

# Pelican Beach House

## VILLA DESCRIPTION

Pelican Beach House is a 3 bedroom split-level villa approximately 395 square meters with a Guest Cottage which is approximately 54 square meters of covered space, it also has an external pool located to one side offering spectacular views of the sea.

External finishes are a blend of stone, adobe painted cement walls and hardwood windows and doors. Roofs are wallaba shingles which blend naturally into the environment and gives you a feeling of been surrounded only by nature.

Through the main entrance you enter the foyer and then into the delightful and large great room with a spectacular view to the most magnificent reef through the glass sliding doors which when fully open brings the veranda space inside.

The spacious kitchen comes with stainless steel SMEG appliances and is very well appointed, conveniently located off the kitchen are the laundry room and service bathroom.

Three steps up from the great room, the Mopion villa provides a media room adjacent to the master bedroom. The master bedroom has a sizeable walk through closet and is set up to take full advantage of the stunning views.

The floors are Travertine and the grand vaulted ceiling is pickled Tongue and Groove. A few steps down from the great room, are two more bedrooms which both have en-suite bathrooms, concealed air conditioner, ceiling fans, large closets and a private veranda.

You will experience the utmost comfort and style in which to relax.

---

## Bedroom / Bathroom Description

### Bedroom 1 - Master

Is 92.3 sq. meters with a king size bed, en-suite bathroom with tub and shower, double vanity, air conditioning, fan, safe, telephone, office area, walk-in closet, private terrace, personal vanity table with makeup mirror, TV, wireless access, mosquito net.

# CANOUAN ESTATE

VILLAS & RESIDENCES  
ST. VINCENT AND THE GRENADINES

## **Bedroom 2 - Master**

Is 48 sq. meters with a king size bed, en-suite bathroom with tub and shower, double vanity, air conditioning, fan, safe, telephone, private terrace, TV, wireless access, mosquito net.

## **Bedroom 3- Double**

Is 48 sq. meters with double beds, bathroom with shower, double vanity, air conditioning, fan, safe, telephone, private terrace, TV, wireless access, mosquito net.

## **Picture:**

### **Villa, Pool & Guest Cottage**



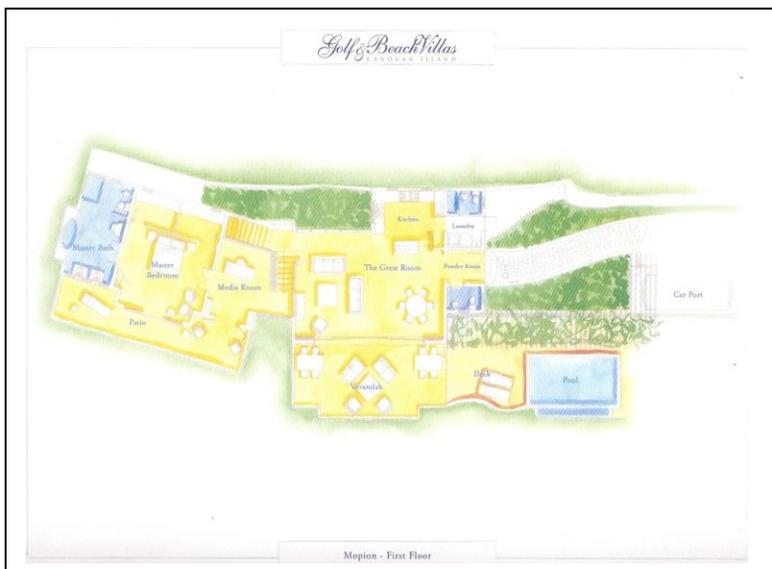
# CANOUAN ESTATE

VILLAS & RESIDENCES  
ST. VINCENT AND THE GRENADINES

## Villa Layout:



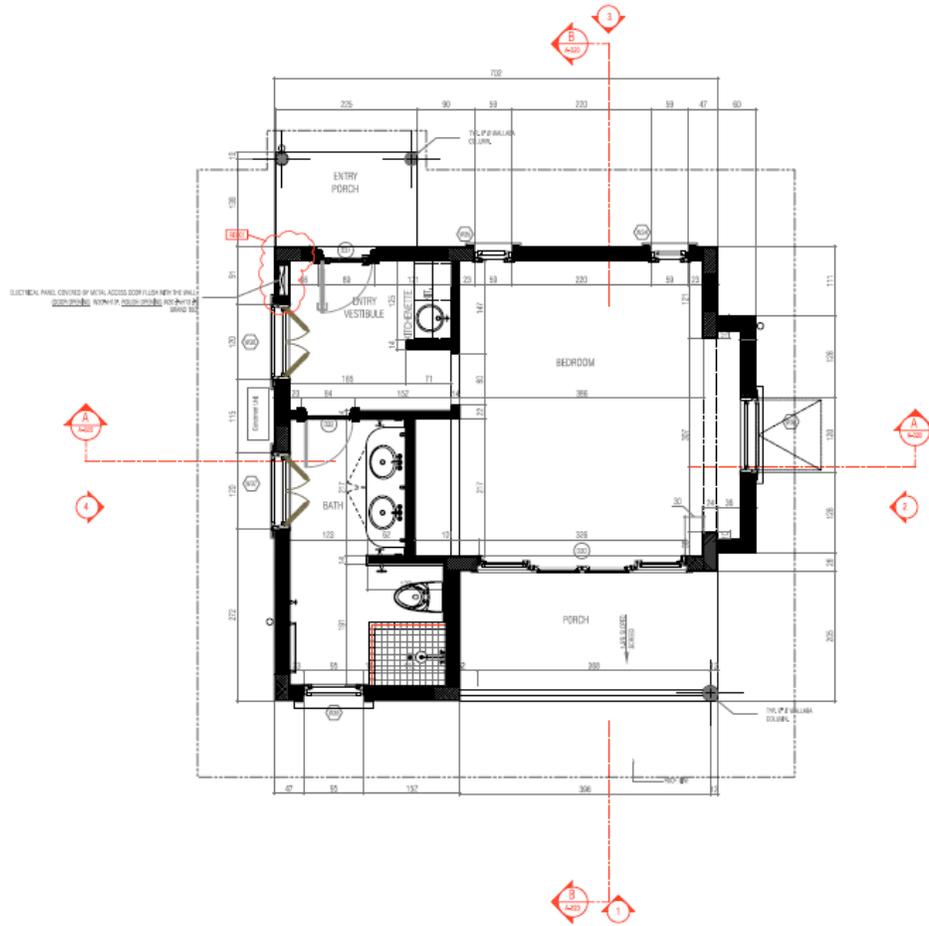
## Floor plan:



# CANOUAN ESTATE

VILLAS & RESIDENCES  
ST. VINCENT AND THE GRENADINES

## Cottage Floor Plan:



1 FLOOR PLAN  
A-221 SCALE: 1:30