



# Villa Hermosa

Havre De Rozel

Trinity

JE3 5BN

£1,950,000

FC122

SHARE TRANSFER – Villa Hermosa occupies a raised and commanding position within Rozel Bay, enjoying uninterrupted panoramic views across the harbour, open sea and towards the French coastline, one of the closest residential vantage points to France available on the island. Its setting is widely regarded as one of the finest within Rozel, a harbour long established as one of Jersey's most picturesque and sought-after coastal enclaves, surrounded by a number of high-value residential properties.

The property is currently arranged as two substantial self-contained apartments, comprising a generous four-bedroom residence and a separate two-bedroom unit. This configuration provides immediate flexibility for multi-generational living or income generation, whilst also offering a clear opportunity to reconfigure the building into a single, significant coastal residence.

In total, Villa Hermosa provides six bedrooms, five bathrooms, two integral garages and parking for up to five vehicles. The internal accommodation is well-proportioned, with principal rooms oriented to maximise natural light and the exceptional harbour views.

Externally, the property benefits from an elevated garden with a naturally dominant outlook across the bay, together with an existing chalet structure. The overall plot, elevation and orientation combine to create a site with both presence and privacy within the bay itself.

The property would now benefit from modernisation. However, this should be viewed as a strategic opportunity rather than a constraint, enabling a purchaser to reposition the asset to a significantly higher standard and value level.

Subject to the necessary consents, Villa Hermosa offers clear scope for comprehensive redevelopment or reconfiguration into a bespoke, architect-designed coastal home, capable of sitting comfortably amongst the surrounding multi-million-pound properties.











Ground Floor



Floor 1



Floor 3



Floor 5

Approximate total area<sup>(1)</sup>

3896 ft<sup>2</sup>

361.9 m<sup>2</sup>

Balconies and terraces

229 ft<sup>2</sup>

21.3 m<sup>2</sup>

Reduced headroom

100 ft<sup>2</sup>

9.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**Outside**

Rear garden elevated above the harbour  
2 Integral garages

**Services**

All mains  
Electric heating

**Directions**

Villa Hermosa is situated on Rozel pier

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