

Lots to Love

at Balvine, Dominica

A new residential development is taking place on the flat lands of Balvine, part of Dominica's old Picard Estate, where 14 Lots varying in size from 10,000 to 22,000 sq ft have just become available to buyers looking for a peaceful, natural spot to call home.

Close to Portsmouth, this seven acre area sits about 200 feet above sea level and offers wonderful west facing views over Prince Rupert's Bay, one of the Caribbean's finest natural harbours. The east view is just as breath taking, with Mourn Balvine rising majestically to about 750 feet. The site is bounded by an abundance of mature trees and shrubs that attract numerous birds including Dominica's Jacko parrots.

Balvine's climate is very agreeable, being several degrees cooler than in the south of the island. Typical hot daytime temperatures of 32°C (90°F) contrast with the pleasant evening temperatures of 21°C (70°F). The cool evening mountain breeze makes air-conditioning unnecessary.

Prince Rupert Bay - only a mile away - offers a combination of safe swimming together with various water sports. Swimming is also possible in the various natural water holes that exist close by in the Picard River.

There is a general feeling of peace and quiet about the area - far away from the noise and bustle of the capital Roseau - yet the shops, medical facilities and banks, etc., of Portsmouth are two miles away. Both Canefield and Melville Hall airports are only 25 miles away.

The success of the Ross Medical School, with a total of a thousand students, professors and administration staff means this is a much sought-after area.

• **The History**

In the late eighteenth century Balvine, owned by L. Rose and Company, was part of one of the largest estates in Dominica. The main crops, all of which were exported, were limes, cocoa beans and coconuts.

At the turn of the century the business was sold to Folley and Barnes who became the first company to export bananas to the UK. The Estate was later sold to Geest who ran the business until the 1970s. In the 1980s the Estate was split up into smaller portions and sold to local farmers. A Dominican company called DCL purchased the main house, together with the remaining land.

• **The Future**

Now, 25 years later, for the first time the flat lands are being offered for sale as Residential Lots of various sizes. Although the generous minimum of 1/4 acre per Lot is enough to ensure privacy, most of the Lots are even larger.

The Lots will have all services, including piped drinking water, electricity, cable TV, telephone and high speed broad band internet access, buried underground and made ready for connection. A concrete road will provide access to each Lot.

• **As we say- there's Lots To Love at Balvine.**

For further information, please email

lots@balvine.com

**or ring (767) 445 5269 for the Dominica
office or 07860 911 910 for the UK office.**