

# **Sugar Hill Penthouse, A204, Yellow Bird\***

This exquisite 1 bedroom, 1 bathroom penthouse is located in the private development of Sugar Hill, St. James, and is being offered for sale fully furnished.

This beautiful property features a self-contained kitchen, a living room, and an outdoor dining space complete with a private sun-deck and a BBQ grill.

A204 Yellow Bird also includes access to the Sugar Hill Clubhouse, two communal swimming pools, an on-site restaurant, tennis court facilities, a gym and 24-hour security.

A204 Yellow Bird is also on the rental market and has been for many years, thus the owner has an opportunity of acquiring a history of repeat clientele.

The owner also has the option to purchase beach access from Fairmont Royal Pavilion and this is currently included in the rental offering, hence providing further value for holiday rentals.