm.
- **Energy costs included?:** Yes, included in rental price.
- **Linen & towels included?:** Yes, included in the rental cost.
- **Pets welcome?:** Not Allowed.
- **Other Ts and Cs:** Infants (under 6 years old) stay free of charge. A child is charged USD \$400 for 2023 and \$440 for 2024 per night (when using a nursery, sofa bed or rollaway bed). A young adult is charged USD \$600 for 2023 and \$660 for 2024 per night (when using a sofa bed or rollaway bed).
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival.
- **Smoking Allowed?:** Smoking & Vaping not permitted.
- **Insurance:** Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.
- **Minimum stay:** A 4-night minimum stay applies throughout the year, excluding Thanksgiving where a 5-night minimum stay applies and the Festive season where a 7- night minimum stay applies.
- **Heating costs included?:** Not available.
- **Pool heating charge?:** Not available.
- **Tax:** 3% BVI Hotel Accommodation Tax and 2.5% Service Charge include in the rental price.
- **Internet access?:** Wi-Fi is included in the rental price.
- **Pool towels included?:** Flexible.