

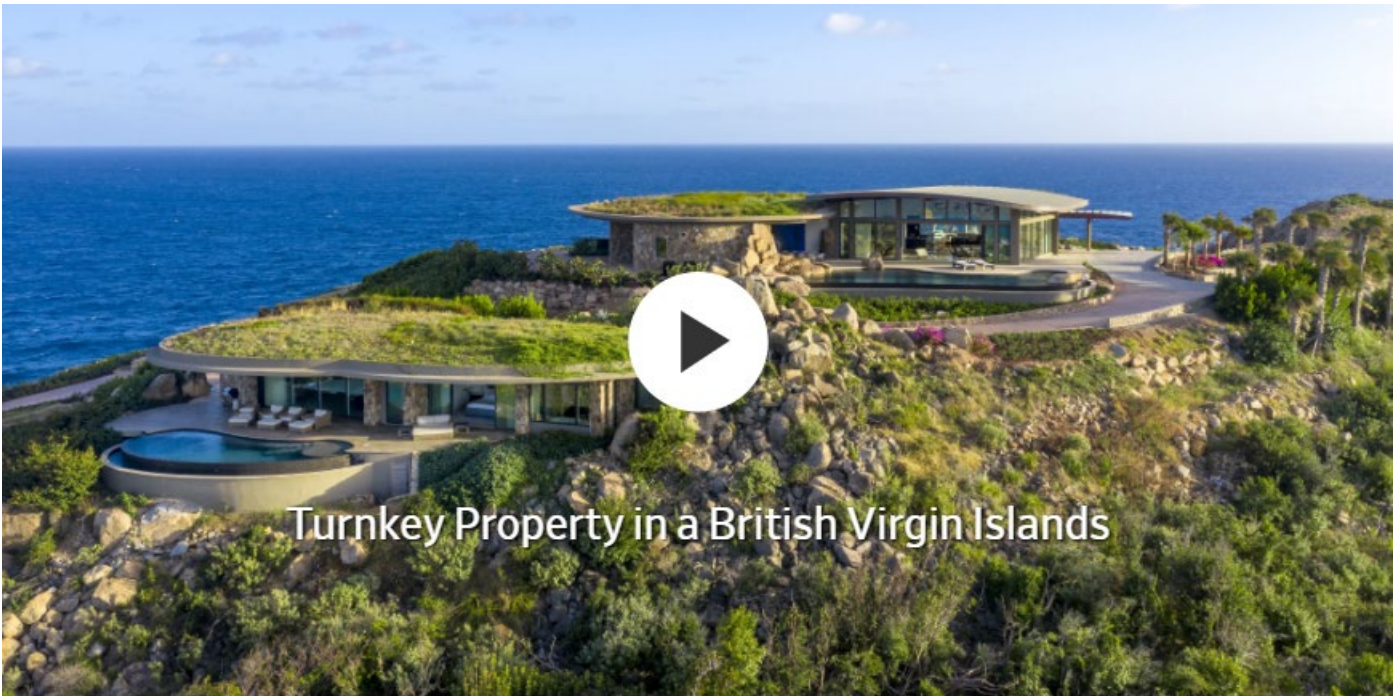
MANSION GLOBAL

LISTING OF THE DAY

This Turnkey Property in a British Virgin Islands Resort Features Multiple Villas

The 12.55-acre estate overlooks the Caribbean Sea and Virgin Gorda's seaside cliffs

BY BILL CARY | ORIGINALLY PUBLISHED ON OCTOBER 2, 2020 | [MANSION GLOBAL](#)



Turnkey Property in a British Virgin Islands

LISTING OF THE DAY

Location: Virgin Gorda, British Virgin Islands

Price: US\$39.5 million

This lush 12.55-acre waterfront property in Virgin Gorda's Oil Nut Bay resort offers two architecturally stunning turnkey villas and is designed to house an additional four guest villas.

The villas were built by the resort's developer and chairman, David V. Johnson, in collaboration with the late architect Ken Kao, as a home for Mr. Johnson and his wife, Pamela.

"He and I collaborated on every element," said Mr. Johnson, the chairman of Victor International Corporation, a development company that specializes in luxury residential, resort and commercial real estate.

The property, which is known as Lion Heart, is the Johnsons' home from November to May, with the remaining time spent in their three homes in Michigan.

Made of native stone, steel and glass, the villa rises organically from the seaside cliffs. It features an inviting infinity-edge pool, a custom native stone-boulder waterfall, and a 7,450-square-foot green roof brimming with native flora.

Mr. Johnson described the dramatic stonewalled drive that emerges out of the natural terrain as "my James Bond driveway."

Lion Heart is extremely private yet within a five-minute of the resort's amenities.

"My wife wanted to have the ability to walk to the club elements," Mr. Johnson said.

He described the home as a place "where a couple can live alone comfortably or it can be enjoyed with family and friends."

"You can be as isolated as you want or you can be connected and go down to the club," he said.

The contemporary main house, known as Halo, is designed so that the interior and exterior spaces blend seamlessly together, with towering walls of glass windows and doors on all sides that are operated automatically.

The expansive great room features palatial 18-foot ceilings, with 10-foot ceilings in the rest of the home. The dining room has a flowing water wall feature.

The open-concept chef's kitchen has custom Italian cabinetry and a walk-in pantry. The primary bedroom suite features dual walk-in closets, a soaking tub and an outdoor shower.

The home's custom furniture, designed by Roche Bobois, is included in the US\$39.5 million price. (All real estate in the British Virgin Islands is listed in U.S. dollars, Mr. Johnson noted.)

With its elevated cliffside position, Lion Heart has panoramic views of the sea, the resort and the neighboring islands of Necker and Anegada as well as sweeping views of the Virgin Gorda coastline.

"You have the world's most spectacular stars at night," Mr. Johnson said.

Stats

Halo, the 8,021-square-foot main villa, has five bedrooms, six full bathrooms and one partial bathroom. Rainbow, the guest villa, has one large bedroom with walk-in closets, a great room and a kitchen. The property measures 12.55 acres.

Amenities Along with the stunning views, amenities include an infinity-edge pool, a custom waterfall, expansive patios and terraces with dining and seating areas, a fitness room, a deep two-car garage, and well-planted gardens with a variety of plant species.

Resort amenities include a private beach club with three pools and a swim-up bar; a wellness center with a gym and two tennis courts; equipment for kayaking, sailing and snorkeling; a Nut House Kids Club; restaurants; and a new Marina Village with a games room, a 93-slip marina with megayacht access, and a market and boutique. The resort and Marina Village are set to reopen Oct. 15, pending government-mandated border restrictions.

Neighborhood Notes Oil Nut Bay has “10 different neighborhoods and no branded hotel,” Mr. Johnson said. “It’s 50% open space, with less than 100 houses on 400 acres.”

The private resort community is entirely surrounded by the turquoise waters of the Caribbean Sea on one side and the Atlantic Ocean on the other. It is accessible only by boat or helicopter.

Agent/developer: David V. Johnson, chairman, Oil Nut Bay

[View the original listing.](#)



Aerial view of the two villas.
OIL NUT BAY

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The villas were built by the resort's developer, David V. Johnson, in collaboration with the late architect Ken Kao as a home for Mr. Johnson and his wife, Pamela.
OIL NUT BAY

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The contemporary main house, known as Halo, is designed so that the interior and exterior spaces blend seamlessly together, with towering walls of glass windows and doors on all sides t...
OIL NUT BAY

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The expansive great room features palatial 18-foot ceilings, with 10-foot ceilings in the rest of the home.
OIL NUT BAY

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The open-concept chef's kitchen has custom Italian cabinetry and a walk-in pantry.
OIL NUT BAY

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The dining room has a flowing water wall feature.
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The primary bathroom has dual vanities, a soaking tub and an outdoor shower.
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Halo, the 8,021-square-foot main villa, has five bedrooms, six full bathrooms and one partial bathroom.
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Amenities include an infinity-edge pool.
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Made of native stone, steel and glass, the villa rises organically from the seaside cliffs.
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