

TERRA

C A R I B B E A N

The Red Book[®]

Barbados

2015



Senderlea



South View



Dover Court



Merlin Bay

We Know Barbados

Sales | Rentals | Advisory | Property Management

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The Red Book® 2015



Why do we publish The Red Book? The truth is that we think it is a showcase for our culture. Specifically our culture of knowledge. All firms have a DNA and ours certainly is a strong mix of knowledge, innovation, integrity, excellence, caring and fun. Let's not forget fun. We like our clients, we like what we do, and we have a great deal of fun doing it - sometimes too much!

Our feature article this year is a great example of how fun can be a part of what we do. We interviewed Mark Maloney of Bushy Park Circuit Inc. and got the history on the new race track development, the vision for the future, and how real estate is a major component of the sports tourism development. I do hope you will find that article informative and you will visit Bushy Park some time soon. You might even see me doing a few laps - so give me room!

Our Knowledge Team has again developed some amazing, insightful reports that have helped us to understand trends in the market. I think you will see their work flowing through many of the articles by our team this year. We are now trying to reach beyond Barbados' shores and tie some world economic indicators into the data in Barbados. We have found strong correlations between property values in Barbados and world currency and economic figures.

As usual, we wanted to share keen observations from respected guest contributors. Town Planning Consultant, Richard Gill, "covers some aspects of Town Planning practice relating to policy and the control of development in Barbados," while renewable energy expert and entrepreneur, David Staples, asserts that "the time has returned for renewable energy to begin to reclaim some of its former dominance." Very timely.

In writing this year's introduction I had a look back at our first issue in 2008 and I quote from our then Chairman Peter Boos: "...The Red Book, a publication that contains a comprehensive collaboration of information on Barbados property, covering all aspects of the market from luxury beachfront developments to individual Barbadian homes, including master-planned communities and pre-construction projects. Also included is a section of Pink Pages that will be particularly helpful to real estate stakeholders in Barbados."

Earlier this year, the International Monetary Fund in its August report relating to tax reform in Barbados, referred to The Red Book as an "important publication" and quoted from some of the data in the 2014 edition. Certainly, this must be some acknowledgement that our goal to be a source of information on real estate matters, has significant credibility.

I hope you will find that this year's edition is again true to this mission and that it will help you to make an informed decision.

We Know Barbados

A handwritten signature in black ink, appearing to read "A. Mallalieu". The signature is fluid and cursive.

Andrew W. Mallalieu, CPA MRICS
Chief Executive

OUR TEAM

Terra Caribbean is a fully integrated real estate services firm with subsidiaries Bajan Services | Knight Frank - The Luxury Property Professionals and Blue Sky Luxury - The Holiday Home Experts. We specialize in brokerage, advisory and property management services. Known since 2005 for offering clients sound insight into real estate options, our firm's DNA is a strong mix of knowledge, innovation, integrity, excellence, caring and of course, fun!

Terra Caribbean has attracted some of the most talented and experienced people in the sector. We are dedicated and passionate about what we do, and we have a great deal of fun doing it.



Advisory & Knowledge



Residential Property Management



Marketing



Commercial Property Management



Support Services

Our team was able to use some of the most fantastic locations for our photo shoots! Featuring some of the properties in our portfolio, they include Somerley, Serenity - Sandy Lane, South View 222, Lelant - Royal Westmoreland, Marsh Mellow as well as Seaduced Catamaran Cruises.



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Eighth Annual Edition

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THE MOTOR SPORT EFFECT

The scream of powerful engines, the distinctive smell of high octane fuel, the roar of excited spectators, fully suited-up drivers levering themselves into their machines while mechanics frantically make last minute adjustments... these are some of the sights and sounds returning to the motor racing circuit at Bushy Park after years of only intermittent activity.

But why would this story be found in The Red Book, which covers real estate matters? Read on and learn how the development ties together world-class sports, sports tourism, and real estate development.

Like a phoenix rising from its ashes, Bushy Park Racing Circuit's rebirth has brought with it massive investment, incredible opportunities and exciting, world-class events.

"You have to think big to build big," is the mantra of Mark Maloney, chief protagonist and indefatigable Chairman of Bushy Park Circuit Inc. Little wonder then, that he is the driving force, indeed the absolute embodiment, of the redevelopment taking place at the motor sport venue.

Exposed from an early age to the thrill and excitement of motor sport, Maloney later had opportunities to see first-hand the financial and investment benefits to be derived from a first-class motor sport facility. The developmental potential of Bushy Park, which had been such a shining star on the sporting calendar of Barbados in the early 70s but which had faded in later years, was a heaven-sent opportunity.

Andrew Mallalieu, President of the Barbados Motoring Federation (BMF) and Chief Executive of Terra Caribbean, did not need to exchange hats to recognize the vital attributes such a project would bring to Barbados: it would provide a permanent home for the BMF which encompasses several national clubs; it would give Barbados a world-class motor sport facility; it would enhance the island's tourism product; and it would give the eastern parish of St. Philip, a tremendous boost through investment in both residential and commercial real estate development. Mallalieu also comes from a renowned lineage of motoring excellence. In 1957, his family established The Mallalieu Motor Collection & Car Museum with a set of classic cars, including the original 1955 Rover 75 which raced in the island's first rally. In 2006, the Prime Minister appointed Mr. Mallalieu as Chairman of the Task Force on the Sustainable Development of Motor Sport for Barbados. Bushy Park as the national home for motor sport, was one of the recommendations that came out of the task force's work.

With the agreement and cooperation of the Government of Barbados, who had acquired Bushy Park and several surrounding acres from a 'dormant' private developer, Bushy Park was 'vested' in the BMF and the rest, as the saying goes, was history.

As a non-profit organization, the BMF had to secure funding, preferably from someone who shared their vision and who was commercially savvy enough to see the broader picture. An upgraded racetrack alone could not survive.

Mark Maloney and his group of companies, shared that vision. Together they could do it!

"I had always been told that 10% of the population of Barbados follows motor sport," Maloney says. And this was certainly borne out by the

increasing numbers of competitors and the thousands who came out to watch. "But requirements were becoming more stringent and finding locations for various types of events was becoming increasingly difficult."

From inception, Mallalieu insisted that the development had to be financially viable so that it could reinvest and stay current. Most of all, it had to be sustainable and become the permanent home for the development of the sport. Blending a strong real estate component was integral to these objectives.

So, the BMF turned to the Fédération Internationale de l'Automobile (FIA), the governing body for world motor sport and federation of the world's leading motoring organizations, headquartered in France. Through the BMF's access to FIA's grant fund, it would be possible to build a facility for all member clubs, but it would take significant investment to build one of world-class standards. One that would attract top-flight events. Chicken and egg situation? Absolutely!

Mallalieu had the idea to find an anchor event that would launch the facility to the world. At the suggestion and introduction of former Formula 1 team owner Eddie Jordan, he approached Top Gear, the BBC's immensely popular and long-running television series with worldwide viewership. They saw the potential: the location was exotic and fit the dynamics for their Top Gear Festival. They were also impressed by the dynamism of the developers and the island's infrastructure in terms of accessibility and the good communications network. Coinciding with this fantastic opportunity, Bushy Park Circuit Inc. was also able to capture the staging of the prestigious Global Rallycross Championship as part of the 2-day Top Gear Festival, held in May 2014. In a mammoth construction feat, phase 1 of the facility was completed within 6 months of signing the contracts. Phase 1 included a new track with all the accompanying accoutrements of pits, private boxes, spectating facilities, and technical infrastructure.

"Hosting the Top Gear Festival and the Global Rallycross Championship gave us tremendous exposure," says Maloney with justifiable pride. "For out of that came the opportunity to stage the Race of Champions (ROC), a fully accredited motor racing event which attracts the world's best drivers for a head-to-head showdown. Together with a highly rated entertainment show, ROC gives patrons the opportunity to see some of the world's best drivers in action."

To host this event, Bushy Park entered into the 'big league' and has become to all intents and purposes, an FIA Grade 3 racing facility with capacity for tens of thousands of spectators. Improvements have been

made to the track, a drag strip has been added, hillside spectator seating has been constructed, restroom facilities have been upgraded, and the number of sponsors' boxes has been increased.

Indeed, Barbados can now boast of being not only an exotic destination with excellent regional and international airlift and accommodation to suit all tastes and pockets, but one which has the added capability of hosting world-class motor sport events.

"Barbados is a mature destination and one that has changed over the years," says Sue Springer, Executive Director of the Barbados Hotel & Tourism Association (BHTA). "In order to compete and keep pace, it is imperative that we have new, exciting and different things to offer - major events which bring a high profile are important components."

Springer maintains that the exposure derived from hosting international events, such as Top Gear and Race of Champions is immeasurable. The media coverage alone, she points out, is invaluable, together with the personal experiences of visitors who come to Barbados to attend such events. From street vendors to exclusive boutiques, budget hotels to 5-diamond resorts, beach cottages to luxury villas, rum shops to top-notch restaurants, attractions and support services, everything and everyone benefits. It's a win-win situation.

She shares Maloney's mantra of thinking and building big, when she draws a comparison with the construction of an F1 track in the small country of Bahrain: "an entire city grew up around it."

Tangible proof of the synergy between sports and tourism was experienced from the first event at Bushy Park. Blue Sky Luxury, the dedicated holiday rental company and part of the Terra Caribbean Group, was able to boost occupancy in their villa segment by a full 50% during the period of the Top Gear Festival. Further, many of the wealthy motor sport enthusiasts either stayed on after the festival or have booked their return trips to further enjoy Barbados' many offerings. On this subject, Kathy-Dawn Burke, Leader of Blue Sky Luxury commented, "From inception, we packaged our villa and concierge experience for the visiting guests. We always saw the opportunity as a Barbados vacation with a motor sport angle. The response to blending the two together has been tremendous."

An interesting and innovative aspect of the 'build-out' of Bushy Park is what Andrew Mallalieu refers to as Toy Barns.

"These are villa type units," he explains, "that include premium garages for exotic cars at ground level, with either entertainment suites or



Andrew Mallalieu, President of the Barbados Motoring Federation and Chief Executive of Terra Caribbean. Mark Maloney, Chairman of Bushy Park Circuit Inc. and CEO Preconco Limited.



2-bedroom luxury apartments above. Think of it as a marina for cars! We are building a residential component around a lifestyle, like what's been done with golf, tennis or yachting."

The Toy Barns are aimed at the wealthy motor sport enthusiast, keen to get behind the wheel of his or her Lamborghini, Porsche or Aston Martin on a well-designed track in a beautiful, tropical location. At the same time, these individuals enjoy luxurious accommodation for themselves, family and friends - not to mention the cars! Built into the Toy Barn ownership, are numerous track days for its exclusive use. A further spin-off is the development of the automotive industry around the track to support the maintenance and upkeep of exotic and racing cars alike.

This idyllic scene is not as far-fetched as it sounds. "Track days" at a number of top motor sport facilities in the UK and Europe are well established. They attract amateur drivers and owners of luxury sports cars, giving them a chance to 'exercise' their powerful vehicles, in recreational and competitive events at various levels. The added value of a vacation in an exotic destination like Barbados, adds to the appeal.

As the construction and redevelopment of Bushy Park nears the end of phase 2, it is clear that it offers something for all levels of society - not just for the rich and famous. Local drivers will gain exposure to some of the best in the world (man and machine). In fact, it is Mallalieu's dream to see something which started at grassroots level 40 years ago, reach a stage where "we can produce a Barbadian driver with the potential to become a Formula 1 driver." Maloney shares this ideal and has made the substantial financial commitment to make it possible.

The land surrounding the track has been subject to a master plan, showing further development including a town centre, commercial units, and over 1,000 middle-income housing solutions. The overall project encompassing motor sport, tourism, social development and housing is visionary. It is surely an exciting time watching it all unfold.

So, while you are enjoying beautiful weather, fantastic beaches, world-class restaurants and indulging in some "retail therapy", why not add a visit to Bushy Park, for a high-octane boost? Let's watch this space and see how motor sport can be a catalyst for tourism and real estate development in the area, as time unfolds.

By Celine Barnard

Celine Barnard is an award-winning freelance writer and a former editor of The Bajan Magazine, who contributes regularly to Caribbean lifestyle publications.



EXCLUSIVE ESTATES



SLICE OF PARADISE

Everyone in the world dreams of owning their own bit of heaven; a piece of paradise to escape it all, relax, and enjoy life's true luxuries. Barbados offers just that and now is the time to get your slice.

It doesn't take much to be sold on the charm of this island; a meal at a local restaurant; golf on a championship course; a sail along the coast on a luxurious yacht; a game of cricket at Kensington Oval or simply lying on the beach listening to the lapping waves and chirping birds; Barbados has something for everyone.

Over the past 5 years, prices have fallen as more property has come to the market and buyers all over the world were cautious. However, in the past 8 months we have started to see a shift with international economies beginning to gain pace, disposable income on the rise and confidence starting to return. Knight Frank has noticed an increase in the number of

qualified buyers and offers, reduced prices and in turn, more transactions. Though impossible to predict the bottom of the market, signs are assuredly pointing up.

Barbados' West Coast is experiencing gentrification. Dated properties are being refinished; old hotel sites are transforming into new developments and the focus is on privacy, exclusivity and luxury. This change is led by the long-established Sandy Lane, one of the most prestigious resorts in the Caribbean. Sandy Lane has seen renewed interest this past year, with buyers creating new homes and breathing new life into the famed development. The profile of the Caribbean buyer has also evolved and we have seen an increase in European and South American interest. Barbados property still remains very much a lifestyle purchase, led by British and North American buyers. However, incentives such as residency and taxation are also factors that have influenced this wave of fresh attention. These buyers are



better informed than ever and are making tactical, measured decisions.

How does one find their piece of paradise? Take advice from those who know.

With the expertise of our local colleagues and the international reach of Knight Frank, we have created a dynamic, international team with local experience. We understand our clients' needs and can offer advice on a personal level. Our job is to give our clients the information they need to make a decision.

Knight Frank operates over 412 offices in 52 countries across 6 continents and has true international reach. Our award-winning website attracts approximately 1 million views a month and our single integrated database covers all residential offices around the world, connecting our

entire network. Knight Frank Residential alliance with Douglas Elliman Fine Homes, the leading residential broker in New York, has allowed us to tap into the American market and helped us form one of the largest interactive and connected networks for luxury property in the world.

As the world and its markets continue to evolve, one thing remains a constant: there is value in paradise. As Knight Frank and Terra Caribbean strive to represent the best properties and to assist buyers in Barbados and from around the world, we endeavour to offer you the very best service. We hope that with our experience and the following selections, we can help you open the door to your own slice of paradise.

Christian de Meillac

International Head of Residential Desk, Knight Frank LLP LONDON

Our International team at Knight Frank works closely with us on luxury real estate projects.

EXCLUSIVE Estates

GARDENIA





The Garden, St. James

Nestled amidst the most beautifully landscaped gardens and offering breathtaking ocean views, Gardenia is one of the finest residences in Barbados

- A stately 9-bedroom / 8.5-bathroom property with an expansive main house and charming guest cottage
- This luxurious beachfront estate has an impressive, open-plan living/dining room framed by coral stone pillars
- An elegant stone cantilevered staircase gracefully rises up to the first floor from the grand reception hall
- The enchanting master suite encompasses the entire first floor featuring a luxurious en suite, dressing room and private study
- Immediately in front of the principal reception room is the swimming pool with wide stone terraces for entertaining and al fresco dining
- A path gently weaves through the gardens to the edge of the property where there is about 250 ft. of white sand beach

Floor Area: 10,495 sq. ft.
Land Area: 3 acres plus
Price: available on request



EXCLUSIVE Estates

FOUR WINDS





Gibbs, St. Peter

Designed by renowned Barbadian architect, Larry Warren, Four Winds is set on one of the finest beaches along the Platinum Coast of Barbados

- An impressive Barbadian-styled villa offering 6 en suite bedrooms that all open onto lovely terraces
- Four Winds is nestled within the most magnificent gardens complete with mature trees and an array of tropical plants
- With extensive beach frontage of 350 ft., the magnificent view of the crystal blue Caribbean Sea from the wrap-around verandahs is like no other
- The main house includes a large drawing room, gorgeous dining room, a snooker room and bar area
- The Palladian style windows, double-height entry atrium and the coral stone columns enhance this already extravagant home
- This stately property is complete with a fitness room, tennis court, swimming pool and garden gazebo

Floor Area: 18,986 sq. ft.
Land Area: 2.5 acres
Price: available on request



EXCLUSIVE Estates

THE DREAM





The Garden, St. James

Providing the perfect mix of luxury and sophistication, this contemporary villa, offers the ideal oasis and is perfect for entertaining

- This modern 5-bedroom / 5.5 bathroom luxury property provides spacious waterside accommodation
- An inviting infinity-edge pool with an expansive deck and poolside bar provides just the spot for relaxation
- Boasting only the finest appointments, the Italian kitchen is outfitted with Miele and Sub-Zero appliances
- Natural finishes like the teak and oak doors and floors of oak and limestone, enhance this amazing residence
- This chic home comes complete with media room, office and spacious walk-in closets for the master bedroom
- Tucked within immaculately landscaped grounds, The Dream is situated on the renowned West Coast

Floor Area: 6,795 sq. ft.

Land Area: 22,224 sq. ft.

Price: available on request



EXCLUSIVE Estates

SEA SHELL





Gibbs, St. Peter

Sea Shell is a unique private estate highlighted by extensive gardens, enjoying a prime location between Gibbs Beach and Mullins Beach

- Offering about 270 feet of beach frontage, this property is located in the perfect position between the famous Gibbs Beach and popular Mullins Beach
- This tropical escape is enhanced by palm-fringed, mature gardens chosen to provide complete privacy
- This expansive property is complemented by a 3-bedroom / 3.5-bathroom villa featuring an open-plan design
- Designed for outdoor living, this villa comes complete with a beachside gazebo that is perfect for al fresco dining
- This West Coast property has design plans for a 5-bedroom super villa complete with a 2-bedroom cottage prepared by recognized Barbadian architect, Larry Warren

Land Area: 87,200 sq. ft.

Price: US \$18,000,000



EXCLUSIVE Estates

JUBILEE





Gibbs Beach, St. Peter

Sheltered by mature palms and a towering tree, Jubilee offers privacy and rustic, seaside elegance on tranquil Gibbs Beach, with 200 feet of prime beach frontage

- Behind wooden gates, lies this traditional 2-bedroom / 2-bathroom cottage on neatly landscaped grounds with a secluded, sandy beach just steps away
- Just across the street, an additional 27,590 sq. ft. parcel of land with a quaint, 3-bedroom house with a 2-bedroom cottage, provides a development opportunity for a state-of-the-art gym, ample parking and storage
- Breathtaking sea views are enjoyed from the expansive wooden deck with a gazebo and outdoor Jacuzzi
- The welcoming and open living area flows onto the wrap-around verandah taking full advantage of ocean vistas
- Plans are available for 2 attractive designs with potential for a beautiful beachfront home
- Jubilee is located only a short drive to Hometown and Speightstown, with a wide array of fine dining, premium shopping and other conveniences

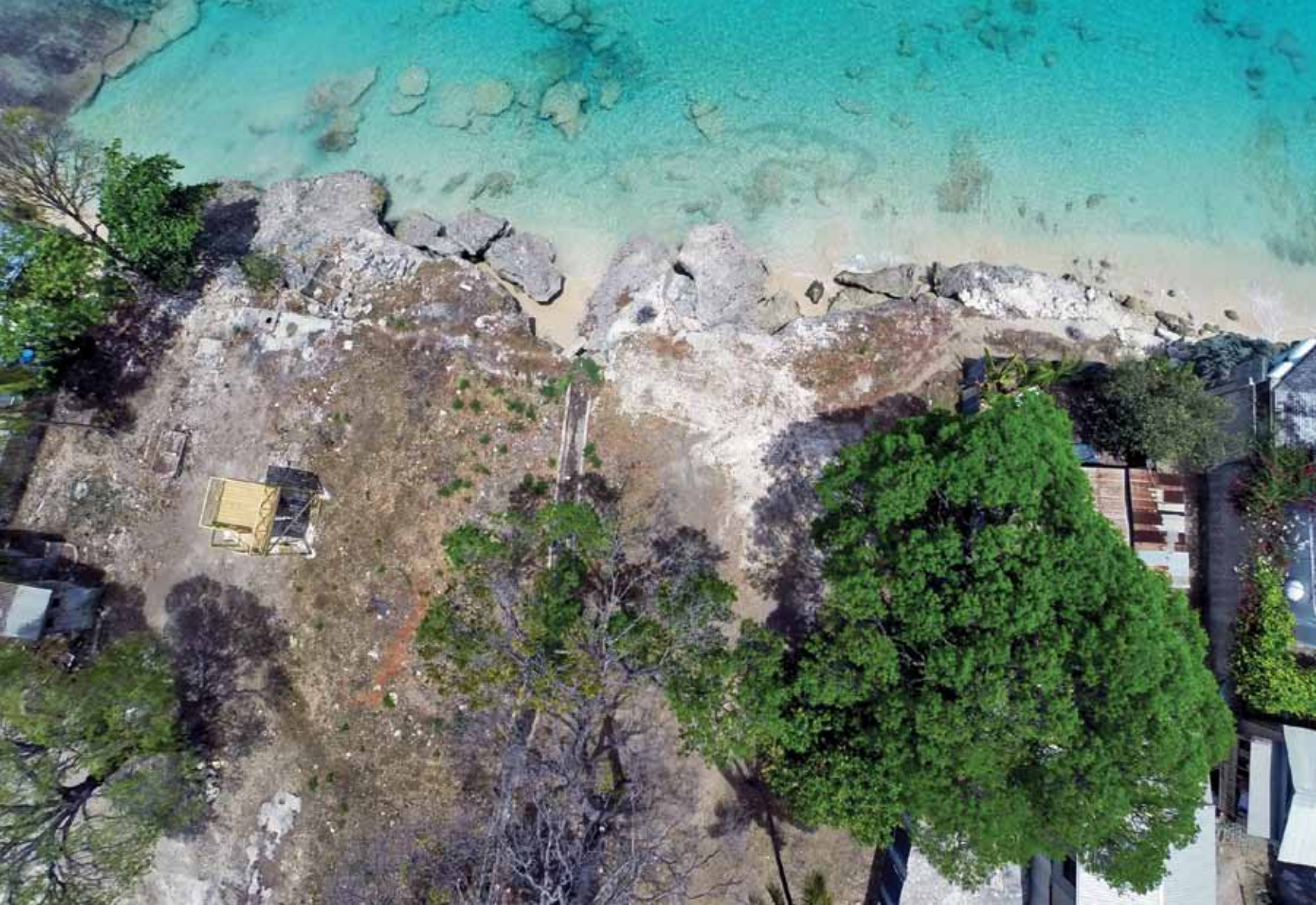
Land Area: 59,128 sq. ft.
Price: available on request



EXCLUSIVE Estates

MONKEY BAY





The Garden, St. James

With approximately 200 feet of water frontage, this elevated lot covers 35,466 sq. ft. It is located in one of the most sought after areas on the West Coast of Barbados

- Ideally positioned amongst some of the most valuable villas on the island, this property offers true exclusivity
- This site may be suitable for a large villa of about 20,000 sq. ft or more, or even 2-3 smaller luxury villas
- This property is located in close proximity to both Holetown and Speightstown

Land Area: 35,466 sq. ft.

Price: US \$14,950,000



EXCLUSIVE Estates

FOOTPRINTS





Lower Mount Standfast, St. James

Providing the perfect mix of luxury and contemporary style, Footprints is the first villa of its kind on Barbados' West Coast

- This immaculate 5-bedroom / 5.5-bathroom luxury residence is outstanding with modern and minimalist architecture
- Boasting an alluring décor and modern amenities, the interiors were designed and furnished by Kelly Hoppen
- The expansive master suite with private terrace is elevated, providing spectacular panoramic ocean views
- The shimmering infinity edge pool and deck softly blend into a crystal blue Caribbean Sea directly in front of the property
- Taking full advantage of a prime location on Barbados' West Coast, Footprints is located between Royal Pavilion Hotel and Lone Star Restaurant

Floor Area: 6,500 sq. ft.
Land Area: 12,000 sq. ft.
Price: US \$12,000,000



LUXURY PROPERTY





PETIT BATEAU

Port St. Charles, St. Peter

Ideally positioned at Commodore Point, Petit Bateau sets itself apart from any other residence in the Port St. Charles Marina development

- This 5-bedroom / 5-bathroom residence is designed to seamlessly blend indoor and outdoor living
- Specifically designed to the highest standard, this lavish residence offers views of both the Caribbean Sea and the lagoon
- Complemented by an impressive 100-ft. boat berth, this property is the perfect mix of luxury and sophistication
- This home features the finest of finishes and modern amenities including picturesque covered terraces
- A beautifully landscaped garden and glorious pool are perfect for entertaining and dining al fresco

Floor Area: 6,500 sq. ft.

Price: US \$8,950,000





ALILA

Sandy Lane, St. James

This beautiful residence is distinguished by fabulous views of the Caribbean Sea as well as views of a lush tropical gully

- Elegantly appointed with 4 bedrooms and 4.5 bathrooms, Alila's design elements feature Caribbean style blended with Balinese influences
- Tranquility is enhanced by the bridge crossing the koi pond at the entrance and garden courtyard
- Fabulous views are enjoyed from the elevated gazebo over the 56-ft. swimming pool and surrounding sun terrace
- A stunning master suite encompasses the entire first level, with the 3 guest suites on the ground floor
- Amenities are available at a private beach facility adjacent to the exclusive Sandy Lane Hotel

Floor Area: 7,800 sq. ft.

Land Area: 53,000 sq. ft.

Price: US \$7,950,000



MANGROVE PLANTATION

St. Peter

This magnificent plantation house originally built in the 1700s has been lovingly restored in traditional Barbadian style

- This historic 6-bedroom hillside residence set within a tranquil location, has 5 bathrooms and 2 powder rooms
- The stylish main house echoes the property's historic past and features the finest of finishes
- The Carriage House has been transformed from a working building into a self-contained guest cottage
- The converted sugar mill adds to the classic heritage feel of the property and affords panoramic vistas in all directions
- Large terraces, a swimming pool and lush landscaping make this plantation property ideal for outdoor living

Floor Area: 7,000 sq. ft.

Land Area: 29.6 acres

Price: US \$7,800,000





SERENITY

Sandy Lane, St. James

Offering style and spacious accommodation arranged over three levels, this exquisite villa sits on approximately 1 acre of lush gardens

- This beautiful residence with 7 bedrooms and 7.5 bathrooms is well-appointed, showcasing a wonderful collection of artwork
- Boasting luxurious furnishings throughout, grand reception rooms, state-of-the-art kitchen, dining, home theatre and games room, this villa is truly a gem
- Encompassing the entire first floor, the huge master suite's balconies overlook beautifully designed gardens and the pool terrace
- Sandy Lane property owners enjoy access to a private beach facility adjacent to the famed hotel
- Situated only 5 minutes from powdery-white beaches, fine dining, duty-free shopping and other amenities in lively Holetown

Floor Area: 9,796 sq. ft.

Land Area: 1.04 acres

Price: US \$7,500,000



THE BEACH HUT

Prospect, St. James

Ideally situated on a prime cliff-side position, this elegant 6-bedroom home enjoys magnificent views of the Caribbean Sea

- Soothing sounds of the waves lapping the shore can be enjoyed from the magnificent, 6-bedroom / 6.5 bathroom villa
- The wide terrace complete with wet bar, flows out to the sun deck encircling the infinity-edge pool and Jacuzzi
- The attractive, open-plan living / dining area together with the gourmet kitchen are key features
- Its exquisite finishes include shell stone tiles throughout and marble tiles in the bathrooms
- Verdant, tropical plants enhance the beauty and privacy of the elegant, split-level house
- Mere minutes from amenities and excellent dining on the prestigious West Coast of the island

Floor Area: 6,500 sq. ft.

Land Area: 9,362 sq. ft.

Price: US \$7,500,000





SUNWATCH

Sugar Hill, St. James

Set on a ridge, this gorgeous villa shares views of the West Coast and the Caribbean Sea from almost every room in the house

- This spectacular 6-bedroom / 6.5-bathroom home is one of the finest in the exclusive Sugar Hill Resort
- Utilising the natural land contours, this spacious single-storey villa has been positioned to take advantage of the panoramic views
- The dramatic entrance way that features a wooden bridge crossing a lily pond enhances this well-designed property
- Featuring a double height vaulted ceiling, the main living area opens out onto a covered terrace and infinity edge swimming pool
- A kids 'chattel' playhouse and a 2-bedroom detached cottage complement this home

Floor Area: 7,207 sq. ft.

Land Area: 70,914 sq. ft.

Price: US \$5,950,000



SENDERLEA

Derricks, St. James

Located on an amazing cliff-side, with unobstructed sea views, this beautiful property features traditional Barbadian-style architecture

- This well-designed 2-bedroom / 2-bathroom villa, with study/3rd-bedroom is set in an elevated position allowing for privacy and seclusion
- The spacious reception rooms and the master suite open onto a full-length covered patio where you can enjoy stunning sea views
- Designed for outdoor living, this property boasts a cliff-side gazebo, glorious swimming pool and Jacuzzi
- This exquisite Barbadian-style property features beautifully maintained tropical gardens overlooking the sea

Floor Area: 4,000 sq. ft.

Land Area: 19,249 sq. ft.

Price: US \$6,750,000





LELANT

Royal Westmoreland, St. James

Situated in the perfect location for golf enthusiasts, this property has been extensively renovated into an immaculate residence

- This stunning 5-bedroom / 5.5-bathroom home features a one-of-a-kind water courtyard with a tranquil pond as you enter
- Accentuated by attractive furnishings, this home comes fully equipped with a Miele kitchen
- The grand master bedroom features an airy balcony with excellent views of the Caribbean Sea and the 16th fairway of the golf course
- The living room opens onto a spacious covered patio to the formal outdoor dining room and inviting infinity-edge pool
- Tucked away in the lush gardens just off the pool terrace is a comfortable guest cottage

Floor Area: 6,522 sq. ft.

Land Area: 30,000 sq. ft.

Price: US \$5,600,000



MESSEL HOUSE

Royal Westmoreland, St. James

Located in the ultra-exclusive Royal Westmoreland Estate, Messel House provides the perfect mix of luxury, comfort and privacy

- This stately 4-bedroom / 4.5-bathroom luxury home provides outstanding views of the fairways and greens of the world-class golf course
- Nestled among lush tropical gardens, this residence also features a glorious swimming pool and sun deck
- The large covered terrace is perfect for outdoor living and provides the perfect place to unwind
- The alluring décor and modern amenities complement the spacious bedrooms and expansive living areas

Floor Area: 5,959 sq. ft.

Land Area: 32,248 sq. ft.

Price: US \$4,950,000





FIREFLY

Sugar Hill, St. James

Designed by the renowned David Spink of Gillespie & Steel, this stylish property was built in the traditional Barbadian colonial style

- This 5-bedroom / 5-bathroom residence enjoys stunning views of the landscaped hillside of Sugar Hill and the Caribbean Sea beyond
- Set amidst lush private gardens and exotic fruit trees, this home offers a large central reception room leading out to an expansive covered terrace
- There is an air-conditioned kitchen with Italian finishes and a separate laundry, staff room and service entrance
- Each of the bedrooms feature en suite marble bathrooms and open out onto a spacious balcony
- The private swimming pool and sun terrace showcase a dining pagoda and an elegant coral stone balustrade

Floor Area: 4,000 sq. ft.
Land Area: 30,000 sq. ft.
Price: US \$4,200,000



INDIAN POND PLANTATION

St. Joseph

This historic plantation estate offers panoramic countryside views. With partial fencing along the northern and eastern boundaries, this private estate comprises a two-storey plantation house

- This private plantation estate dating back to the 17th century, offers panoramic, countryside views and ultimate tranquility
- This property awash in traditional character, comprises a two-storey Palladian-styled house, a cottage, mill wall, garage, and outbuildings
- Formerly a garage / stables, the traditional, coral stone cottage has hardwood floors and ceilings, and granite finishes
- Bridgetown is a 25-minute drive from shopping, dining and commercial services
- There are approved permissions for redevelopment including a residence with modern amenities

Floor Area: 3,810 sq. ft.

Land Area: 41 acres approx.

Price: US \$4,000,000

* See Pink Pages for Indian Pond Plantation Revealed





AQUILAE

Carlton View Estate, St. James

This beautiful single-storey home enjoys a prime ridge-front position with panoramic vistas of the West Coast and Caribbean Sea

- This 6-bedroom / 6.5-bathroom villa has been designed to take full advantage of the stunning views from every room
- High pickled ceilings, cool travertine tiles and contemporary fittings welcome you into this amazing home
- The well-equipped kitchen and open-plan living and dining areas all lead to a full-length patio and pool terrace
- A separate cottage is nestled in the well-landscaped gardens to the east of the main residence
- Beautiful Reeds Bay is moments away by car

Floor Area: 5,600 sq. ft.

Land Area: 27,175 sq. ft.

Price: US \$2,850,000



JACARANDA & LOT 12

Turtleback Ridge, St. James

Situated within the prestigious Turtleback Ridge development, this is a fantastic opportunity to acquire a double lot inclusive of a luxury home

- Comprising two parcels (Lot 12 and Lot 13), this property commands extensive views of the coast
- Lot 13 features a multi-storey family home known as 'Jacaranda', that has 4 spacious en suite bedrooms
- The main level of the house features an open-plan sitting area that flows out onto a large covered verandah
- A media room, office, staff quarters and a 40-ft. swimming pool complete this lovely residence.

Floor Area: 6,500 sq. ft.

Land Area: 2.6 acres

Price: US \$2,500,000





MILORD

Fitts Village, St. James

Built in 2005 and professionally decorated in a colonial-style, this elegant villa is situated on Barbados' Platinum Coast

- This 3-bedroom / 4-bathroom beachfront villa features high ceilings and louvered windows
- Bedroom suites on the first floor open out to a verandah enjoying magnificent 180 degree views of the sea
- The kitchen and living areas are open-plan and connect to the dining room through fashionable archways
- On the beach side of the house, there is an outdoor verandah and sun deck boasting a 6-person Jacuzzi

Floor Area: 1,859 sq. ft.

Land Area: 4,445 sq. ft.

Price: US \$2,250,000

LUXURY DEVELOPMENTS



LUXURY Condominium Developments



RESIDENCES OF CAPRI

Accra Beach, Christ Church

Nestled on a cliff overlooking one of the most beautiful beaches in Barbados, the Residences of Capri is a luxury five-unit beachfront property

- Set in an idyllic location on the island's South Coast, these elegant, designer units feature captivating sea views
- With well-appointed spacious layouts and their close proximity to South Coast amenities, this is Caribbean living at its best
- Each unique residence will feature exquisite finishes with attention to detail in every aspect of the interior and exterior design and functionality

Unit 2: 2,144 sq. ft.

Unit 3: 2,491 sq. ft.

Unit 4: 2,735 sq. ft. (including rooftop patio & pool)

Unit 5: 3,157 sq. ft. (including rooftop patio & pool)

Price: available on request



ONE SANDY LANE

Sandy Lane, St. James

This luxurious development is nestled on the island's famous West Coast. These magnificent luxury villas mirror the elite and sophisticated qualities of the world-renowned Sandy Lane Hotel.

- (8) 5-bedroom / 5-bathroom luxury villas
- On-site gym and massage room
- Communal infinity-edge pool and Jacuzzi
- Private access to a white sandy beach
- 24-hour concierge service
- Discreet security with biometric controls

Floor Area From: 8,147-9675 sq. ft.

Price: available on request





PORT ST. CHARLES

St. Peter

Barbados' first marina development offers the opportunity to experience life on the water with resort amenities at your doorstep

- Offering over 100 luxurious beachfront and lagoon-front villas
- Resort swimming pools and yacht club bar and restaurant
- Recently renovated, fully equipped, air-conditioned gym and tennis courts
- An official Port of Entry with Barbados Immigration, Customs, Coast Guard and the Royal Barbados Police

Lagoon-front Properties

Floor Area From: 920 sq. ft. - 2700 sq. ft.

Price From: US \$635,000 - \$1,750,000

Beachfront Properties

Floor Area From: 3,113 sq. ft. - 3,713 sq. ft.

Price From: US \$2,750,000 - \$3,750,000

Featured Homes

Unit 108:

1-bedroom / 1-bathroom, furnished, 50 ft. berth

Floor Area: 875 sq. ft.

Price: US \$795,000

Unit 139:

2-bedroom / 2-bathroom, furnished, 50 ft. berth

Floor Area: 1,600 sq. ft.

Price: US \$1,000,000

Unit 169:

4-bedroom / 4-bathroom, unfurnished, 60 ft. berth

Floor Area: 3,536 sq. ft.

Price: US \$2,600,000

Unit 211:

3-bedroom / 3-bathroom, furnished, 50 ft. berth

Floor Area: 1,800 sq. ft.

Price: US \$1,650,000

Unit 244:

1-bedroom / 1-bathroom, furnished, 33 ft. berth

Floor Area: 1,020 sq. ft.

Price: US \$715,000

Unit 271:

3-bedroom / 3.5-bathroom, unfurnished, 60 ft. berth

Floor Area: 3,113 sq. ft.

Price: US \$2,950,000

Unit 359:

3-bedroom / 3.5-bathroom, furnished, 60 ft. berth

Floor Area: 2,056 sq. ft.

Price: US \$1,800,000

PORT FERDINAND

Six Mens, St. Peter

Port Ferdinand is Barbados' newest private marina development featuring 86 luxurious residences and 120 yacht berths

- 2, 3 and 4-bedroom condominiums with grand views of the horseshoe-shaped marina
- This world-class resort community has Barbados' first double bascule lift bridge that provides access for large sail boats
- 2 Kids' clubs, a modern gym, relaxing spa, centre island pool and restaurant, gourmet store and beach facility are some of the unrivalled amenities
- This 16-acre community also offers the duty-free importation of a yacht and duty-free furniture packages

Floor Area From: 2,500 sq. ft.

Price From: US \$2,150,000 - \$6,500,000





SAINT PETER'S BAY

Road View, St. Peter

Nestled in the heart of the Barbados Riviera, is this world-class resort development, offering 3 and 4-bedroom beachfront condos

- Magnificent views of the horseshoe-shaped marina are enjoyed from the luxury development set on 4 acres
- Unrivalled amenities include 2 kids' clubs, gym, spa, centre island, pool, restaurant, gourmet store and beach
- Access to facilities at nearby sister development, Port Ferdinand Marina
- The duty-free importation of a yacht and duty-free furniture packages is offered

Floor Area From: 2,500 sq. ft.

Prices From: US \$1,995,000



SCHOONER BAY

Speightstown, St. Peter

Set within a tranquil environment, 30 elegant beachfront villas surround a free-form pool with sun-deck and gazebo, linked by bridges

- (30) elegant villas
- 1 - 3 bedroom apartments and 4-bedroom penthouse
- Modern, Italian-style kitchens
- Communal swimming pool with gazebo and sundeck
- On-site management and air-conditioned gym
- Gated community with 24-hour security

Floor Area From: 1,151 - 6,250 sq. ft.
Price From: US \$675,000 - \$8,200,000

Featured Homes

Unit 302: The Penthouse
3-bedroom / 6.5-bathroom penthouse
Floor Area: 6,250 sq. ft.
Price: US \$8,200,000

Unit 102:
3-bedroom / 3.5-bathroom apartment
Floor Area: 2,542 sq. ft.
Price: US \$2,495,000

Unit 203:
3-bedroom / 3.5-bathroom apartment
Floor Area: 2,447 sq. ft.
Price: US \$1,950,000

Unit 205: Frangipani
3-bedroom / 3-bathroom apartment
Floor Area: 2,542 sq. ft.
Price: US \$1,900,000

Unit 104:
3-bedroom / 3-bathroom apartment
Floor Area: 1,100 sq. ft.
Price: US \$775,000



EXCLUSIVE AMENITIES



ROYAL WESTMORELAND

St. James

This exclusive luxury resort is one of the most sought after upscale destinations in the world

- This resort is home to an 18-hole, world-class championship golf course. Featuring well-appointed villas and apartments, this luxury community enjoys stunning ocean views
- High-end amenities include a spa, tennis facilities, duty-free shopping and access to the Mullins beach facility

Land Lots

(21) Ocean Drive

Land Area From: 32,174 - 79,137 sq. ft.

Price From: US \$700,000 - \$3,500,000

(16) Coronation Drive Lots

Land Area From: 25,155 - 28,072 sq. ft.

Price From: US \$672,000 - \$770,000

(6) Wild Cane Ridge

Land Area From: 60,923 sq. ft.

Price From: US \$2,500,000

(32) Palm Grove

Land Area From: 17,500 sq. ft.

Price From: US \$1,200,000

(4) Begonia Rise

Land Area From: 25,726 - 29,934 sq. ft.

Price From: US \$770,000 - \$1,250,000

(4) Jasmine Heights

Land Area From: 16,867 - 31,555 sq. ft.

Price From: US \$976,500 - \$1,700,000

(19) Jasmine Ridge

Land Area From: 14,814 - 37,170 sq. ft.

Price From: US \$875,000 - \$2,200,000

(3) Lancaster Drive

Land Area From: 21,959 - 29,020 sq. ft.

Price From: US \$647,500 - \$700,000

(5) Mahogany Drive

Land Area From: 20,053 - 28,589 sq. ft.

Price From: US \$805,000 - \$945,000

Residences

(51) Royal Apartments

Floor Area From: 830 - 2,000 sq. ft.

Price From: US \$395,000 - \$995,000

(40) Royal Villas

Floor Area From: 2,490 - 2,520 sq. ft.

Price From: US \$1,200,000 - \$1,450,000

(22) Sugar Cane Ridge Villas

Floor Area From: 2,490 sq. ft.

Price From: US \$1,225,000 - \$1,595,000

(44) Cassia Heights

Floor Area From: 1,620 - 2,520 sq. ft.

Price From: US \$695,000 - \$825,000





APES HILL CLUB

St. James

Comprising eight neighbourhoods, this luxury community offers residents on-site amenities including a picturesque 18-hole golf course, clubhouse and polo club

- This 470-acre master-planned community boasts spectacular fairway and ocean views
- Featuring eight exclusive neighbourhoods amidst lush woodlands, meadows and coral stone quarries
- This luxury community offers a clubhouse, championship-calibre 18-hole golf course, state-of-the-art fitness centre and impressive polo club facilities.

(21) Cabbage Tree Green land lots
15,000 - 24,760 sq. ft.

Price From: US \$350,000

(12) Great Hill land lots
20,490 - 33,460 sq. ft.

Price From: US \$559,000

(26) Holders Meadow land lots
16,690 - 35,600 sq. ft.

Price From: US \$400,000

(33) Moonshine Ridge land lots
22,863 - 38,147 sq. ft.

Price From: US \$500,000

(9) Walters Sweep land lots
39,710 - 71,400 sq. ft.

Price From: US \$1,950,000

(3) Exclusive Estate lots
65,912 - 179,844 sq. ft.

Price From: US \$4,750,000

(2) Exclusive Estate Villas
Floor Area: 5,685 - 6,200 sq. ft.
Price From: US \$3,200,000

(4) Polo Estate land lots
20,266 - 35,368 sq. ft.
Price From: US \$490,000

(4) Polo Estate Villas
Floor Area: 2,600 - 3,655 sq. ft.
Price From: US \$850,000

(12) Garden Wall land lots
16,120 - 48,930 sq. ft.
Price From: US \$525,000

(3) Garden Wall Villas
Floor Area: 3,267 sq. ft.
Price From: US \$1,600,000

MOONSHINE RIDGE

Apes Hill Club, St. James

Bordered by a Wentworth Club championship-calibre golf course, this exclusive development commands sweeping views of the calm Caribbean Sea. Whether it's an elevated interior lot or an attractive fairway lot, this is an excellent residential location.

- This community of 30 exclusive land lots of varying sizes is set on an amazing forested ridge within the prestigious Apes Hill Club development
- With 9 house designs available, each of these land parcels can accommodate a villa with an optional guest cottage, carport or two-car garage
- Owners enjoy an exclusive 18-hole golf course and a members Clubhouse
- Villa project management is also provided by Apes Hill Club

Exclusive land lots:

Land Area From: 22,863 - 38,147 sq. ft.

Price From: US \$500,000 - US \$ 1,600,000

Walters Sweep land lots:

Land Area From: 39,710 - 71,400 sq. ft.

Price From: US \$1,950,000








PROPERTY GUIDE

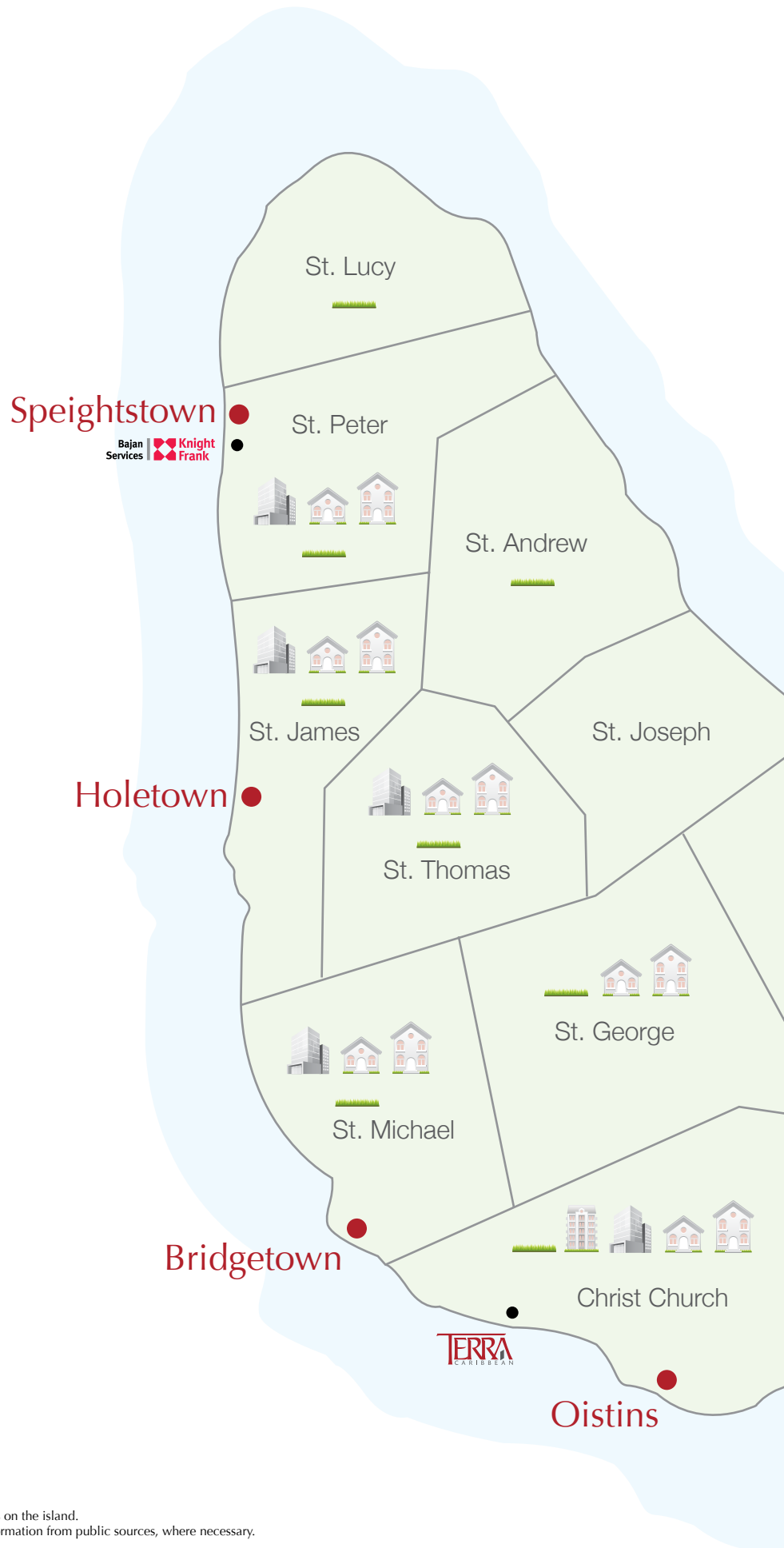
The following sections provide information on a comprehensive range of developments and residential properties for sale.

- West Coast Properties
- South Coast Properties
- Island Views Properties

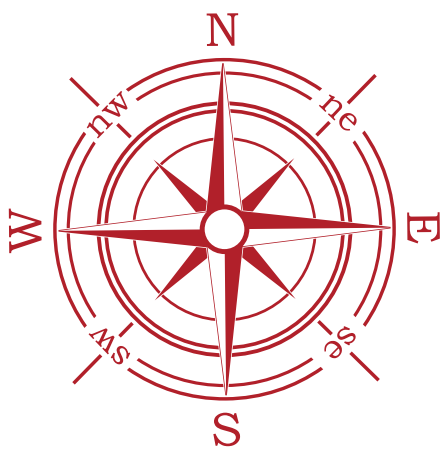
These sections have been ordered according to price and divided into the kind of property you may be looking for.

Key:

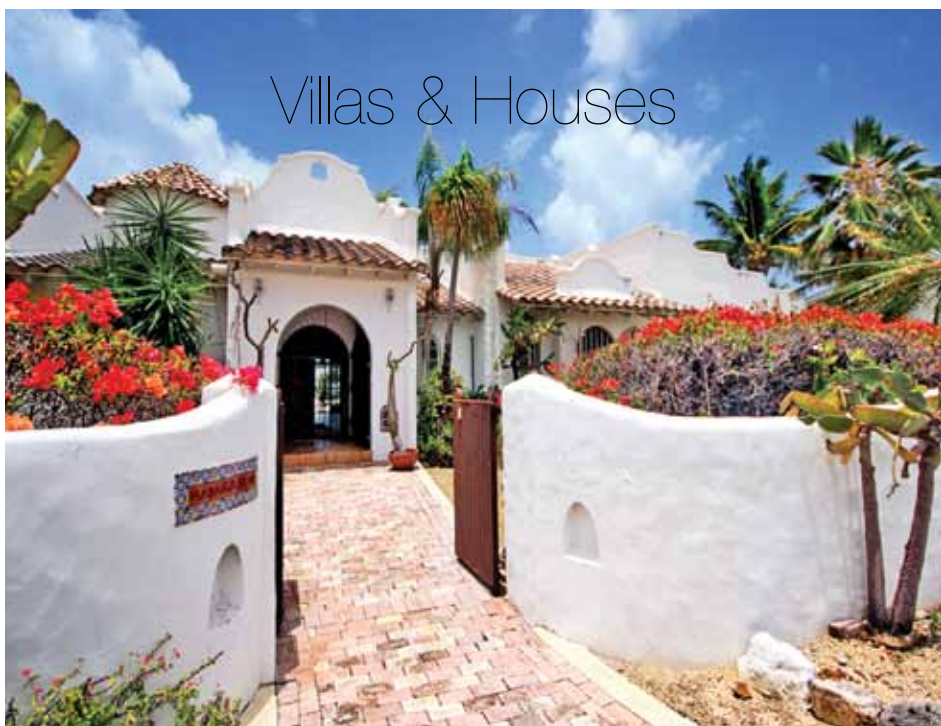
-  Hotels
-  Commercial
-  Villas & Houses
-  Apartment & Townhouses
-  Land



Apartments & Townhouses



Villas & Houses



Land



St. John



St. Philip



WEST COAST

Apartments & Townhouses



FOUR SEASONS PRIVATE RESIDENCES BARBADOS

St. Michael

Situated on the island's Platinum Coast, this exclusive resort cascades onto a stretch of white sand with panoramic views of the Caribbean Sea. This project is currently halted and the future completion is uncertain.

- (36) 4 - 6 bedroom villas with apartment mix to be determined
- Highly specified finishes throughout
- Meeting and conference facilities
- High-tech security system
- Private pools and lily ponds enhanced by lush landscaping
- Amenities include restaurants, concierge services, fitness club and spa

Land Area: 32 acres

Villa Lot Area From: 14,350 - 21,625 sq. ft.

Villa Floor Area From: 9,400 - 13,562 sq. ft.

Apartment Floor Area From: 2,000 - 5,000 sq. ft.



PORTICO

St. James

Boasting award-winning designs, Portico blends contemporary chic with an island atmosphere to create the ideal living space. With just two units on each of its five floors, this development offers a high level of privacy and exclusivity.

- (10) oceanfront villas with plunge pools
- 3-bedroom units with en suite bathrooms
- Heated Jacuzzis, 80 ft. lap pool, sauna and gym
- Private terraces with glass balustrades for unobstructed sea views
- Concierge service and 24-hour security

Penthouse Apts

Additional 1,500 sq. ft. private roof terrace and pool

Garden Apts

Additional 1,500 sq. ft. of private gardens and sun terrace

Floor Area From: 3,500 - 5,000 sq. ft.

Price: available on request





JAMESTOWN TOWNHOUSES

St. James

This gated community of well-situated townhouses located in a quiet cul-de-sac in the heart of Holetown, lies within close proximity to stunning West Coast beaches and various services. Each unit also offers residents optimal privacy with a covered patio and enclosed courtyard.

- (5) 2-bedroom / 2-bathroom townhouses
- Air-conditioned bedrooms with en suite bathrooms
- Well-equipped kitchen with open breakfast terrace
- Contemporary finishes
- Individual parking for each unit
- Well-established neighbourhood

Floor Area: 1,300 sq. ft.

Price From: US \$350,000 - \$425,000



WHITE SANDS

St. Peter

Set on the outskirts of historic Speightstown, this modern complex affords exceptional views of the tranquil West Coast waters. Each unit offers high-quality finishes and fittings throughout, with residents enjoying easy access to local bars, shops and restaurants.

- (12) duplex apartments and penthouses
- 2 and 3-bedroom units with private terraces
- Open-concept kitchen and living spaces
- Italian-style kitchens with granite countertops
- Marble top bathroom vanities
- Secured and covered parking area

Floor Area From: 1,160 - 1,730 sq. ft.

Price From: US \$425,000 - \$725,000

HERON COURT

St. James

Set on 4.7 acres, Heron Court is a residential development located between Royal Westmoreland and Colony Club. Each of these tastefully designed townhouses provides residents with quality living for great value, with open-plan layouts and private terraces overlooking the property's manicured gardens.

- (28) 3-bedroom duplex townhouses
- Air-conditioned bedrooms with walk-in closets
- High-quality finishes and fittings throughout
- Proximity to beaches, golf courses and other amenities
- Secure, gated community

Floor Area: 2,000 sq. ft.

Price From: \$490,000 - \$724,156



BEACH VIEW

St. James

Commanding a striking view of the picturesque Paynes Bay Beach, this condominium complex of suites surrounds a communal swimming pool. This development is further complemented by its 3 acres of beautifully landscaped gardens, and is just minutes away from Bridgetown and several West Coast conveniences.

- (36) 2 and 3-bedroom condominiums
- Central pool area with separate pools for adults and children
- Open-concept living and dining areas
- High-quality tropical furnishings
- Furniture package included
- On-site rooftop bar and bistro style café

Floor Area From: 1,372 - 1,817 sq. ft.

Price From: US \$499,000 - \$699,000





BEACON HILL

St. Peter

Set amongst lush greenery, Beacon Hill is an oceanfront development enjoying spectacular views from its elevated position. Each unit offers high pinewood ceilings, high-end marble and granite finishes, as well as nearby golf and tennis facilities.

- (13) attractive apartments and penthouses
- 2 & 3-bedroom apartments / 3 & 4-bedroom penthouses
- Open-plan design offers spacious living
- Private terrace with wet bar for outdoor entertaining
- Some apartments include a rooftop pool
- Gated community with reserved parking

Floor Area From: 1,115 - 2,390 sq. ft.

Price From: US \$500,000 - \$1,350,000

Featured Home: Beacon Hill Penthouse 305
3-bedroom / 3-bathroom two-storey apartment

Floor Area: 2,269 sq. ft.

Price: US \$1,350,000



SUMMERLAND VILLAS

St. James

Comprising two six-unit buildings, this luxurious development is located just steps away from Prospect Bay Beach. Suitable for both families and couples, the complex also benefits from direct beach access, a large fresh water pool with Jacuzzi and elevator access.

- (12) 2 - 4 bedroom apartments
- Penthouse suites with rooftop gardens and plunge pools
- Open-concept living and dining areas
- Covered patio with dining facilities and wet bar
- West-facing terraces provide remarkable beach views
- Poolside sun deck with lounge chairs and gazebo

Floor Area From: 1,331 - 2,796 sq. ft.

Price From: US \$575,000 - \$1,375,000

THE GLITTER BAY ESTATES

St. James

This distinguished beachfront community is optimally located near to two world-class golf courses, with easy access to a variety of water sports and amenities. Available services within the resort include tennis courts, restaurants and a communal gym, with residents also enjoying private beach access.

- (27) 1 - 3 bedroom apartments
- Free-form swimming pool with cascading waterfall
- Separate pool for children
- Bar, gym, kid's playground and tennis courts
- Well-tended tropical grounds
- Concierge services

Floor Area From: 715 - 2,500 sq. ft.

Price From: US \$599,000



TURTLE VIEW

St. James

Located in a peaceful cul-de-sac, this gated community includes ten semi-detached townhouses designed for modern living. Each unit offers an open-concept living space, an expansive balcony with plunge pool and top-of-the-range finishes, including marble vanities in the bathroom and granite countertops in an Italian-style kitchen.

- (10) semi-detached townhouses
- 3-bedroom / 2.5-bathroom homes
- Italian-style kitchens fully outfitted with stainless steel appliances
- Cable television, audio entry and high-speed internet
- Large, communal swimming pool

Floor Area: 1,965 sq. ft.

Price From: US \$600,000





WATERSIDE

St. James

This exclusive development is perfectly positioned on the pristine shores of Paynes Bay Beach, affording breathtaking views of the Caribbean waters. With its modern designs and top-of-the-range finishes, Waterside provides the perfect combination of class and comfort.

- (25) 1 and 2-bedroom condominiums
- (1) 4-bedroom penthouse suite
- Mature, well-maintained tropical gardens
- Exceptional marble, granite and coral stone finishes throughout
- Access to the development's communal pool
- 24-hour security and concierge services

Floor Area From: 854 - 3,634 sq. ft.

Price From: \$675,000 - \$2,800,000



VILLAS ON THE BEACH

St. James

These luxury beachfront apartments are located in the heart of Holetown on the picturesque West Coast of Barbados. These well-designed units enjoy stunning ocean views and have direct access onto the West Coast boardwalk.

- (18) 1-4 bedroom apartments / 4-bedroom penthouses
- Fully air-conditioned units offering amazing West Coast views
- Large, lagoon-style swimming pool with waterfalls
- Beautifully landscaped gardens with towering palm trees
- Owner's storage area and gym, on-site security and parking

Floor Area From: 950 - 2,850 sq. ft.

Price From: US \$900,000 - \$2,750,000

Featured Home: Villas On The Beach 403
3-bedroom / 3-bathroom penthouse apartment

Floor Area: 2,200 sq. ft.

Price: US \$1,750,000





MULLINS BAY

St. Peter

Adjacent to the well-known Mullins Beach, this complex features an array of elegantly furnished townhouses and villas set amidst manicured grounds. The central location of Mullins Bay also enables access to charming Speightstown and the West Coast's finest shopping, dining and nightlife within minutes.

- (20) townhouses and (6) villas
- 3 & 4-bedroom properties available
- High-end finishes including marble floors and granite countertops
- Ground floor patios overlooking a private courtyard
- Fitness centre, swimming pool and 24-hour security
- Secure, gated development

Floor Area From: 2,084 - 2,690 sq. ft.

Price From: US \$1,250,000 - \$1,600,000



CORAL COVE

St. James

Intimately set amidst lush gardens with mature mahogany trees, Coral Cove is a luxury oceanfront condominium development situated on Paynes Bay Beach. With high-quality finishes and superb ocean views from each unit's private terrace, this West Coast retreat is truly exclusive.

- (14) contemporary residences of 2 and 3-bedroom units
- (12) spacious apartments and (2) penthouses
- Travertine floors, granite countertops and marble vanities
- Italian-styled kitchen with stainless steel appliances
- Exclusive beach access and unobstructed sea views
- Gated community with security staff

Floor Area From: 1,946 - 2,481 sq. ft.

Price From: US \$1,250,000 - \$1,945,000



MERLIN BAY

St. James

These lovely Mediterranean-styled villas are located in the exclusive area of The Garden, St. James. Established on a naturally tiered landscape, this development benefits from unparalleled ocean views, cool sea breezes and a stunning panorama of the property's tropical gardens.

- (8) elegantly designed 3-bedroom villas
- 2 and 3-storey buildings
- Spacious terrace with private plunge pool
- Communal lagoon-style swimming pool
- Round-the-clock security and management
- Close to various West Coast amenities

Floor Area From: 1,570 - 2,150 sq. ft.
Price From: US \$1,300,000 - \$1,750,000

Featured Homes:
 Ocean View
 3-bedroom / 3-bathroom townhouse
Floor Area: 2,000 sq. ft.
Price: US \$1,400,000

Firefly
 3-bedroom / 3-bathroom townhouse
Floor Area: 2,071 sq. ft.
Price: US \$1,300,000





CLARIDGES

St. Peter

Minutes away from the pristine white sands of Gibbs Beach, Claridges comprises ten contemporary villas with tasteful interiors, including beautifully handcrafted finishes complemented by coral stone accents. These units also feature covered patios, state-of-the-art appliances and remote security systems.

- (10) classically designed 3-bedroom / 3-bathroom villas
- Handcrafted cedar, marble, granite and travertine finishes
- Open-plan living space ideal for entertaining
- Private terrace with Swedish cedar hot tub
- Expansive swimming pool with illuminated waterfalls
- Ample parking with assigned driveways

Floor Area: 3,176 sq. ft.

Price From: US \$1,495,000



OLD TREES

St. James

Positioned on one of the island's finest West Coast beaches, this selection of elegant apartments surrounds a communal, free-form swimming pool overlooking a picturesque stretch of Paynes Bay Beach. Residents also enjoy close proximity to the Sandy Lane Golf Club, tennis courts and a luxurious spa.

- (14) 2 - 4-bedroom apartments and penthouses
- Fully air-conditioned units with modern kitchens
- Marble countertops, porcelain tiles & coral renderings
- Some apartments feature private plunge pools
- Close proximity to Hometown services

Floor Area From: 2,589 - 5,699 sq. ft.

Price From: US \$1,650,000 - \$6,750,000

SANDY COVE

St. James

Perched on a cliff top, the exquisite units at Sandy Cove afford lovely views of the ocean. This plush condominium complex is further highlighted by individual oceanfront patios, private plunge pools and direct access to a secluded beach, fringed by a beautiful coral reef.

- (12) spacious 3-bedroom apartments
- (3) 4-bedroom penthouses
- Covered terrace with private plunge pool
- Communal gym and sauna
- On-site maintenance staff and secure parking
- Fully gated complex with 24-hour security

Floor Area From: 2,786 - 5,806 sq. ft.

Price From: US \$1,995,000 - \$6,000,000



MAHOGANY BAY

St. James

Mahogany Bay comprises six lavish townhouses, centrally located on the platinum coast of the island. Each of these three-storey homes includes a partially covered terrace and private sun deck, with fantastic swimming and snorkeling areas directly across from complex.

- (6) 3-bedroom / 3.5 bathroom townhouses
- 2 comfortable guest suites and a plush master suite
- Fully outfitted, Italian-style kitchen
- Private terrace with plunge pool and wet bar
- Wi-Fi access and iPod dock
- Water sports, tennis and golf facilities nearby

Floor Area: 3,000 sq. ft.

Price From: US \$2,249,000





SETTLERS BARBADOS

St. James

Flanked by The Sandpiper and Coral Reef Club, these exclusive villas are established on the site of Barbados' earliest settlers. The residences will feature open-concept designs, harmonizing outdoor and indoor living to create an alluring ambiance. Owners also benefit from close proximity to Holetown's charming boutiques and restaurants.

- (12) Gillespie & Steel designed oceanfront villas
- 3 - 5-bedroom luxurious residences
- Chic interior décor by Helen Green of London
- Each villa boasts a private 20 ft. pool
- 3 acres of lush gardens surrounding an elegant pool
- Reception building includes concierge services and private gym

Floor Area From: 4,735 - 5,261 sq. ft.

Price From: US \$5,700,000 - \$8,500,000

WEST COAST

Villas & Houses





BAKERS WOODS 68

St. Peter

This attractive home is situated in the highly sought after Bakers Woods residential community. Featuring a wrap-around patio and beautifully landscaped gardens, this is a well-designed Barbadian home.

- 3-bedroom / 2-bathroom house with an open plan living and dining area
- A modern kitchen highlighted by Decoran countertops and other fine finishes
- This home is ideally positioned in close proximity to the beaches and amenities of the West Coast

Floor Area: 1,495 sq. ft.

Land Area: 7,444 sq. ft.

Price: US \$297,500 (Unfurnished)



OXNARDS 9

St. James

This fully fenced house with lush landscaping and stylish architecture, features a large, contemporary-styled kitchen and separate living and dining areas.

- 5-bedroom / 3-bathroom property with 2-bedroom / 1-bathroom apartment
- Well-designed master suite with a small patio and walk-in closet
- Within close proximity to the University of the West Indies

Floor Area: 2,187 sq. ft.

Land Area: 4,723 sq. ft.

Price: US \$350,000 (Unfurnished)



CASSIA HEIGHTS 10

St. James

Set within the gated golf resort of Royal Westmoreland, this attractive semi-detached townhouse offers great golf course views. This spacious villa has a wonderful split-level design.

- 3-bedroom / 3-bathroom villa with a private courtyard
- Master bedroom flows to a private terrace with golf views
- The living room has a double height ceiling and opens through French doors

Floor Area: 1,900 sq. ft.

Price: US \$725,000 (Unfurnished)

MERRICKS HOUSE 3

St. James

This delightful home is located in a quiet residential cul-de-sac and features a sizeable patio that is ideal for entertaining. This breezy, tropical home is highlighted by beautiful gardens.

- 4-bedroom / 3-bathroom house with a spacious master suite on the second level
- A pool, wet bar and barbecue fittings make this home perfect for outdoor living
- Boasts fine fittings including a modern kitchen and an a/c family room

Floor Area: 3,150 sq. ft.

Land Area: 19,494 sq. ft.

Price: US \$735,000 (Appliances Only)



VOYAGER

St. Peter

This is one of six luxurious villas located in the Little Good Harbour Hotel Development. It was designed by Colette van den Thillart, creative director of the famed interior design firm Nicky Haslam.

- 3-bedroom / 3-bathroom ground floor unit featuring elegant furnishings
- All bedrooms are fully air conditioned with fitted wardrobes
- The master suite flows onto a private verandah with a charming garden

Floor Area: 2,250 sq. ft.

Price: US \$795,000 (Furnished)



WALES END

St. Peter

Located within a tranquil residential neighbourhood on the West Coast of the island, this comfortable home is just a few minutes' walk from Mullins Beach. The property comprises two lots.

- 4-bedroom / 4-bathroom property with extensive gardens including fruit trees
- Positioned on the upper level are 2 en suite bedrooms, kitchen and family room
- Two additional guest suites are situated on the ground floor with the laundry area

Floor Area: 2,700 sq. ft.

Land Area: 34,870 sq. ft.

Price: US \$850,000 (Furnished)





DRIFTWOOD

St. Peter

This architecturally designed home located in close proximity to the popular Mullins Beach features a modern, open-plan design and is in close proximity to the Indulgence Spa.

- 4-bedroom / 2-bathroom bungalow perfect for holiday rentals
- The clean, cool, white interiors add to the allure of this tropical retreat
- This property features fully air-conditioned bedrooms, tropical landscaping and a glorious swimming pool.

Floor Area: 2,000 sq. ft.

Land Area: 9,922 sq. ft.

Price: US \$950,000 (Furnished)

APPLE HOUSE

St. Peter

Overlooking the prestigious West Coast, this elegant villa is on a ridge front affording breathtaking panoramic views. This property is wrapped by a lush, tropical garden.

- 4-bedroom / 2.5-bathroom residence designed to take advantage of the cooling tropical breezes
- The house features vaulted ceilings throughout and louvred French doors opening to wrap-around patios
- An expansive Great Room opens onto the west facing terrace and a two-tier infinity-edge pool

Floor Area: 4,235 sq. ft.

Land Area: 22,043 sq. ft.

Price: US \$895,000 (Furnished)



BIMSHIRE HOUSE & LITTLE BIMSHIRE

St. James

Offering spacious accommodation arranged over 2 levels, this residence offers approximately 3000+ square feet of living space. This home is highlighted by a full length patio with wet bar and pool terrace.

- 6-bedroom / 6-bathroom residence located minutes from beautiful West Coast beaches
- Little Bimshire (the cottage) is an income-generating single level apartment
- All bedrooms are air-conditioned and open onto private patios overlooking the garden

Floor Area: 4,889 sq. ft.

Land Area: 15,437 sq. ft.

Price: US \$1,200,000 (Furnished)



PRIOR PARK 23

St. James

Ideally situated, this executive-style home is within close proximity to Warrens. The main house features 3 bedroom suites and an additional guest suite is situated by the entrance courtyard.

- 4-bedroom / 4.5-bathroom residence with an expansive poolside terrace
- A stunning swimming pool is nestled amidst well-landscaped gardens
- This property offers high quality finishes throughout, including skylights in each room

Floor Area: 6,000 sq. ft.

Land Area: 21,355 sq. ft.

Price: US \$1,295,000 (Appliances Only)





HARMONY

St. James

This immaculate two-storey home is set in the lavish Sugar Hill community. Completed in 2001, this home has been built and maintained to a very high standard.

- 3-bedroom / 3.5-bathroom home that has been designed to allow for easy tropical living
- Two bedroom suites on the first floor lead to a wide balcony providing stunning views over the well-landscaped gardens
- There is a well-equipped kitchen, expansive covered verandah and a free-form swimming pool

Floor Area: 3,330 sq. ft.

Land Area: 7,924 sq. ft.

Price: US \$1,600,000 (Unfurnished)



HIGH CONSTANTIA

St. Peter

Designed by Ian Morrison, this charming house is located on an amazing ridge front offering lovely sea views. This completely enclosed residence offers a carport and separate laundry and storage.

- 5-bedroom / 4.5-bathroom property spread over expansive grounds
- Features a 3-bedroom / 2.5-bathroom main house and a separate 2-bedroom / 2-bathroom cottage
- Comes complete with a swimming pool, Jacuzzi and gorgeous gardens

Floor Area: 4,500 sq. ft.

Land Area: 82,000 sq. ft.

Price: US \$1,750,000 (Semi-Furnished)



BUTTSBURY COURT

St. James

Located at the corner of Holders Polo Field, the natural beauty of the surrounding Holders Plantation can be experienced at Buttsbury Court. This home has the best views of the action on the polo field.

- 4-bedroom / 4-bathroom well-designed property with gorgeous furnishings
- Includes a private 1-bedroom cottage tucked on the landscaped grounds
- A glorious swimming pool and deck are perfect for entertaining outdoors

Floor Area: 3,541 sq. ft.

Land Area: 28,034 sq. ft.

Price: US \$2,000,000 (Furnished)



REED COURT

St. Michael

This stately coral stone great house boasts hardwood floors and high ceilings and is located in the peaceful Pine Hill area. With all the components of a charming family home, this house is also well suited for entertaining.

- 4-bedroom / 3-bathroom great house featuring covered patios
- This home is highlighted by open-air terraces and a swimming pool with gazebo and wet bar
- A separate building on site houses the double garage, staff washroom and an air-conditioned office

Floor Area: 5,000 sq. ft.

Land Area: 2.5 acres

Price: US \$2,475,000 (Unfurnished)





The Garden Land



Carlton View Estate 13



Bend Land



Heron Hill

LAND

Lalique Drive 277, St. James

Attractive residential cul-de-sac lot in Crystal Heights
Land Area: 13,449 sq. ft. | **Price:** US \$144,500

Mullins Terrace Lot 9, St. Peter

This level land lot is located close to Mullins Beach
Land Area: 12,773 sq. ft. | **Price:** US \$185,213

Carlton View Estate Lot 13, St. James

Prime land lot with excellent ridge front location
Land Area: 24,626 sq. ft. | **Price:** US \$540,000

Half Moon Fort-Around the Bay, St. Lucy

Cliffside land that slopes down to a white sandy beach
Land Area: 9,924 sq. ft. | **Price:** US \$600,000

Coral Cliff Lot 26, St. Peter

An excellent ridge front lot with West Coast views
Land Area: 22,552 sq. ft. | **Price:** US \$600,000

Heron Hill, St. Peter

An elevated lot including a lush gully
Land Area: 2.9 acres | **Price:** US \$700,000

Tara at Shermans, St. Peter

Land lot and a small beachside parcel in the north
Land Area: 28,069 sq. ft. | **Price:** US \$775,000

Holders Land, St. James

Large plot with views over a gully and golf course
Land Area: 3.48 acres | **Price:** US \$1,050,000

Pleasant Hall Plantation Yard, St. Peter

Enjoying an elevated location, this property includes a cottage, outbuildings and mill wall
Land Area: 1.92 acres | **Price:** US \$1,750,000

Bend Land, St. James

Valuable beachfront property with high potential for development
Land Area: 14,725 sq. ft. | **Price:** US \$3,500,000

Pleasant Hall Plantation, St. Peter

This elevated property affords views across the undulating countryside
Land Area: 297 acres | **Price:** US \$6,750,000

The Garden Land, St. James

Large beachfront parcel with excellent frontage onto a sandy beach
Land Area: 50,936 sq. ft. | **Price:** US \$11,000,000

Sion Hill Plantation Lot 1G, St. James

Gently sloping plot surrounded by mature mahogany trees
Land Area: 20,185 sq. ft. | **Price:** US \$222,050

Sion Hill Plantation Lot 1F, St. James

Wooded lot situated within a prime residential neighbourhood
Land Area: 21,724 sq. ft. | **Price:** US \$238,975

SOUTH COAST

Apartments & Townhouses





ROCKLEY RESORT

Christ Church

Conveniently situated in the central Rockley area, this community of well-appointed apartments and townhouses serves as an excellent investment opportunity. Several amenities and popular beaches are also within close proximity to these homely residences.

- (10) residential clusters ranging from 20 - 54 units
- Studio, 1 and 2-bedroom apartments and 3-bedroom townhouses
- Individual clusters have large, communal swimming pools
- Set amidst lush, manicured gardens
- On-site clubhouse and restaurant
- (4) floodlit tennis courts and a 9-hole golf course

Floor Area From: 416 - 1,500 sq. ft.

Price From: US \$112,500 - \$382,500



TERRACES

Christ Church

This modern apartment complex is located minutes away from the well-known Dover Beach in the heart of St. Lawrence Gap. With each unit enhanced by its high-end finishes and large covered terrace, this elegant retreat enjoys the benefits of the South Coast's laid-back lifestyle.

- (16) attractive 2 and 3-bedroom residences
- Fully air-conditioned bedrooms with ceiling fans
- Contemporary, well-equipped European kitchens
- Full GE appliance package included
- Secure, gated access to development
- Short distance from airport and capital city, Bridgetown

Floor Area From: 1,145 - 1,595 sq. ft.

Price From: US \$295,000

OCEAN TWO

Christ Church

Standing an impressive seven stories tall, this oceanfront condominium hotel benefits from panoramic views of beach frontage. The resort provides its residents with a variety of amenities, including sophisticated in-room entertainment systems, a fitness centre and a waterfront restaurant.

- (70) apartments: (50) 1-bedroom and (20) 2-bedroom
- Spacious open-concept layout with large beachfront terraces
- Italian kitchens with modern GE appliances
- Shared resort pool and large rooftop patio
- Poolside cabanas with meal service options
- 24-hour concierge services and in-room spa treatment

Floor Area From:

1-bedroom: 806 - 962 sq. ft.

2-bedroom: 1,410 - 1,664 sq. ft.

Price From:

1-bedroom: US \$400,448

2-bedroom: US \$640,000



MARGATE GARDENS

Christ Church

Margate Gardens is located in one of the South Coast's most accessible areas, just across from the boardwalk, edged by white sandy beaches. This charming complex includes high ceilings and appealing finishes within each unit, as well as a large, shared pool set amidst tropical grounds.

- (44) lovely apartments
- 2 and 3-bedroom single and split-level units
- Open terraces ideal for outdoor entertaining
- Beautifully designed and well-maintained gardens
- Secure, gated community with allocated parking
- Nearby golf and other recreational activities

Floor Area From: 1,200 - 2,327 sq. ft.

Price From: US \$415,000 - \$800,000





SOUTH OCEAN VILLAS

Christ Church

Overlooking the South Coast Boardwalk, this seven-storey complex affords unobstructed views of the crystal Caribbean waters and its pristine shores. These attractive residences are also centrally located, providing owners with an array of amenities within easy reach.

- (19) oceanfront apartments, including (3) penthouses
- 2-bedroom units enjoying dramatic ocean views
- Open-concept design with a breezy solarium
- Large, communal beachfront pool
- Elegant marble and granite finishes throughout
- Direct access to boardwalk and stunning beach stretch

Floor Area From: 1,100 - 2,185 sq. ft.
Price From: US \$450,000 - \$595,000



WHITE SANDS BEACH VILLAS

Christ Church

Perfectly positioned on a tranquil beach, these exclusive villas boast breathtaking views of the ocean from their covered terraces. With each unit enjoying high-end finishes and well-designed kitchens, these condominiums display top quality craftsmanship.

- (22) contemporary 1- 3-bedroom units
- Quality fittings and finishes, including granite countertops
- Full modern appliance package included
- Large swimming pool and sun deck
- Gated, secure development with automated entry

Floor Area From: 1,050 - 2,500 sq. ft.
Price From: US \$495,000 - \$870,000

BROWNES BARBADOS

Christ Church

A haven of upscale yet affordable boutique apartments, this condominium complex is tucked comfortably away in a quiet lane just off the South Coast road. Tastefully combining Caribbean and European design, the development captures the essence of island charm.

- (20) private 1 and 2-bedroom units
- Travertine, ceramic floors and coral rendered walls
- Set within lush, tropically designed gardens
- Large communal pool with sun deck and loungers
- Short drive to the airport and main city - Bridgetown
- Indonesian-styled gazebo ideal for entertaining

Floor Area From: 1,185 - 1,625 sq. ft.

Price From: US \$550,000 - \$650,000



OCEAN ONE

Christ Church

Well situated near to a selection of Barbados' most popular restaurants, bars and nightlife, these boutique condominiums are tastefully designed in a contemporary style. Each unit includes high-quality granite, marble and porcelain finishes, a fully equipped Italian-styled kitchen and generous ocean view balconies.

- (21) stylish 2 and 3-bedroom apartments
- Ocean-facing verandahs with remarkable sea views
- Spacious entertainment / sun terrace with barbecue
- Manicured, tropical grounds surround the complex
- Gated complex with coded entry and 24-hour security
- Close proximity to the Grantley Adams International Airport

Floor Area From: 1,389 - 3,400 sq. ft.

Price From: US \$550,000 - \$2,200,000





MAXWELL BEACH VILLAS

Christ Church

Offering direct and private access to one of the South Coast's most famous beaches, this complex of attractive condominiums affords striking views of the Caribbean Sea. These cozs villas also lie conveniently near to the popular Oistins area, as well as many shops, restaurants and nightclubs.

- (15) 2-bedroom / 2-bathroom apartments
- Well-landscaped tropical grounds
- Ideal location for swimming and snorkelling
- Large, communal beachfront pool and sun deck
- Coded building entry with 24-hour security
- 15-minute drive from the Grantley Adams International Airport

Floor Area From: 1,230 - 1,320 sq. ft.
Price From: US \$575,000 - \$800,000

Featured Home: Unit 402
2-bedroom / 2-bathroom unfurnished apartment
Floor Area: 1,230 sq. ft.
Price: US \$725,000

CRANE RESORTS

St. Philip

This renowned resort offers the benefits of upfront purchase or partial ownership of its units, with fantastic value and flexibility enhanced by top-notch services. These breathtaking residences also offer unbeatable returns derived from resale programmes, vacation exchange clubs and a profitable rental pool.

- 4-level oceanfront cascading community pools and beachfront lap pool
- Units boast private plunge pools, gardens and barbecues
- (5) restaurants and (2) bars
- Full service spa and fitness centre
- (2) large, floodlit tennis courts
- 24/7 gated security, front desk and concierge service

Floor Area From:

1-bedroom: 739 - 1,595 sq. ft.

2-bedroom: 1,400 - 2,600 sq. ft.

Shared Ownership

Price From:

1-bedroom: US \$10,000 per week

2-bedroom: US \$14,000 per week

Full Ownership

Price From:

1-bedroom: US \$568,000

2-bedroom: US \$861,000



THE CRANE PRIVATE RESIDENCES

St. Philip

Uniquely positioned as a private residential development within a gated resort, these master-planned private residences consist of two and three-bedroom apartments. Owners at The Crane Private Residences will immediately become a part of the luxury resort community with access to world-class amenities and services.

- 2-bedroom and 3-bedroom designs available
- Ground floor units boast large private pools & penthouse units feature rooftop pools
- Each unit comes with its own underground garage outfitted with elevators to your residence
- Each property has complete with personally encoded alarm systems and closed-circuit security

Floor Area From: 1,230 - 1,320 sq. ft.

Price From: US \$575,000 - \$800,000





LEITH COURT

Christ Church

Commanding striking vistas of the Caribbean Sea, The Leith Court Development is a modern complex offering relaxed island living in an ideal location. These family-oriented units are situated within walking distance of the South Coast's finest shopping, dining and nightlife hotspots.

- (14) tastefully designed 1 and 2-bedroom units
- Air-conditioned bedrooms with ceiling fans
- Open terrace ideal for al fresco dining
- Private beach access from enclosed garden area
- Unique guitar-shaped swimming pool
- Successful rentals within short and long-term markets

Floor Area From: 1,100 - 1,750 sq. ft.

Price From: US \$550,000



GINGER BAY NO 15

St. Philip

This impeccably appointed, coastal apartment boasts wonderful, unobstructed 180 degree sea views, with a private stairway down to a pristine beach. Conveniently situated near to the airport and amenities in Six Roads.

- Well-appointed 2-bedroom / 2-bathroom apartment
- Sun room can function as a 3rd bedroom
- Private stairway to beach
- Access to 40 ft. resort pool with sun deck and tennis
- 2 patios and breakfast bar in the kitchen
- 3 minutes stroll along Beach to The Crane Resort

Floor Area: 1,750 sq. ft.

Price: US \$600,000

MISTLE COVE

Christ Church

Nestled in the heart of the vibrant St. Lawrence Gap, these spacious condominiums provide easy access to the lovely South Coast Boardwalk. Each of these units offers open-plan living and dining spaces, and fully outfitted Italian-style kitchens and expansive patio overlooking white sandy beaches.

- (14) beachfront apartments
- 2-bedroom apartments and 3-bedroom penthouses
- Air-conditioned bedrooms with ceiling fans
- Beachside bay window in every master suite
- Close proximity to restaurants, shops and active nightlife

Floor Area From: 1,486 - 2,217 sq. ft.

Price From: US \$675,000



THE PALISADES

Christ Church

Set within a peaceful cul-de-sac, The Palisades development enjoys panoramic views of Freights Bay on the South Coast. These sleek townhouses feature marble and porcelain tiles, stone countertops and cutting-edge lighting and audio systems. A variety of useful services, nightlife and restaurants are around the corner.

- (16) townhouses and (1) clifftop house
- (3) en suite bedrooms in each unit
- Private balconies and patios with plunge pools
- Italian kitchens equipped with modern stainless steel appliances
- Facilitated access to the clifftop Ocean Front Clubhouse
- Immaculate gardens and cobblestone streets

Floor Area: 2,078 sq. ft.

Price From: US \$750,000





SOMERLEY

Christ Church

Ideally located on Worthing Main Road, this mixed-use complex includes a bank and corporate offices on its lower floors. This unique concept allows for residents to enjoy the modern comfort of these chic Gillespie & Steel designed apartments, while providing the opportunity to gain rental income from a commercial tenant.

- (14) modern 2 and 3-bedroom apartments
- Top-notch finishes and fittings, including porcelain tiles
- Fully outfitted, quality Italian-styled kitchens
- Rooftop pool and expansive sun deck
- Private pathway to access beach
- Gated parking area and secure elevator entry area

Floor Area:

2-bedroom: 1,458 sq. ft.

3-bedroom: 1,945 sq. ft.

Price From: US \$825,000 - \$875,000

ST. LAWRENCE BEACH CONDOS

Christ Church

This waterfront development comprises a mix of 2 and 3-bedroom units spanning five floors in the lively St. Lawrence Gap. With the residences featuring individual patios with magnificent sea views, along with proximity to golf and water sports, these units have excellent rental potential.

- (17) 2 and 3-bedroom condominiums
- Fully air-conditioned bedrooms
- Penthouses include wrap-around balconies and Jacuzzis
- Spacious kitchens equipped with European appliances
- Communal swimming pool, tranquil beach and private jetty

Floor Area From: 1,670 - 1,740 sq. ft.

Price From: US \$759,780 - \$822,150



BEACH HOUSES

St. Philip

The epitome of seclusion and exclusivity, this oceanfront development is situated along the East Coast, boasting uninterrupted views of Skeete's Bay Beach and Culpepper Island. The beautifully appointed residences include floor-to-ceiling glass windows, private outdoor showers and hammocks, with owners also enjoying access to the Crane Resorts' nearby amenities.

- (62) 2 and 3-bedroom residences and boutique hotel
- (2) restaurants, bar and convenience store on-site
- Private terraces with infinity-edge pools and hot tubs
- Hurricane screens convert outdoor area to enclosed patios
- Designed to Leadership in Environmental and Energy Design (LEED) standards
- Full-service day spa and state-of-the-art wellness centre

Floor Area From:

2-bedroom: 3,788 sq. ft.

3-bedroom: 4,103 sq. ft.

Fractional Ownership

Price From: US \$56,000

Quarter Ownership

Price From: US \$239,000

Full Ownership

Price From: US \$858,000 - \$2,950,000





SAPPHIRE BEACH CONDOMINIUMS

Christ Church

Located on the popular South Coast, these sophisticated 2 and 3-bedroom beachfront residences are set along over 370 feet of prime beach frontage. Each unit includes high-quality finishes, a private ocean view terrace and an Italian-styled kitchen equipped with stainless steel appliances. Offering West Coast living for fantastic value, this development makes a wise investment.

- (54) well-appointed apartments within the 6-storey complex
- (18) split-level 2-bedroom residences
- (36) single level 3-bedroom apartments
- Top-of-the-range appliances and high-end finishes
- Large beachfront terraces boasting terrific ocean views
- Gated community with secure access and private parking

Floor Area From:

2-bedroom: 1,630 sq. ft.

3-bedroom: 1,820 sq. ft.

Price From:

2-bedroom: US \$699,867

3-bedroom: US \$1,100,000 - \$1,200,000

SOUTH COAST

Villas & Houses





RENDEZVOUS GARDENS 37

Christ Church

Set in an established neighborhood, this single level bungalow is centrally located and fully fenced. This home has a functional layout with separate living and dining areas. Easy access to amenities.

- 3-bedroom / 2-bathroom traditional property
- Bright, airy spaces with feature walls
- Kitchen has ample cupboard space
- Outfitted with security bars

Floor Area: 1,100 sq. ft.

Land Area: 3,400 sq. ft.

Price: US \$197,500 (Unfurnished)



LOWLANDS PARK 121

Christ Church

Minutes away from the airport, this spacious home is set within a quiet neighbourhood. This charming property features fully enclosed grounds and an attractive design.

- 3-bedroom / 2-bathroom well-maintained home
- Spacious kitchen with fine finishes
- Each bedroom features built-in closets and air-conditioning
- Includes a separate laundry room

Floor Area: 1,200 sq. ft.

Land Area: 6,150 sq. ft.

Price: US \$230,000 (Unfurnished)



GOODLAND PARK 52

Christ Church

This meticulously maintained traditional home lies within close proximity to beaches, the airport and many amenities. Featuring 3 comfortably sized bedrooms, a kitchen, living and sitting rooms, this property is in an ideal South Coast locale.

- 3-bedroom / 3-bathroom single-level house
- Charming property on a large plot
- Paved and fully fenced all around
- Secure off-street parking for vehicles

Floor Area: 1,600 sq. ft.

Land Area: 8,276 sq. ft.

Price: US \$237,500 (Unfurnished)

WOODBOURNE TERRACE NO 43

St. Philip

This stylish, two-storey home boasts country breezes and views of lush greenery to the east, from the outdoor deck just off the spacious, modern kitchen.

- Contemporary 3-bedroom / 2.5-bathroom home
- Well-designed with an open plan
- Sleek cabinetry and granite countertops in the kitchen
- 10-minute drive to airport and Six Roads conveniences

Floor Area: 4,040 sq. ft.

Land Area: 7,285 sq. ft.

Price: US \$397,500 (Unfurnished)



CLAPHAM NO 17

St. Michael

Nestled in a quiet cul-de-sac, this attractive bungalow's attributes make it easy for entertaining, whether indoors in the open living area or outdoors on the lawn, deck and covered patio.

- Spacious 3-bedroom / 2-bathroom bungalow
- Covered patio flows to manicured garden
- Master bedroom has an en suite and dressing room
- Comes fenced with burglar bars and air-conditioning

Floor Area: 1,935 sq. ft.

Land Area: 16,630 sq. ft.

Price: US \$405,000 (Appliances Only)



LA SALAMANDRA

Christ Church

Superbly situated, this lovely home is located in a small desirable subdivision with easy access to the South and West Coasts. The property features light ceramic floors throughout, electronic gates and burglar bars on its lower level.

- 3-bedroom / 2.5-bathroom detached residence
- Tastefully designed, fully air-conditioned
- Relaxing plunge pool for up to eight persons
- Includes security cameras and alarm system

Floor Area: 4,379 sq. ft.

Land Area: 6,723 sq. ft.

Price: US \$425,000 (Appliances only)





SEA FOAM HACIENDAS 4

Christ Church

Nestled on a pristine South Coast beach, close to restaurants, supermarkets and shopping, Sea Foam Haciendas 4 includes a fully equipped kitchen, spacious living/dining area, fully air-conditioned bedrooms and a comfortable living room.

- 2-bedroom / 1-bathroom beachfront condo
- In a Spanish-styled apartment complex
- Large, private oceanfront patio
- Features barbecue pit and sun deck

Floor Area: 988 sq. ft.

Land Area: 1,200 sq. ft.

Price: US \$425,000 (Furnished)



HAMILTON

St. Michael

Hamilton is a quaint Barbadian property set in an established area. The ground floor comprises separate living and dining rooms, a breakfast room and a large kitchen area, with 3 spacious bedrooms on the residence's upper floor.

- 3-bedroom / 1-bathroom home
- Beautifully maintained with lovely gardens
- Laundry room and a walk-in pantry
- Expansive wrap around verandah

Floor Area: 2,900 sq. ft.

Land Area: 15,237 sq. ft.

Price: US \$450,000 (Unfurnished)



BLUE WATERS 25

Christ Church

Situated in Blue Waters, this home is a mere 5-minute walk to Accra Beach, Quayside Mall as well as many other popular South Coast amenities. The upper and lower levels are extremely spacious with separate entrances.

- 3-bedroom / 2-bathroom split-level residence
- (2) 2-bedroom apartments on lower level
- Set on expansive grounds with mature trees
- Mix of hardwood and tiled floors

Floor Area: 3,810 sq. ft.

Land Area: 14,157 sq. ft.

Price: US \$497,500 (Unfurnished)

MALABAR

St. Michael

Beautifully constructed from coral stone with fine hardwood floors, Malabar is optimally located in the attractive Pine Gardens area. Offering high ceilings, large sash windows and an airy layout, the property is truly an ideal Barbadian family home.

- Elegant 4-bedroom / 3.5-bathroom residence
- Air-conditioning and ceiling fans throughout
- Separate outbuilding with garage
- Fully fenced property with burglar bars

Floor Area: 5,071 sq. ft.

Land Area: 32,685 sq. ft.

Price: US \$750,000 (Unfurnished)



FORT GEORGE HEIGHTS NO 12

St. Michael

Set in a desirable neighbourhood, this spacious home on two levels offers an easy flow from room to room and amazing views of the South Coast from the rooftop terrace.

- Stylish 4-bedroom / 3.5-bathroom dwelling
- Features pool and rooftop terrace
- Air conditioned and fully fenced
- Minutes from shopping, restaurants and other amenities

Floor Area: 6,000 sq. ft.

Land Area: 9,338 sq. ft.

Price: US \$750,000 (Unfurnished)



PLOVER COURT NO 156

Christ Church

Built with high ceilings and fine finishes, this lovely home features porcelain tiles throughout and two patios that provide gorgeous ocean views.

- 2-car covered garage
- 3-bedroom / 3-bathroom unfurnished home
- The lower level features a large kitchen with granite countertops
- The upper level bedrooms feature walk-in closets and en suite bathrooms
- Includes an open-plan living and dining area

Floor Area: 4,310 sq. ft.

Land Area: 14,864 sq. ft.

Price: US \$750,000 (Unfurnished)





THE EDGE

Christ Church

Architecturally designed in minimalist style, this impressive villa in the desirable Fort George Phase II neighbourhood, enjoys wonderful views down to the Worthing Coast.

- Modern 4-bedroom / 3.5-bathroom villa
- Swimming pool and large, open-air decks with views
- Ocean vistas from the guest suite's private balcony
- Short drive to Bridgetown, beaches and several amenities

Floor Area: 6,850 sq. ft.

Land Area: 20,010 sq. ft.

Price: US \$825,000 (Unfurnished)



FORT GEORGE HEIGHTS PHASE 2

St. Michael

Comprising three storeys, this well-maintained home is conveniently situated minutes away from beautiful South Coast beaches and various conveniences. The property also includes a spacious media room, home office and wide covered terrace.

- Attractive 4-bedroom / 3.5-bathroom residence
- Contemporary-styled kitchen
- Large pool and deck ideal for entertaining
- Fully enclosed with electronic main gate

Floor Area: 5,600 sq. ft.

Land Area: 13,972 sq. ft.

Price: US \$1,250,000 (Appliances only)



MADAGASCAR

Christ Church

Designed by Pierre Tatum, this waterfront residence enjoys breathtaking views of the rugged coastline. With its quality finishes and large pool area accentuated by shady coconut trees, this stunning home is the essence of Caribbean living.

- Mediterranean-styled 4-bedroom / 5-bathroom home
- Open-plan living and dining areas
- Fully outfitted Italian-styled kitchen
- Enclosed property with burglar bars

Floor Area: 6,316 sq. ft.

Land Area: 11,520 sq. ft.

Price: US \$1,800,000 (Furnished)



CAMELOT HOUSE

Christ Church

This historic, two-storey property situated on popular Hastings Beach, was converted into 2 charming, self-contained maisonettes in 2009. Camelot House is within walking distance to several amenities.

- (2) beachfront 2-bedroom / 2-bathroom maisonettes
- One of Lower Camelot's bedrooms is a studio with a kitchen
- Master bedrooms and living areas look onto the sea
- A short trek to restaurants, banking and shopping

Floor Area:

Upper Camelot - 1,700 sq. ft. | Lower Camelot - 1,900 sq. ft.

Land Area: 2,197 sq. ft.

Price: US \$2,000,000 (Appliances Only)





LAND

Glebe Lot 99, St. Philip

Level, residential lot near Six Roads

Land Area : 5,511 sq. ft.

Price: US \$47,500

Ragged Point Dev. No 49, St. Philip

Level rectangular plot close to the sea

Land Area: 11,518 sq. ft. | **Price:** US \$80,000

Belair Lot 7, St. Philip

Sizeable parcel - perfect home investment

Land Area: 8,141 sq. ft. | **Price:** US \$90,000

Plover Court Lot 74, Christ Church

Lovely plot with some distant sea views

Land Area: 10,130 sq. ft. | **Price:** US \$97,500

Rockley Meadow No. 17, Christ Church

Fantastic area. Proximity to beach and amenities

Land Area: 7,998 sq. ft. | **Price:** US \$120,000

Mount Pleasant Gardens No 131, St. Philip

Features amazing distant views of the Atlantic Ocean

Land Area: 9,639 sq. ft. | **Price:** US \$125,000

Bowbells Estate 25, Christ Church

Exclusive development comprises twenty-five land lots

Land Area: 11,503 sq. ft. | **Price:** US \$132,500

Fort George Heights Lot 7, St. Michael

Set in a highly desirable South Coast neighborhood

Land Area: 17,310 sq. ft. | **Price:** US \$147,500

Goodland Gardens Lot 21, Christ Church

Large corner lot in The Goodland Gardens Development

Land Area: 16,112 sq. ft. | **Price:** US \$107,500

Green Point 52, St. Philip

Oceanfront lot with unobstructed views of coastline

Land Area: 15,289 sq. ft. | **Price:** US \$192,500

Atlantic Shores No 23, Christ Church

Level rectangular lot bordered by quality homes

Land Area: 12,234 sq. ft. | **Price:** US \$212,500

Inch Marlow No 25, Christ Church

Breezy oceanfront parcel of land on the South Coast

Land Area: 29,870 sq. ft. | **Price:** US \$402,220

Holyrood, St. Michael

Great real estate opportunity located close to Bridgetown

Land Area: 14,516 sq. ft. | **Price:** US \$350,000

ISLAND VIEWS

Apartments & Townhouses





BOARDED HALL GREEN

St. George

Panoramic St. George Valley views form the backdrop for this eco-friendly, gated community of condominiums and duplex townhouses. 'Green' features, easy access to all points of the island and on-site amenities like the communal pool, gazebo and wet bar, make it an attractive property investment.

- Units: (6) studio, (26) 1-bedroom
- (19) 2-bedroom and (4) duplex townhouses
- Communal pool, gazebo and wet bar
- Dedicated parking per unit
- Energy-saving street lights and fibre optic cabling
- On-site property management office

Floor Area From: 581 - 1,996 sq. ft.

Price From: US \$130,350 - \$294,400



SUNRISE AT ROWANS

St. George

Located in an established, St. George neighbourhood, these modern duplex and triplex homes available in two styles, have beautiful finishes and are all air-conditioned and fenced. Residents of this private, suburban community also enjoy a shared swimming pool, a clubhouse and electronic gated access.

- (27) duplex homes and (3) triplex homes
- 3-bedroom / 2.5-bathroom air-conditioned units
- Communal swimming pool and clubhouse
- 2 parking spaces per unit
- Underground utilities in place
- Electronic gated access

Floor Area: 1,667 sq. ft.

Price From: US \$325,000

WELCHES GROVE

St. Thomas

This modern neighbourhood of 3-bedroom townhouses is situated near to The Walk - a bustling centre of shopping, dining options and business services - from its central location just off Highway 2A. The multi-phased development of 64 units is set amidst beautifully maintained grounds.

Phase 1A:
Development Sales Complete

Phase 1B:
Floor Area From: 1,647 - 1,800 sq. ft.
Land Area From: 2,860 - 3,356 sq. ft.
Price From: US \$325,000

Phase 1C:
Floor Area From: 1,410 - 1,480 sq. ft.
Land Area From: 3,297 - 5,271 sq. ft.
Price From: US \$297,500 - \$333,000



MILLENNIUM HEIGHTS

St. Thomas

Set on a ridge, this upscale, gated development is an elegant mix of 165 apartments, townhouses and land lots, enhanced by manicured gardens and scenic, countryside views. The attractive on-site amenities include tennis courts, a walking track, large swimming pool and clubhouse.

Millennium Heights
Floor Area From: 1,024 - 1,830 sq. ft.
Price From: US \$297,500 - \$600,000

Millennium Lake
Floor Area From: 2,000 - 2,100 sq. ft.
Price From: US \$775,000 - \$850,000

Millennium Ridge - 3-bedroom apartments
Floor Area From: 2,200 sq. ft.
Price From: US \$537,500 - \$575,000





GUNSITE

St. Michael

Gunsite, situated minutes from Bridgetown, the historic Garrison and The Yacht Club, is an intimate neighbourhood of 32 modern homes with 16 duplex townhouses. Enjoying lovely South Coast views, mature gardens enhance the gated community.

- (32) units with 16 duplex townhouses
- 3-bedroom / 2.5-bathroom Gillespie & Steel designed units
- Beautifully finished interiors with granite and marble
- Private balcony off en suite master bedroom
- Central swimming pool and landscaped gardens
- A short drive from capital city Bridgetown and The Garrison

Floor Area From: 1,900 sq. ft.

Price From: US \$315,000



RIDGE VIEW ESTATES

Christ Church

Ridge View Estates on 8 acres of beautifully manicured grounds, offers fabulous views of the St. George Valley. The family-friendly complex of townhouses offers wonderful outdoor amenities like a shared swimming pool, tennis courts, nature trails and a children's play area.

- (52) Townhouses
- Air-conditioned bedrooms
- Central swimming pool and tennis courts
- Children's play area
- Nature trails and green space
- 15-minute drive to airport and shopping

Floor Area From: 1,800 sq. ft.

Price From: US \$347,500 - \$412,500

SUGAR HILL TENNIS VILLAGE

St. James

Minutes from Mullins Bay beaches and Royal Westmoreland golfing, is this private community of villa clusters located inland. Sea views and manicured gardens accentuate the well-appointed homes. Homeowners benefit from on-site amenities like the fitness centre, tennis courts and 24-hour security, and tennis courts.

- (40) 1 and 3-bedroom condominiums and townhouses
- Luxury finishes and fittings throughout
- Private gardens with tropical landscaping
- Pool, restaurant/ bar, clubhouse and air-conditioned gym
- Complimentary use of the tennis courts (daytime)
- Gated community with 24-hour security

Floor Area From: 716 - 1,695 sq. ft.

Price From: US \$350,000



PALM COURT

St. James

Palm Court is a Prior Park cul-de-sac of modern 2 and 3-bedroom townhouses, with proximity to several amenities in Warrens and on the West Coast. The peaceful neighbourhood features open-plan living areas and covered terraces. Homeowners have the option to include plunge pools and security systems.

- (6) 2-bedroom / 2.5 bathroom townhouses
- (6) 3-bedroom / 2.5 bathroom townhouses
- Modern, luxury kitchens and covered terraces
- Air-conditioned bedrooms and open-plan living areas
- Optional plunge pools and security systems
- Set in a desirable community

2-bedroom / 2.5-bathroom

Floor Area: 1,835 sq. ft.

Price From: US \$325,000 - \$357,500

3-bedroom / 2.5-bathroom

Floor Area: 1,920 sq. ft.

Price From: US \$362,500 - \$407,500





VUEMONT

St. Peter

Three styles of homes are available in this master-planned community on the West Coast. Enjoying coastal views, Vuemont offers on-site and nearby amenities. Complete with lagoon-style pool, clubhouse, gym, tennis courts and more, this will surely meet the needs of those seeking a lifestyle development.

- (77) villas and apartments
- 2 and 3-bedroom units
- Italian kitchens with full appliance packages
- Optional: wooden decks and plunge pools
- Clubhouse, (2) resort pools, gym and more
- Close to Holetown and Speightstown

Apartments

Floor Area: 1,134 sq. ft.
Price From: US \$222,500

Villas

Floor Area: 1,218 - 1,560 sq. ft.
Price From: US \$392,500

EL SOL SUREÑO

Christ Church

El Sol Sureño, with beautiful South Coast views, is a condominium development ideal for golf enthusiasts. Nestled on the Barbados Golf & Country Club 18-hole golf course, its secluded terraces, tropical gardens and meandering, resort lagoon-style pool, are some of the main features.

- (36) 2 and 3-bedroom luxury apartments
- Well-appointed finishes including Italian kitchens
- Situated on an 18-hole golf course
- Lagoon pool with free flowing waterfalls
- Well-manicured, tropical grounds
- Automated gated entry

Floor Area From: 1,350 sq. ft.

Price From: US \$425,000 - \$750,000



LION CASTLE POLO ESTATE

St. Thomas

This prestigious 64-acre development of land lots and villas is truly at the centre of the island, with access to Bridgetown, West Coast amenities and spectacular beaches. Picturesque island views along with the world-class polo field and clubhouse, are highlights of this residential enclave.

- The Residences: (10) luxury townhouses
- Large covered patios with plunge pools
- Outstanding finishes throughout
- Underground utility infrastructure
- Views from 1,000 ft. above sea level
- Set in a desirable neighbourhood

The Residences

Floor Area: 2,966 sq. ft.

Price From: US \$1,250,000

(44) Polo Estate land lots

Land Area: 17,459 - 109,469 sq. ft.

Price From: US \$261,885 - \$1,642,035



ISLAND VIEWS

Villas & Houses



THE VILLAGES AT COVERLEY

Christ Church

This lifestyle community near the airport, has its own access to the ABC Highway. These homes available in six models, are beautifully finished. Coverley Square features restaurants, a community centre, medical facility, supermarket, playing field and more.

- (16) villages: (1,026) 2, 3 and 4-bedroom villas
- Granite countertops, brick driveways and garages
- Appliances: fridge, stove and natural gas washer-dryer
- Amenities: postal sites, playparks and parking

Floor Area From: 876 sq. ft.

Price From: US \$144,700 (Appliances Only)



GRANTLEA HOUSE

St. James

Located within tranquil St. Silas Heights, this newly constructed two-storey house is near to exclusive Apes Hill Golf Club and Polo Grounds. French doors open onto an enclosed patio overlooking the generous-sized pool terrace.

- 4-bedroom / 3.5-bathroom two-storey home
- Pool with expansive terrace for entertaining
- Open-plan layout and vaulted ceilings
- Enclosed with paved parking space

Floor Area: 3,116 sq. ft.

Land Area: 6,893 sq. ft.

Price: US \$450,000 (Furnished)



MOUNT GARDENS 48

St. George

Contemporary architecture maximizing space and light, is highlighted on 3 levels of this stylish home set in St. George. There are countryside views from every room, especially from the large open-air deck.

- 5-bedroom / 4.5-bathroom house on three levels
- Spacious Italian kitchen and open-concept layout
- Large plunge pool and open-air deck
- Well-designed with double car garage

Floor Area: 5,100 sq. ft.

Land Area: 10,844 sq. ft.

Price: US \$650,000 (Appliances Only)





VALLEY VIEW

St. Thomas

Just a few minutes from Warrens, this private cluster of inland villas with 5 plantation-inspired designs, delivers on modern finishes. Country views and gentle breezes are enjoyed from the covered patios.

- (37) 3-bedroom Gillepsie & Steel-designed villas
- Some models have an unfinished basement
- Italian kitchens with stainless steel appliances
- Fully fenced and professionally landscaped

Floor Area: 1,496 sq. ft.

Land Area: 6,535 sq. ft.

Price From: US \$353,766 (Appliances Only)

CAMERON PARK 17

St. George

An impressive home set amidst impeccably maintained grounds, this property features an expansive patio ideal for entertaining. With large living and dining areas, this stately home also has potential to create a large finished basement area.

- Tasteful 3-bedroom / 2.5-bathroom home
- Air-conditioned bedrooms with ceiling fans
- Enjoys beautiful, bucolic views
- Fully enclosed and secure property

Floor Area: 2,750 sq. ft.

Land Area: 14,000 sq. ft.

Price: US \$700,000 (Unfurnished)



CAMERON PARK 18

St. George

Nestled within the St. George Valley, this tastefully finished home is bright and spacious. The wide patio serving as an ideal entertainment space, surrounds the kitchen and living areas and leads down to the pool.

- 4-bedroom / 2.5-bathroom two-storey dwelling
- Wide verandah flows to pool deck
- European-styled cabinets in kitchen
- Fencing, burglar bars and alarm included

Floor Area: 3,105 sq. ft.

Land Area: 14,372 sq. ft.

Price: US \$800,000 (Appliances Only)



SUN MOON STARS

St. John

Architecturally designed to enjoy cool breezes and dramatic East Coast views, this villa's unique features are its vaulted ceilings and an atrium with lush greenery.

- 4-bedroom / 3.5-bathroom house with stunning views
- Finely finished with travertine tiles and hardwoods
- Expansive patio and an atrium with a pergola
- Well-appointed kitchen's appliances include a dishwasher

Floor Area: 4,200 sq. ft.

Land Area: 73,000 sq. ft.

Price From: US \$825,000 (Appliances Only)





THE PARKS AT SOUTH VIEW

Christ Church

The Parks At South View is well positioned on 54 acres of prime land and is in proximity to the Sir Garfield Sobers Gymnasium, shopping, schools, banks and restaurants. This master-planned, suburban subdivision, has prime lots ideal for those desiring a spacious family home in peaceful surroundings.

- Various sized lots on gently sloping land
- Fresh, modern development with green spaces
- Peaceful, family-friendly neighbourhood
- Conveniently located near Sheraton Mall

The Parks - Land Lots

Land Area From: 7,896 - 11,050 sq. ft.

Price From: US \$73,180 - \$109,391

Featured Home:

South View 222, Christ Church

- 4-bedroom / 3-bathroom house with contemporary appeal
- Stunning South Coast views
- Archer's Hall designed interior
- Pool and expansive, east-facing patio

Floor Area: 3,100 sq. ft.

Land Area: 8,252 sq. ft.

Price: US \$875,000 (Unfurnished)

LAND

Adams Castle, Christ Church

Residential subdivision on 37 acres with southern views

Land Area: 6,929 - 25,568 sq. ft. | **Price From:** US \$60,000

Little Kent, Christ Church

Quiet neighbourhood with St. George Valley views

Land Area: 2,760 - 10,877 sq. ft. | **Price From:** US \$74,000

Cane Garden Lot 5, St. Thomas

Gently sloping lot close to the ABC Highway

Land Area: 9,267 sq. ft. | **Price:** US \$77,000

Bella Vista Lot 9, St. Thomas

Lot in country development near good-sized homes

Land Area: 11,860 sq. ft. | **Price:** US \$120,000

Sunrise Meadows 11, St. George

Large plot in a cul-de-sac with views

Land Area: 11,703 sq. ft. | **Price:** US \$139,500

Salters Land, St. George

Central, triangular-shaped lot with highway access

Land Area: 1.37 acres | **Price:** US \$237,500

Tamarind Close 33, St. George

Elevated lot in a cul-de-sac with superb panoramic views

Land Area: 11,264 sq. ft. | **Price:** US \$122,500

East Coast Road Land, St. Andrew

Option for subdivision into three lots

Land Area: 62,612 sq. ft. | **Price:** US \$275,000



Little Kent



Countryside



Adams Castle

COMMERCIAL

Hotels



BLUE HORIZON

Christ Church

- Three-star hotel opposite Rockley Beach
- (113) rooms and (113) bathrooms
- Restaurant, bars, gift shop and pool
- Excellent main road frontage near amenities

Land Area: 2 acres

Price: US \$7,500,000 (Unfurnished)



VILLA NOVA

St. John

- Former five-star heritage hotel
- (28) bedrooms and (29.5) bathrooms
- Affords lush country views
- Great heritage restoration opportunity

Floor Area: 28,070 sq. ft.

Land Area: 14 acres

Price: US \$10,000,000 (Unfurnished)





CORAL SANDS HOTEL

Christ Church

- Superb oceanfront property on 4 storeys
- (36) self-contained rooms incl. (2) penthouse suites
- Small restaurant, swimming pool and sun deck
- Close to St. Lawrence Gap and amenities

Floor Area: 39,255 sq. ft.

Land Area: 24,290 sq. ft.

Price: US \$11,000,000 (Furnished)



SILVER SANDS

Christ Church

- Former oceanfront hotel: (130) rooms and suites
- Hotel on 114,466 sq. ft. / adjacent 3.5-acre lot
- Amenities include 2 pools and conference facility
- Planning permission for subdivision into land lots

Floor Area: 144,466 sq. ft.

Land Area: 16 acres

Price: US \$23,000,000 (Unfurnished)

COMMERCIAL

Sales





TORRINGTON

St. Michael

- Large property with good road frontage
- Main building and modern two-storey structure
- Space for expansion and parking
- Commercial planning permission is in place

Floor Area: 9,645 sq. ft.

Land Area: 35,642 sq. ft.

Price: US \$700,000



DOVER COURT

Christ Church

- Two-storey boutique office building
- Highly visible location on Maxwell Main Road
- Offered with a secure 5-year head lease
- Includes washrooms, a kitchenette and air-conditioning

Floor Area: 3,636 sq. ft.

Land Area: 15,107 sq. ft.

Price: US \$800,000 (Unfurnished)



GODING HOUSE

Bridgetown

- Spry Street-based property near Central Bank
- Three-storey building in good structural condition
- Great potential for multiple offices
- Electronic security access and some dedicated parking

Floor Area: 9,366 sq. ft.

Land Area: 4,298 sq. ft.

Price: US \$850,000

ASCOT HOUSE

Christ Church

- Two-storey apartment building near Sheraton Centre
- (11) studio and 1-bedroom units
- (1) 2-bedroom / 2-bathroom apartment
- Large communal pool and ample parking

Floor Area: 8,800 sq. ft.

Land Area: 17,578 sq. ft.

Price: US \$875,000 (Furnished)



DURETTE

St. Philip

- Warehouse with storage facilities on 2 acres
- Includes large office area
- Near airport and major south-east road arteries
- Attractive commercial investment opportunity

Floor Area: 46,640 sq. ft.

Land Area: 86,690 sq. ft.

Price: US \$900,000



LODGE HILL OFFICE

St. Michael

- Two-storey office building with tenants
- Adjoining office and storage with warehouse
- Fenced and gated with adequate parking
- Highway access and near to Warrens

Floor Area: 10,265 sq. ft.

Land Area: 21,465 sq. ft.

Price: US \$1,100,000 (Unfurnished)





CLEAN CRAFT LAUNDRY BUILDING

St. Michael

- Prime location in a high visibility area along Bay Street
- Ground floor comprises an office, reception space and large dry cleaning plant
- First level features 5 private offices, storage areas, lunchroom and bathrooms
- Building access: from the front, back, west and east sides

Floor Area: 10,320 sq. ft.

Land Area: 20,021 sq. ft.

Price: US \$1,125,000



BRIGADE HOUSE

St. Michael

- Commercial space in the historic Garrison district
- Two-storey building with (3) outer buildings
- Former site of medical enterprises including pharmacy
- High visibility on South Coast main road

Floor Area: 7,470 sq. ft.

Land Area: 27,343 sq. ft.

Price: US \$1,350,000 (Unfurnished)



SASSAFRAS

St. James

- Former West Coast restaurant enhanced by orchard
- 3-bedroom apartment on upper level
- Set on half-acre with Highway 1 frontage
- Excellent development potential for many uses

Floor Area: 4,177 sq. ft.

Land Area: 21,063 sq. ft.

Price: US \$1,400,000

EGLANTINE

St. Peter

- Barbadian-styled commercial property in Speightstown
- Fully air-conditioned with an outbuilding
- 1.25 acres of landscaped gardens and gazebos
- Fenced with ample room for parking

Floor Area: 2,500 sq. ft.

Land Area: 1.25 acres approx.

Price: US \$1,500,000 (Unfurnished)



HASTINGS HOUSE WEST

Christ Church

- (2) two-storey office buildings
- Available with 21 parking spaces
- Centrally located with proximity to Bridgetown
- In Balmoral Gap off Hastings main road

Floor Area: 10,040 sq. ft.

Land Area: 18,271 sq. ft.

Price: US \$1,600,000 (Unfurnished)



MAGAZINE LANE BUILDING

St. Michael

- Three-storey office block
- Kitchenettes and dedicated parking spots for 14
- Security: keypad access and cameras
- Centrally located on Bridgetown's outskirts

Floor Area: 13,822 sq. ft.

Land Area: 5,718 sq. ft.

Price: US \$1,925,000 (Unfurnished)





LASCO BUILDING

Christ Church

- Spacious office with reception area on (2) levels
- (3) office spaces with separate rental option
- Warehouse with loading bays and plentiful parking
- High visibility on Maxwell Main Road

Floor Area: 13,023 sq. ft.

Land Area: 43,432 sq. ft.

Price: US \$2,000,000 (Unfurnished)



THE PLANTATION THEATRE

Christ Church

- Well-maintained property with offices and auditorium
- Expansive seating area, bars, stage, and dressing rooms
- Main building with air-conditioned offices and kitchen
- Centrally located in St. Lawrence with huge parking area

Floor Area: 16,371 sq. ft.

Land Area: 92,565 sq. ft.

Price: US \$2,000,000



CARLISLE HOUSE

Bridgetown

- Well-positioned 3-storey structure in Bridgetown
- Lighting and ceiling is being outfitted by Landlord
- 24-hour security, air conditioning and elevator
- Adjacent to plaza and parking facilities

Floor Area: 48,426 sq. ft.

Land Area: 24,994 sq. ft.

Price: US \$6,750,000 (Unfurnished)



B.E.T BUILDING AND SITE

St. Michael

- Prime commercial property, ready for development, exists within a well-developed network of local roads
- Includes a six-storey tower, several secondary buildings and surface parking areas
- Mature trees line its southern end, lending to potential for a park-like development
- This site presents a myriad of development options

Land Area: 10 acres

Price: available on request



COMMERCIAL

Rentals



THE THOMAS PEIRCE BUILDING

St. Michael

- Ground floor office with open-plan layout
- Can accommodate reception area and cubicles
- Tenant is allocated 3 parking spots
- High visibility and easily accessed by pedestrians

Floor Area: 677 sq. ft.

Rate: US \$1,128 per month + VAT

Common Charges: US \$20.00 per sq. ft. / year + VAT



BAY CORPORATE CENTRE

St. Michael

- Ground floor air-conditioned corporate office space
- Landscaped grounds and ample parking
- Opportunity to have space outfitted to tenant's specific requirements
- Excellent location on South Coast near to Bridgetown

Floor Area: 9,278 sq. ft.

Rate: US \$13,143 per month + VAT

Common Charges: US \$5.50 per sq. ft. / year + VAT



MARS HOUSE

St. Michael

- Well-positioned within established business district
- Finished and carpeted on ground floor
- Ready for occupation with (2) parking spaces
- High visibility, excellent rates

Floor Area: 1,021 sq. ft.

Rate: US \$1,300 per month + VAT





ALPHONZO HOUSE SUITE 4

St. Michael

- Centrally located office on ground level
- Air-conditioned and wired for computers and phones
- Good road frontage in a business district
- A short drive to Bridgetown from Belleville

Floor Area: 831 sq. ft.

Rate: US \$1,870 per month + VAT

Common Charges: Inclusive of maintenance to common areas



WIBISCO OFFICES

St. Michael

- Two-storey structure near Bridgetown Law Courts
- Offices, large boardroom and shared training room
- Secured swipe card entry and ample parking
- Excellent commercial rental opportunity

Floor Area: 1,720 sq. ft.

Rate: US \$2,150 per month + VAT



SUN PLAZA

Christ Church

- Highly visible plaza in Worthing
- Retail space is divided into four
- Central air conditioning and shared washrooms
- Tenant is responsible for internal fittings

Floor Area: 6,327 sq. ft.

Rate: US \$12,750 per month + VAT

Common Charges: Utilities are not included

TRIDENT INSURANCE GROUND FLOOR

Christ Church

- A-Class, ground level space in Hastings
- Security and energy efficient air conditioning
- Reception, exclusive boardroom and large office
- Parking and excellent main road visibility

Floor Area: 1,305 sq. ft.

Rate: US \$2,665 per month + VAT

Common Charges: US \$11.34 per sq. ft. / year + VAT



RONALD TREE HOUSE

St. Michael

- Two-storey structure with traditional appeal
- Spacious reception and offices on both floors
- PBX installed and parking for 10 vehicles
- Highly visible and central commercial Belleville district

Floor Area: 2,566 sq. ft.

Rate: US \$2,750 per month + VAT



CREATIVE DESIGNS BUILDING

St. Michael

- Centrally located office building
- Open-plan space, boardroom and private offices
- Option of furnishings supplied
- Situated in Pine business area

Floor Area: 1,957 sq. ft.

Rate: US \$2,936 per month + VAT

Common Charges:

US \$24.00 per sq. ft. / year + VAT (furnished)

Common Charges:

US \$18.00 per sq. ft. / year + VAT (unfurnished)





THE WALK

St. Thomas

- Modern, shopping plaza space near Warrens
- Prime retail and restaurant space available
- Next to popular Cost-U-Less store
- Well landscaped with ample parking
- Highly visible store signage
- Easily accessible off Highway 2A

Floor Area: 1,200 sq. ft. each (approx. for remaining spaces)
Restaurant and Retail Spaces

Rate From: US \$33.00 per sq. ft. / year + VAT + service charge

MARINE LODGE B

Christ Church

- Beautifully restored building in high traffic area
- Ground floor space with ocean views
- Network cabling and on-site security
- Ideal for retail shops and offices

Floor Area: 1,271 sq. ft.

Rate: US \$2,200 per month + VAT

Common Charges: Utilities not included



VISTA 2

Christ Church

- Executive turnkey offices on top floor
- Features sea views and ample parking
- High quality furnishings are included
- Centrally located in Worthing

Floor Area: 1,850 sq. ft.

Rate: US \$3,261 per month + VAT

Common Charges: US \$4.50 per sq. ft. / year + VAT



PINE LODGE

St. Michael

- GFC-1 Building enjoys great frontage in Belleville
- Spaces on both floors are nicely furnished
- Shared boardroom, kitchenette and washrooms
- Convenient proximity to Bridgetown

Floor Area From: 1,670 sq. ft.

Rate From: US \$3,938 per month + VAT + utilities

Common Charges: US \$4.50 per sq. ft. / year + VAT





THE FINANCIAL SERVICES CENTRE

St. Michael

- A-Class ground floor business space
- Private meeting room, offices and washrooms
- Large parking area and intercom entry system
- Positioned in Bishops Court Hill

Floor Area: 3,050 sq. ft.

Rate: US \$6,037 per month + VAT

Common Charges: US \$13.50 per sq. ft. / year + VAT



MCBRIDES PUB AND COOKHOUSE

Christ Church

- Renowned entertainment venue and restaurant
- Patio, dining area, bar and pool room
- Option: available equipped and furnished
- Located in St. Lawrence Gap

Floor Area: 5,331 sq. ft.

Rate: US \$7,000 per month + VAT (Unfurnished)

Rate: US \$9,000 per month + VAT (Furnished)



BELLEVILLE NO 9

St. Michael

- Ground floor of two-storey corporate building
- Electrical and data points provided
- Parking includes 10 underground spaces
- Easy access to Bridgetown

Floor Area: 4,787 sq. ft.

Rate: US \$9,574 per month + VAT



THE BARBADOS PAVILION

Christ Church

- Prime space in Hastings with traditional charm
- Ground floor and first floor are available
- Gents and ladies washrooms on each level
- 15 dedicated parking spaces

Floor Area: 7,700 sq. ft.

Ground Floor: 3,866 sq. ft.

First Floor: 3,834 sq. ft.

Rate: US \$18.00 per sq. ft. / year + VAT

Common Charges: US \$5.00 / sq. ft. + VAT





Dunsinane



Cainwood Industrial Park Lot 2



Pine Commercial Lot 6



Staten

LAND

Roebuck Street Lot 60, St. Michael

- Direct frontage onto Roebuck Street
- Easy access to business district of Bridgetown
- Ideal for construction of offices or retail development

Land Area: 3,030 sq. ft.

Price: US \$125,000

Pine Commercial Lot 6, St. Michael

- Located in an elevated area northeast of Pine Hill Dairy
- Close proximity to the Errol Barrow Highway

Land Area: 31,719 sq. ft.

Price: US \$225,000

Dayrells Phase 2 Lots, St. Michael

- (7) commercial lots centrally located in Lears, St. Michael
- Available as a vacant lot, or with a purpose-built building

Land Area: 1.1 - 1.8 acres

Price Range: US \$813, 947 - \$1,003,447

Canewood Industrial Park Lot 2, St. Michael

- Prime commercial lot with development potential
- Easy access to the ABC Highway
- Near to the Warrens Industrial and Commercial district

Land Area: 81,339 sq. ft.

Price: US \$1,250,000

Dunsinane, St. Michael

- Large corner lot of commercial land with good visibility
- Close to modern office buildings and the Judicial Complex
- Approval for commercial redevelopment

Land Area: 1 acre

Price: US \$1,250,000

Little Welches, Christ Church

- Site features unobstructed views of the Caribbean Sea
- Adjacent to a newly constructed A-class office building
- Improvements to Welches Beach have increased value

Land Area: 2 acres

Price: US \$3,500,000

Staten, Christ Church

- Investment opportunity for site with a central location
- Minutes from beaches and Hastings Main Road

Land Area: 31,000 sq. ft.

Price: US \$1,600,000

The Plateau, St. Michael

- Ideal lot for development as offices or retail
- Prime lot in Warrens at the Jackson roundabout

Land Area: 2 acres

Price: US \$2,000,000

BARBADOS DEVELOPMENT SUMMARY

Availability as at Q3, 2014

South Coast Beachfront Apartments

Development	Status	Total Units	Units Available	Resales	Size Low (Sq. Ft.)	Size High (Sq. Ft.)	Price Low (US\$)	Price High (US\$)	PSF Low (US\$)	PSF High (US\$)
Residences of Capri	In Process	5	4	0	2,144	3,157	1,600,000	2,500,000	746	804
Crystal Beach	Complete	7	0	0	2,500	2,500	**	**	**	**
Leith Court	Complete	16	0	2	1,100	1,655	550,000	600,000	500	545
Maxwell Beach Villas	Complete	15	0	3	1,230	1,320	725,000	800,000	589	606
Mistle Cove	Complete	14	0	3	1,486	1,558	650,000	750,000	417	481
Ocean One	Complete	21	0	5	1,389	3,400	850,000	2,200,000	464	900
Ocean Reef	Complete	11	11	0	1,258	2,074	810,000	1,440,000	644	702
Ocean Two	Complete	72	43	2	806	1,664	374,250	900,000	389	732
Palm Beach	Complete	59	0	3	2,046	2,347	1,125,000	1,300,000	446	635
Sandy Hook	Complete	10	0	0	2,300	2,300	**	**	**	**
Sapphire Beach	Complete	54	1	3	1,630	1,820	699,867	1,057,091	423	581
Silver Point	Complete	88	42	0	425	625	140,000	480,000	329	768
South Ocean	Complete	19	0	2	1,284	1,310	450,000	485,000	350	370
St. Lawrence Beach	Complete	17	4	0	1,607	1,740	759,780	822,150	469	473
White Sands South	Complete	22	4	3	1,050	1,600	495,000	870,000	471	609
The Crane Private Residences Phase 1	In Process	16	10	0	1,896	3,022	685,000	1,111,000	318	380
Grand Total		446	119	26	425	3,400	140,000	2,500,000	318	900

** No units available

West Coast Beachfront Apartments

Development	Status	Total Units	Units Available	Resales	Size Low (Sq. Ft.)	Size High (Sq. Ft.)	Price Low (US\$)	Price High (US\$)	PSF Low (US\$)	PSF High (US\$)
Coral Cove	Complete	14	1	2	1,946	2,481	1,250,000	1,945,000	537	784
Glitter Bay Condos	Complete	46	0	4	1,165	1,910	675,000	2,000,000	579	1,047
Mahogany Bay	Complete	6	0	1	3,000	3,000	2,500,000	2,500,000	833	833
MantaRay Bay	Complete	5	0	0	4,147	4,147	**	**	**	**
Merlin Bay	Complete	8	0	3	1,570	2,105	1,400,000	1,750,000	665	1,029
Old Trees	Complete	14	0	4	2,589	5,699	1,650,000	2,500,000	714	1,184
One Sandy Lane	Complete	8	7	0	8,147	9,675	21,800,000	25,400,000	2,271	3,020
Palazzate	In Process	4	4	0	13,000	13,000	*	*	*	*
Port Ferdinand Phase1	In Process	32	30	0	2,497	6,113	2,150,000	6,500,000	901	1,131
Port St. Charles	Complete	156	0	38	875	3,500	610,000	4,950,000	480	1,492
Portico	Complete	10	2	2	3,500	5,000	3,950,000	3,950,000	1,129	1,129
Reeds House	Complete	14	0	2	1,100	1,100	1,400,000	1,500,000	1,273	1,364
Sandy Cove Phase1	Complete	15	0	3	2,786	5,808	1,900,000	6,750,000	808	1,293
Schooner Bay	Complete	30	0	11	1,152	6,250	630,000	8,200,000	542	1,312
Smugglers Cove	Complete	7	1	1	3,100	6,200	2,250,000	6,950,000	726	1,121
St. Peter's Bay	Complete	57	37	0	2,700	6,340	2,300,000	7,750,000	852	1,222
Villas on the Beach	Complete	18	0	8	950	2,360	900,000	2,750,000	680	1,136
Waterside	Complete	26	8	2	854	3,635	675,000	2,800,000	675	802
Grand Total		470	90	81	854	13,000	610,000	25,400,000	480	3,020

* No published prices

** No units available

CONDOMINIUM FEES

Communal expenses included in levies

South Coast

Property	# of Units	US\$ PSF	Building Insurance	Property Tax	Water	Electricity	Security	Pool	Elevator	Cons. Fund	Garden Maintenance	Building Maintenance	Fitness Centre
Somerley ¹	14	0	√		√	√		√	√	√	√	√	
Springcourt ²	25	2.19	√		√	√		√			√	√	
Enterprise Court	6	2.22	√		√	√					√		
Four Square - Rockley	40	2.77			√	√		√			√	√	
Pleasant Hall - Rockley	26	3.38	√		√	√		√			√		
The Palisades	16	3.56	√	√	√	√					√	√	
Brownes	20	3.70	√	√	√	√		√			√	√	
Orange Hill - Rockley	17	3.90	√		√	√		√			√	√	
Margate Gardens	44	3.90	√		√	√		√	√	√	√	√	
Terraces	16	4.02	√		√	√			√		√	√	
Sandy Hook	10	4.52	√		√	√			√	√	√	√	
St. Lawrence Beach	17	5.20	√		√	√	√	√	√		√	√	
Palm Beach	59	5.29	√		√	√	√	√	√	√	√	√	√
Mistle Cove	14	5.45	√		√	√	√	√	√		√	√	
Sapphire Beach	54	5.58	√		√	√	√	√	√		√	√	√
Crystal Beach	7	5.60	√	√	√	√			√		√	√	
White Sands South	22	5.78	√		√	√	√	√	√	√	√	√	
South Ocean Villas	19	6.21	√	√	√	√	√	√	√		√	√	
Leith Court	14	6.24	√		√	√		√	√	√	√	√	
Ocean Reef	10	7.10	√		√	√			√			√	
Ocean One	21	7.12	√		√	√	√	√	√		√	√	√
Maxwell Beach Villas	15	7.27	√		√	√	√	√	√	√	√	√	

¹ Rental income of common property (Bank) compensates for any fees required at this time.

² Includes 1/2 of building insurance coverage.

Island Views

Property	# of Units	US\$ PSF	Building Insurance	Property Tax	Water	Electricity	Security	Pool	Elevator	Cons. Fund	Garden Maintenance	Building Maintenance	Fitness Centre
Sunrise at Rowans	27	1.45			√	√	√	√			√	√	
Crystal Court	44	1.77	√		√	√	√	√			√		√
Clermont Green	36	1.93			√	√	√	√			√	√	
Millennium Lake	20	1.99			√	√	√	√			√	√	√
Gunsite	32	2.52			√	√	√	√			√		
Ridge View	52	2.59	√		√	√	√	√			√		
Vuemont - 2 Bed Villas	7	2.85			√	√	√	√			√	√	√
Boarded Hall Green	55	3.12			√	√	√				√	√	
Haylie Brae	15	3.20	√		√	√	√	√	√	√	√	√	
Apes Hill Polo Villas	20	3.35			√	√		√			√		
Vuemont - 3 Bed Villas	38	3.35			√	√	√	√			√	√	√
El Sol Sureno	36	3.50	√		√	√	√	√			√	√	
Sugar Hill Tennis Village	40	4.75	√		√	√	√	√		√	√		√
Millennium Ridge	16	4.94	√	√	√	√	√	√	√		√	√	√
Vuemont - 2 Bed Apts	32	5.19	√		√	√	√	√	√		√	√	√
Royal Apartments	51	5.52	√	√	√	√	√	√	√		√	√	

West Coast

Property	# of Units	US\$ PSF	Building Insurance	Property Tax	Water	Electricity	Security	Pool	Elevator	Cons. Fund	Garden Maintenance	Building Maintenance	Fitness Centre
Porter's Gate	31	2.53	√		√	√	√	√	√	√	√	√	
Beacon Hill A	3	2.60			√	√					√		
Beacon Hill B	5	2.60			√	√		√			√	√	
Battaley's Mews	30	2.73	√	√	√	√	√	√	√		√	√	
Heron Court ³	28	2.99	√	√	√	√					√	√	
Beacon Hill C	5	3.32	√		√	√		√			√	√	
Turtle View	10	3.81			√	√		√			√		
Mahogany Bay	6	3.90	√		√	√	√	√			√	√	
Claridges	10	4.21	√	√	√	√	√	√		√	√	√	
Coral Cove	14	4.76	√		√	√	√		√	√	√	√	
White Sanda West	12	5.16	√	√	√	√	√	√	√		√	√	
St. Peter's Bay	57	5.23	√		√	√	√	√	√		√	√	
The Falls	20	5.58	√		√	√	√	√			√		
Summerland Villas	12	6.00	√		√	√		√			√	√	
Old Trees	14	6.43	√	√	√	√	√	√	√		√	√	
Mullins Bay	26	6.59			√	√	√				√		√
Mantaray Bay	5	8.01	√		√	√	√	√	√		√	√	
Waterside	27	9.59	√		√	√	√	√	√	√	√	√	
Reeds House	14	9.75			√	√	√	√		√	√		
Villas on the Beach	18	10.60	√		√	√	√	√	√	√	√	√	
Schooner Bay	30	11.00	√		√	√	√	√	√	√	√	√	√
Sandy Cove	17	11.92	√		√	√	√	√	√	√	√	√	√
Merlin Bay	8	12.96	√		√	√		√			√	√	
Port St.Charles	123	14.41	√	√	√	√	√	√	√	√	√	√	√
Port St. Charles - Beaches	33	18.79	√	√	√	√	√	√	√	√	√	√	

³ Fees vary for units with pool.

Condo - Hotels

Condo hotels are typically large, high-end, hotel-styled buildings comprising of individual condominium units, within a resort setting, that are sold to individuals and investors for their personal use or as a rental property. These condominium units operate a structured rental programme on a shared-rental basis. When the owner is not using this home, they can leverage the marketing and management done by the hotel to rent and manage the condo unit as it would any other hotel room.

Property	# of Units	US\$ PSF	Building Insurance	Property Tax	Water	Electricity	Security	Pool	Elevator	Cons. Fund	Garden Maintenance	Building Maintenance	Fitness Centre
Beach View	36	4.34	√	√	√	√	√	√	√		√	√	
Ocean Two	70	7.33	√		√	√	√	√	√		√	√	√
The Crane Resort	252	7.43	√	√	√	√	√	√	√	√	√	√	√
Glitter Bay	46	15.87	√		√	√	√	√	√	√	√	√	√

Beach View: Services include: 24 hour security, daily housekeeping service in all rooms, in-room telephone, cable TV with DVD player, internet access, bistro-styled eatery, rooftop bar, children's pool and adult pool, in-room grocery stocking and airport transfers.

Ocean Two: Condo hotel services include: interior - water, telephone (excluding long distance calls), cable and internet access. Resort amenities: on-site restaurant, swim-up pool bar, rooftop bar, concierge, in-room spa services and watersports facilities.

Glitter Bay: Resort amenities include: 7-day-a-week beach bar and beach service, daytime restaurant, multiple swimming pools, tennis courts, 7 days a week concierge service, 24-hour security (cctv & security staff), internal (apt) and communal (concierge/bar) internet access and telephones, children's play area, lounge area TV and recycling programme.

The Crane Resort: Resort amenities include: Elevator to Crane Beach, beach bar service, 4 restaurants, 2 cocktail bars, ice cream parlour, multiple swimming pools, tennis courts, concierge service, 24-hour security, internal and communal internet access, full-service spa and a state-of-the-art fitness centre.

The Pink Pages

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The Origins of RED: Real Estate Database

I remember seeing my dad always carrying his plastic covered diary. I am not sure where he got them from each year, but they were always a gift; each year a different colour. Like his big bunch of keys for all the houses he managed, he always had them and the diary. I thought he just wrote what he had to do each day, kept appointment schedules and the like. But I was wrong. This was his real estate database, valuation history, and client relationship management (CRM) system.

My first encounter with the system came around 1990. I was 4 years out of a Computer Science and Accounting degree and was convinced that computers would soon rule the world. I started to write a database program for Dad's business in a now defunct program called Hypercard. (It was Apple Computer's entry into the relational database world.) I was enthusiastic and figured I could write a computer system that would be better than Dad's diaries. You see, in the back of each diary he noted every sale that he either completed or he learnt about. In the early days, the info would come from a few lawyers in Bridgetown but later, it came from cooperation amongst his industry peers. Still, there was no central repository of this data - it was just Dad's diligence that he kept it in the diaries. He used it to see trends in the market: for comparables, for valuations and to advise other clients on property decisions. Many times I saw him go back 3 or 4 or 5 years and look into the books for information to inform a current transaction.

Observing his diligence and method of recording the information, these techniques became the foundation of our proprietary database system "RED". Today, RED drives our systems across the entire Eastern Caribbean. It is supported by a team of programmers and analysts in the USA and is at the heart of our offices. It has grown to include over 30,000 transactions in Barbados alone. It is integrated with spatial mapping programs like Google Earth, and it powers the websites that our clients use to search for data. The database automates the completion of valuations by narrowing down comparable information for the valuer. For our Agents, the CRM part of the database is hugely powerful. Again, stealing a bit of innovation from Apple, we have our own software genius who works with our Agents; suggesting properties that might match a client's requirements, based on what we learn about them.

Having gathered all this data about the past, we have applied typical techniques to try to predict the future. But we have found that we have a better source of information to tell us about the future and it does not come from past trends. It comes from current requests. Let's cast our minds back to the



The collection of diaries that Bill Mallalieu kept as his real estate database

early 1960s in Barbados, when land development was really taking off. How did the developers know what to create? How big should the lots be? Where is there greater demand? Well, the market was smaller and the real estate agents themselves were the developers. People like Mr. Nick Paravicino, Mr. Stoute and of course, Bill Mallalieu. Based on what customers were asking them for, they were constantly adjusting the developments that they were creating.

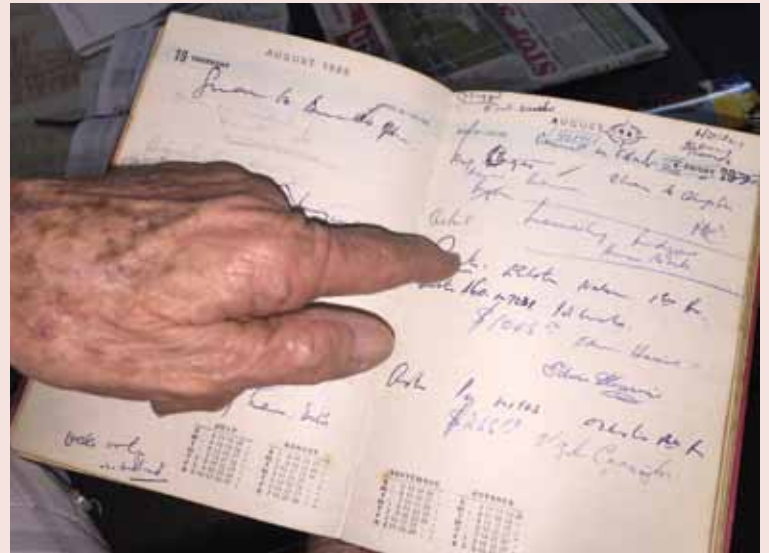
The Internet and technology is providing us with that opportunity again. We are now tracking not just what has sold, which is really a reflection of what was available, but also what is being requested. We can tell you how often a certain type of property is requested and how often that request is fulfilled. We can see what the market is demanding today as opposed to what it purchased in the past based on what was available then.

The real power of this is that I believe that we are getting very close to being able to "predict" the market. That seems far-fetched as no one can see into the future, but wait a minute; think about it, it is not that far off.

Here is an example that occurred to me recently. I was volunteering at a school fair and I was flipping the hamburgers. In addition, I had a big pot of sausages on the boil. I knew I would probably sell everything anyway so, it really did not matter how much of each I had. But it was sure inefficient to have a bunch of people waiting on burgers when



These diaries contained valuation history and his client relationship management system (CRM).



all I had was hot dogs. So, I wanted to look into the future and see what I needed to focus on. I said to one of the other volunteers, "Please go down the line and find out what everyone wants and let me know." With that info, I adjusted the ratio of what we were cooking. We "predicted" the immediate demand and adjusted the product mix. We saw the future in a limited way.

With the data that we are now capturing from our website and from our Agents' inquiries recorded directly into RED, we are starting to be able to predict sales. Overlaying an analysis on the price achieved compared to the price asked, is showing us true market pricing trends. We are focusing significant resources on figuring out this predictive technique, so that we can better help developers

and individual homeowners alike. Perhaps this is partially why our predictions for the market contained in last year's edition of The Red Book were correct. The local market continues to decline and the end is not in sight as yet, although there is some light glinting on the horizon. In general, we have seen an improvement in the foreign market, a reduction in developers' stock for beachfront apartments, and renewed confidence at the highest end of the market.

But for the Barbadian middle class, the story is different. It includes a reduction in social services from Government, more taxes, and falling employment levels. Those factors together are a recipe for a recession in the local real estate market. I fear that it will be at least 5 years before

a turnaround can be seen in the local market. The demise of the sugar industry and agriculture sector is putting more land on the market at a time when the market is shrinking not growing.

We are at our best when we blend our knowledge with innovations and techniques that allow us to better inform our clients. We may not be able to affect the market, but being able to predict it, is true competitive advantage.

Andrew W. Mallalieu, CPA MRICS
Chief Executive
Terra Caribbean

Town Planning - Thoughts on Policy and Control

This article, which covers some aspects of Town Planning practice relating to policy and the control of development in Barbados, is by no means a comprehensive review. The Town & Country Development Planning Office has published a useful booklet: "The Applicant's Handbook and Guide to Town Planning" (Second Edition) which seeks to guide all stakeholders involved.

So where do we start?

The Town & Country Planning Act CAP 240 provides for land use policy to be formulated through a Physical Development Plan. The Chief Town Planner (CTP) determines all planning applications except those relating to agricultural land over 2 acres in area and to properties fronting onto a low sandy beach, which are decided by the Minister on referral by the CTP. An adverse

planning decision by the CTP can be challenged through a Request for Review (an appeal) to the Minister.

Where can we find details of Planning Policy? What areas of the island are covered?

The current Barbados Physical Development Plan Amended (2003) (the "PDP") comprehensively describes Government's land use policy. It defines an Urban Corridor extending along the coastline from the north to include Speightstown, Hometown, Warrens, Bridgetown, Oistins and beyond Grantley Adams International Airport. Development is generally encouraged within the Urban Corridor, with taller buildings allowed in some areas such as Warrens, Haggatt Hall and Wildey. Historic Bridgetown and its Garrison, designated a UNESCO World Heritage Site in 2011, contains a rich legacy of historical, cultural and architectural

significance. This status together with potential for a new marina, hotel and entertainment complex in Bay Street, extension to the Deep Water Harbour and a focus on heritage tourism, should all assist in revitalizing the capital. Meanwhile, Warrens is currently the most rapidly developing suburban centre.

Beyond the Urban Corridor, urban development is discouraged in the agricultural belt, except in settlements identified for some growth or "infill". This policy for the preservation of agricultural land and maintenance of local food security is important to the sustainability of the island, although exceptions can be made for compelling social, cultural or economic reasons. The Scotland District in the hilly north-east, designated as a National Park, is quite picturesque because of the landscape and long stretches of Atlantic Coast.

Water Protection Zones protect the island's main aquifers from pollution by bacteria. The most restrictive is Zone 1 where policy restricts new development except where replacing existing buildings. The size of the "no build" areas is likely to be reduced with a revised policy in the future, with new safeguards added. Environmental safeguards such as the requirement for tertiary sewage treatment are sometimes required. These are intended to protect the coastline from excessive nitrates entering the near shore area, which can decimate coral reefs.

When is planning permission needed?

Most investors who wish to purchase land or property need prior assurance that they have the right, or can obtain permission, to undertake their development proposals. A formal application for planning permission will be required for most building construction and engineering works, for changing the use of land and to subdivide land.

The planning order provides for certain construction and engineering works to be carried out without express permission, subject to standard conditions, provided that the land is not in the Scotland District, fronts onto a low sandy beach or is in Zone 1. In practice, planning control tends to be micro-managed in Barbados, i.e. enforcement action may be brought against even very minor extensions to buildings - which would not be considered material development in some other countries. The fee payable to the CTP for submitting an application relates to the scale and proposed use and ranges from a few hundred to thousands of dollars. For example, a large hotel complex can attract a fee over BDS \$100,000 when calculated at BDS \$0.20 per square foot of gross floor area.

What studies should accompany planning applications?

Small-scale developments such as the construction of a residence do not normally require studies to be carried out. However, for proposals with beach frontage, a High Water Mark (HWM) survey not more than two years old must be produced, as setbacks are determined in relation to that HWM. Since the beach constantly grows or erodes, the survey allows a fixed setback line to be determined in relation to a particular application and decision.

For land fronting onto a sea cliff, the cliff position may have to be surveyed and any undercut by the sea measured. Setbacks are normally related to the undercut, not the cliff edge. Geotechnical data may be required if underground caves are suspected.

An Environmental Impact Assessment (EIA) will have to be undertaken to address possible impacts in the case of larger scale projects in any part of the island, such as the significant change of use of agricultural land, a golf course, quarrying, a major industrial operation and uses in Natural Heritage Conservation Areas. Studies may include noise and vibration, dust, traffic, visual appearance, drainage, flora and fauna, geotechnical data, waste disposal, coastal processes and marine life, as appropriate.



Warrens forms part of an Urban Corridor extending along the coastline from Speightstown in the north.



Historic Bridgetown and its Garrison was designated a UNESCO World Heritage site in 2011.

Can one expect quick decisions?

Simple dwelling house applications are often determined within or close to the statutory two-month period. More involved and complex applications, especially those on the coastline or providing potential environmental impacts, usually take much longer, even when "fast-tracked" in the national interest.

Delays in determining an application can occur for many reasons: the complexity of the project; the extent to which it may or may not conform to existing policy (including the degree of innovation); the time required to undertake specialist studies; the time for government agencies to assess those studies; and inherent weaknesses in the administration of planning control.

The way forward

The planning system has been described as a minefield for the uninitiated when major or unusual projects are involved. The future revision of the PDP will help in updating policies, but is unlikely to foresee the new ideas which potential investors may have. Those will always have to be judged on their own merits within the overall planning strategy.

However, the Government of Barbados is committed to encouraging foreign and local investment. Therefore, those in the public and private sectors who are involved in the planning system, need to continue to strive for a more streamlined approach, with better consultation and much needed transparency. We can all gain by doing so.

Richard C. Gill, BA (Hons), FRTPI
Principal Town Planner
Richard Gill Associates

Richard C. Gill BA (Hons) FRTPI has led or been a team player in major government studies and private sector projects, as Head of Richard Gill Associates Ltd. Richard also worked as a Town Planner in the government service until 1971 and has been a Town Planning Consultant for the past 43 years. This Fellow of the Royal Town Planning Institute of Britain, takes pride in his firm's record of undertaking small to medium-scale projects for several long-term clients.

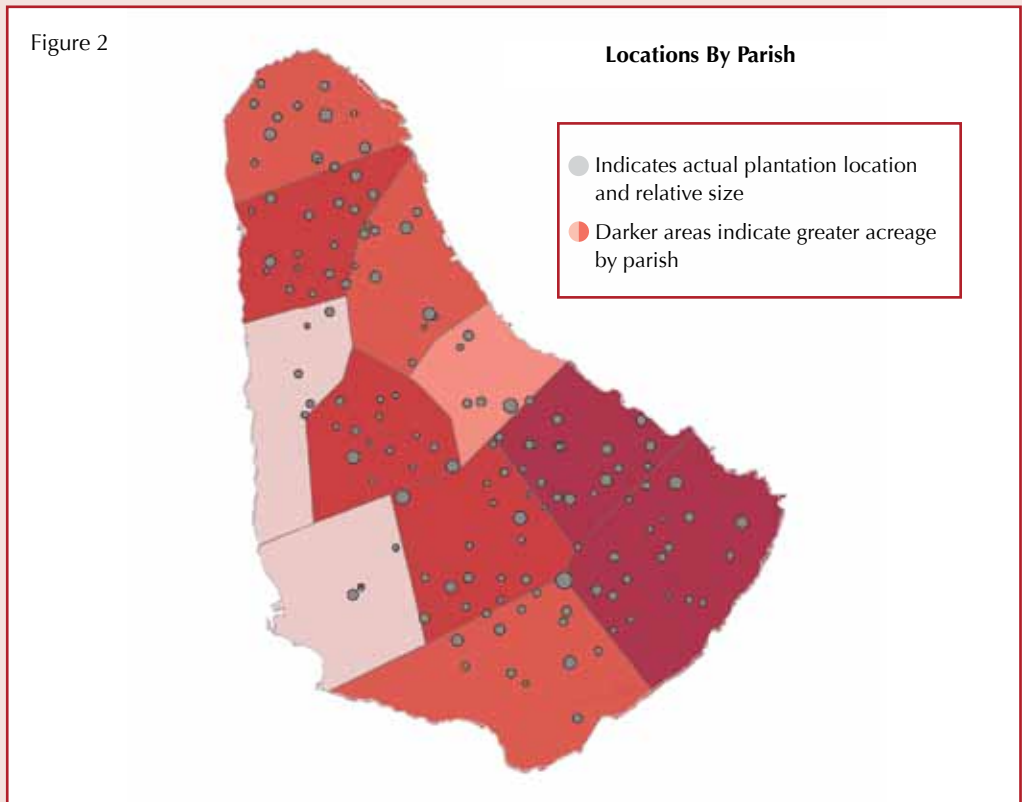
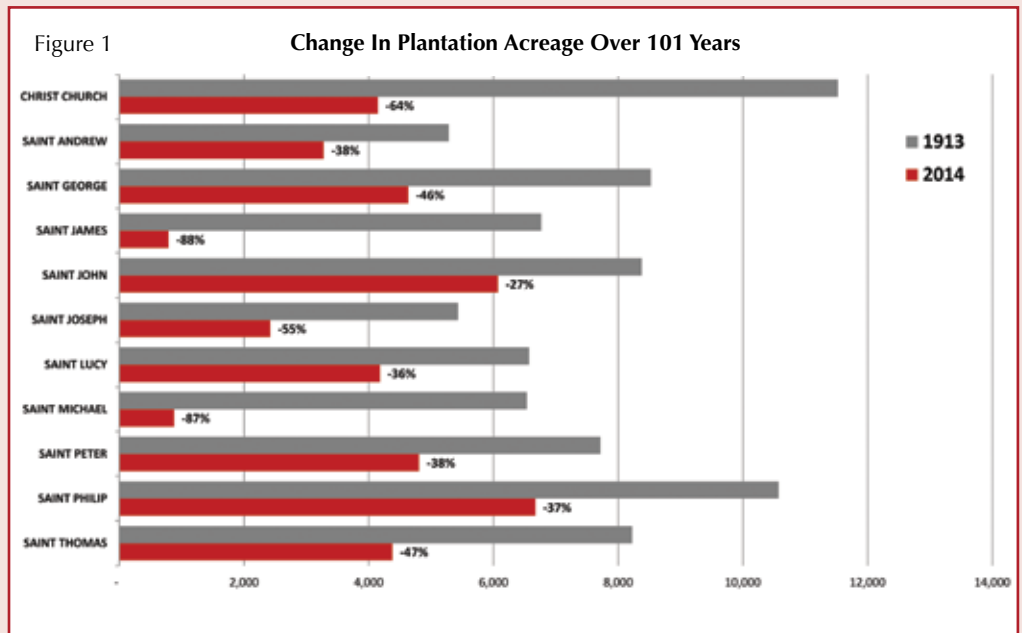
Plantations 101 - A Brief History

The six-year period leading up to the peak of the market in 2006 is widely regarded as a period of unprecedented growth in the Barbados market. This boom period saw compound annual growth in some market segments of 12% and staggering prices being achieved for property in some areas of the West Coast. The reality is that this growth cycle paled in comparison with the island's first property boom, which occurred much earlier in our history.

In 1642 and just 15 years after the first settlers arrived on Barbados, the price of an acre of plantation land was reportedly 16 shillings (Note this was the pre-decimal currency age where there were 20 shillings or 240 pence in £1 sterling). In the ensuing six-year period, there was a shift from tobacco and cotton production to sugar production. This was the impetus for a boom in demand for property and by extension land values. By 1648 an acre of land was then worth £28 sterling which reflects a staggering 80% compounded internal rate of return over the six-year period. Fast-forward to 2014 and an acre of agricultural land is somewhere in the BDS \$25,000 market value range, subject to a few variables such as the location, whether arable or not, the water table zoning etc. There are varying records of the evolution of plantation acreage since the mid-1600s. In 1913 there were reportedly 363 plantations comprising a total of 86,000 acres of land under plantation ownership. This represents 80% of the total 106,000 acres across the island.

In the 101 years since then, the acreage under plantation ownership has declined by approximately 50% according to land tax records of plantation classifications. Figure 1 illustrates the reduction in acreage by parish over the period. The distinction to be made is that this does not extrapolate to a commensurate reduction in agricultural land use over the period, as there would be significant numbers of smaller agricultural land holdings excluded from the data set. Some of the plantations would have been subdivided into smaller holdings; in some cases change of use to residential, hotel/ resort golf, mixed-use or other permitted uses, would have been granted. Notable parishes would be St. Michael and St. James where an 88% reduction in plantation acreage would have occurred over the period.

The current dispersion of plantation lands across the 11 parishes is illustrated in Figure 2. The first, and obvious observation is the relationship of the remaining plantation lands to the densely populated areas along the south, south-east and west coastlines. The parishes of St. Michael and St. James combined have less than 4% of the overall acreage, with the largest holdings (in both number of plantations and overall acreage) found in St. John and St. Philip respectively. The total plantation holdings would now reflect approximately 42,240 acres or 40% of the island's total acreage.



According to the land tax data, the total unimproved value of the remaining plantation lands is \$693,791,200¹, with the average value per acre being \$16,424. Figure 3 illustrates the total unimproved value of the plantations by parish.

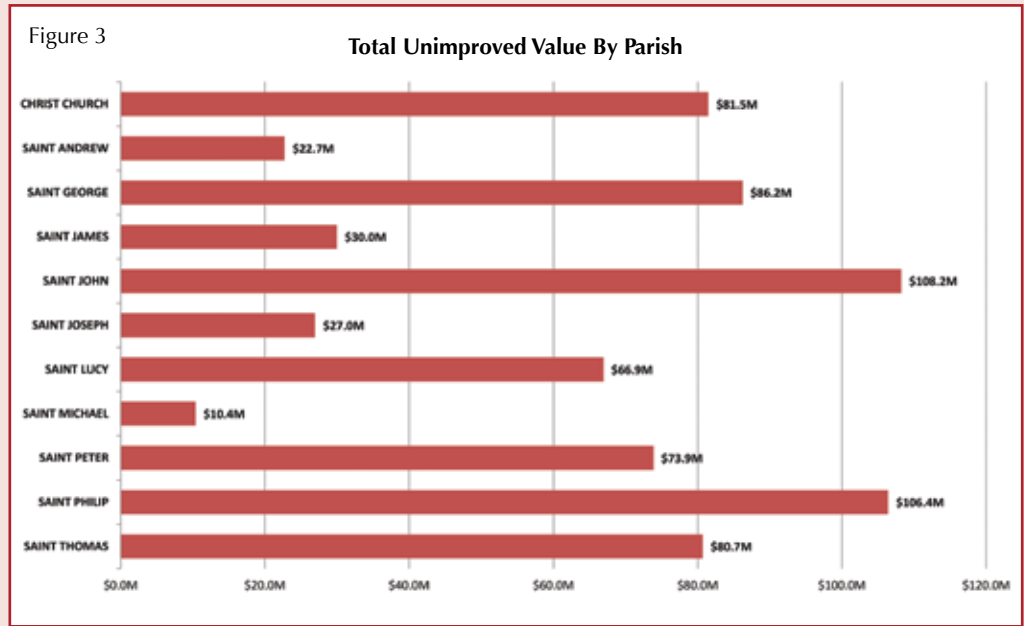
The issue of land use and specifically the conversion of agricultural lands to other uses, continues to be a hot-button issue with many facets. There are

some favourable examples of conversions such as the Sandy Lane Estate, which was transformed into a world-class hotel and residential development and yet perhaps there are also some less favourable examples on the landscape. However, perhaps this ultimately depends on the lens through which they are seen. The Physical Development Plan Amended (2003) sets out the various policies that guide the various land uses and physical planning

across the island. The plan is the third such one to be adopted since the first in 1970 and the second in 1986. According to the document, at the time of publication, agriculture occupied approximately 53,275 acres. However, it states that land 'continues to be alienated from agriculture at a rate of approximately 1,000 acres annually'. This would generally appear to support the data provided in the charts above.

Whereas in the early to mid-1900s there may have been a less structured approach to land use policies and by extension plantation lands, it should be noted that the Physical Development Plan (2003) sets out a very comprehensive and strategic approach to the management of agricultural lands. The plan was intended to provide a framework for physical development until 2010. Hence there is now discussion about a fourth iteration of the plan, which will guide Barbados' development in the coming years.

Hayden Hutton, CCIM MRICS
Chief Operating Officer
Terra Caribbean



¹ This number reflects the 2012 assessment. All currencies stated in BDS\$ unless otherwise stated.
References: "Barbados The Sugar History" by G. Badley | "A True and Exact History of the Island of Barbadoes" by R. Ligon | "Physical Development Plan Amended (2003)"

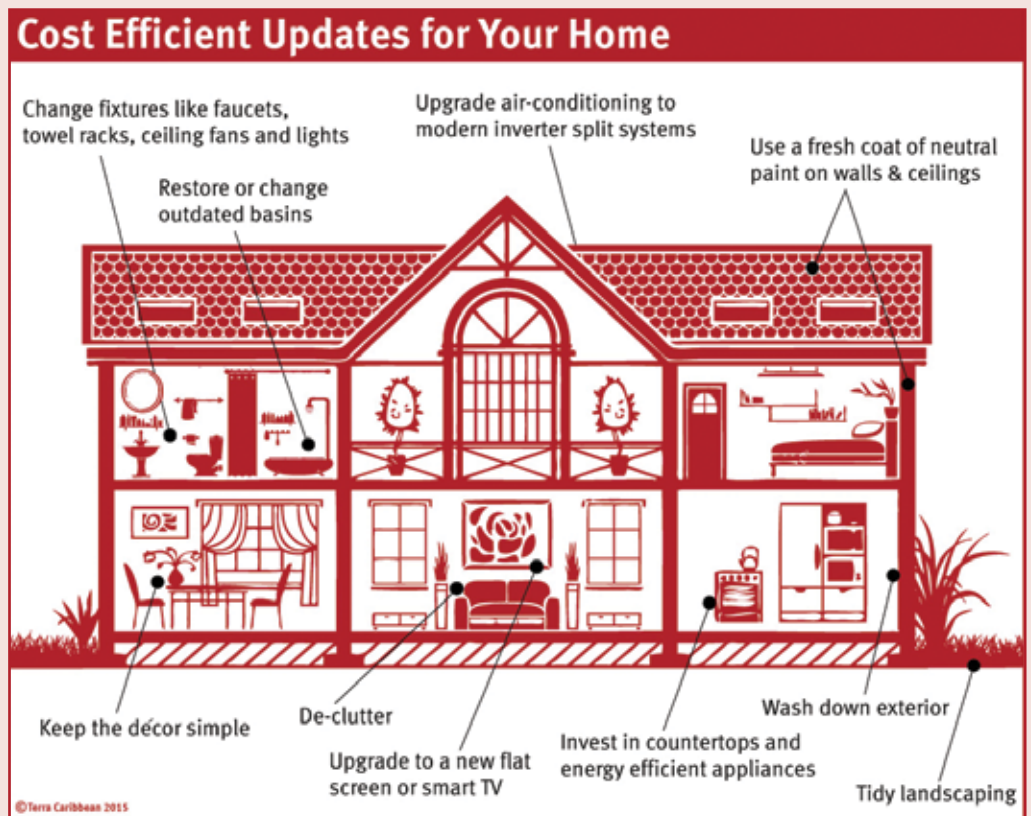
To Upgrade or Not to Upgrade? It may be time to renovate your rental property

With the oversupply of property in the long-term rental market over the last couple of years, tenants have more choice and can afford to be more discerning. In order to attract and retain tenants, it is essential that a rental property is well-priced and presents at its best. Successful landlords are those who continue to keep their properties updated by spending prudently on repairs to gain higher returns. We know from experience that carefully maintained ones command higher rentals and attract reliable, quality tenants who generally stay for a longer tenancy term.

In many cases, landlords in frustration will spend a fortune on upgrades that tenants do not find appealing. It is essential that landlords seek sound advice from a knowledgeable and reputable rental agent. They will discover it's not necessary to spend thousands on major renovations. In just a few easy updates, you can bring added value to your rental property for years to come:

First impression with curb appeal

Experienced agents will tell you that curb appeal is essential to encourage prospective tenants to walk through the door. Simple maintenance, like washing down the exterior, may be all that is needed to freshen up. Trimming trees and shrubs, mowing the lawn and tidying up the gardens take little time and effort, but produces immediate and



visually pleasing results. Spending in these key areas is definitely worth the money.

A fresh coat

A fresh coat of paint on all walls and ceilings is one of the least expensive ways to make your home more attractive, and it's also one of the easiest. Paint walls in a neutral colour such as a soft white or cream. Avoid bold or unusual colours.

Décor made simple

Less is more when it comes to decorating. Keep furniture and rugs/ carpets simple and in neutral tones to achieve a modern feel. Replace worn, old-fashioned and patterned blinds or curtains, with neutral options. This transforms any room and creates an impression that everything is fresh and new. A pop of colour through cushion covers also makes a cost effective, yet eye-catching statement. Lamps in just the right niches add interest and light up corners.

Lure of kitchens and bathrooms

The heart of the home for many, is the kitchen. While this room must present well, it does not have to feature marble countertops or high-end, Sub-Zero refrigerators to be inviting. However, upgrading can make it one of your best investments.

Appliances and cabinets are typically the most expensive items to replace in a kitchen, but are usually well worth it. New appliances are a huge

selling point for buyers, since they are more energy efficient and will save tenants money on utilities. If your budget allows, a new cooktop, stove and/ or refrigerator also increases the rental rate you can charge. You will find that you can recoup nearly every penny spent.

If the cabinets in your bathroom(s) and kitchen are in good shape and are painted, simply add a fresh coat and new hardware. However, if your cabinets have seen better days, they'll need to be repaired or replaced. If you cannot afford new cabinets, a cost effective solution is to replace doors and drawer fronts and, paint everything in one colour (a matte white automotive finish looks best). Then add new, modern knobs or handles.

Updated counters, newer faucets and sparkling sinks are a sure draw. Most tenants are quite emphatic that bathrooms and kitchens must be spotlessly clean. Countertops set the tone for the kitchen. With so many low-cost options like laminate or moulded countertops with granite-like finishes, the home can have the high-end, finished look without the high cost.

There are many simple and low-cost upgrades available for bathrooms - like new fixtures as well as towel racks, ceiling fans and lights - which bring a new look with minimal cost. Even bathroom mirrors can also be renewed with frames. If the tub or basin is outdated or looks less than appealing,

you can opt for them to be sprayed over by a professional. This will result in a fabulous finish, which will add another year or two of life. I would also highly recommend that old grout and cracked tiles are replaced. These corrective measures can liven up a dull bathroom considerably.

From passé to present day

Nothing ages a property more than an old-fashioned box television. Tenants are often horrified when they encounter one of these, when new flat screens or smart TVs are available for under BDS \$1,000. The same can be said for air conditioners when most people are changing from noisy and energy-eating box-type window units, to modern, inverter split systems. It doesn't take much time to change outdated lamps on ceiling fans, which can also detract from the image of a property.

Implementing some of these easy changes to your rental property can bring more attention to the home, making your property more desirable to renters and also increasing tenant retention. With some wise planning, rental success can be improved along with an increase in the investment property's value.

Gina-Lee Johnson
Manager, Residential Property Management
Bajan Services | Terra Caribbean

Relocating to Barbados? Our Agents Can Find You a Home

Corporate Rental experts Jeanie Mahon and Patrice Gill answer some vital questions for this key segment of the real estate market. Some of this information can be found in our Corporate Rentals E-book and the blog on our website. N.B. that the statistics and background information are derived from our portfolio of property listings.

Patrice and Jeanie provide useful guidance for landlords hoping to attract solid long-term tenants for their properties. Our Sales Agents go beyond finding suitable homes for professionals; they share key information to assist families with getting settled.

Who are your clients?

People who are relocating, specifically professionals coming to Barbados - often with their families. The expatriate population, namely those who relocate under various banks, embassies, international organizations and offshore companies often require properties of this type.

How is a corporate rental different from a regular rental?

In Barbados, the rentals market can be categorized into two broad segments - local rentals and corporate rentals. Local rentals typically range between BDS \$1,000 - BDS \$2,500 per month whereas

corporate rentals rates begin at approximately BDS \$3,500 per month. A considerable amount of properties are in the BDS \$3,500 - \$6,000 range, while the minority fall within the rental range of BDS\$18,000 - \$21,000.

For anyone familiar with the Barbados market, the West and South Coasts, namely St. James and Christ Church are well-known for their options; largely due to nearby businesses, amenities, beaches and shopping. Houses constitute 50% of our rental property types, followed by apartments and townhouses.

What are clients looking for?

It depends on the client's needs. Generally, clients are looking for:

- Close proximity to amenities and schools
- Close proximity to work/place of employment
- A reputable neighbourhood
- Modern finishes and furniture
- Updated kitchens and bathrooms
- An open-plan layout, in some cases

What is an executive home?

An executive home can be defined as a 3-5 bedroom stand-alone family house, with quality finishes, pool and garden within close proximity to work and schools. While there is a significant

demand for executive homes between BDS\$3,500 - \$6,000, several houses available are not considered executive standard by the corporate market. While these homes may have a lot to offer, the corporate expectation includes features such as upgraded kitchens and bathrooms, air-conditioning, modern finishes and sometimes an open-plan design, which are not always prevalent in our selection. The few executive homes that are available do meet the expected standard but often exceed the housing budgets of some corporate clients.

Is there more of a demand for homes or condos?

This largely depends on the client's needs. Some families relocating may opt for an executive home in an established neighbourhood while a couple may prefer a condo with amenities within a gated community.

Do clients prefer furnished or unfurnished?

The majority of requests are for furnished properties, since relocation with furniture may not be worth the hassle or the expense.

Average duration for this type of rental?

On average rental terms are 1-3 years, with one year being the most popular with a renewal of the lease option.

Is there a peak season when they are in demand?

August to October is usually the busiest period for relocating. One variable that causes this is when school begins the new term. It's also customary for families to make a "looking trip" in advance of their move.

What are some of the challenges?

Managing market expectations with landlords. For example, advising when a price reduction is warranted. It is sometimes difficult to advise, explain and convince landlords to adapt to market conditions in order to be realistic.

What do you recommend that landlords do to keep their properties well-maintained?

- Ensure the property is cleaned and maintained regularly.
- Keep the landscaping and garden neat and attractive.
- Spruce it up as soon as you have a vacancy.
- Consider engaging the services of a professional property management firm.

What are your thoughts on staging and/ or preparing for a viewing?

People may not want to spend money but it is



required for a certain price bracket. At the very least, homes show best with lights on and with all of the windows open to allow fresh breezes to come in. De-cluttering is a must. It is also advisable to have neutral wall colours, so repainting may be necessary.

What things should a landlord consider to keep expectations realistic?

Be open to reasonable requests from tenants. Some prospective tenants or their corporate entities may have specific requirements on housing, eg. security grilles, alarm systems installed and safety nets for pool area. Typically, these anticipated requirements should be highlighted between the agent and the landlord at the time of listing.

Be prepared to adapt to market conditions and set realistic rental rates. Avoid vacancy, since this is an unrecoverable cost.

Be open to receiving professional advice. Remember that a professional agent can be objective and will see your property through a prospective tenant's eyes.

For more guidance, prospective tenants and landlords may contact:

Patrice Gill | Tel: (246) 836-8515
Email: patrice.gill@terracaribbean.com

Jeanie Mahon | Tel: (246) 256-0706
Email: jeanie.mahon@terracaribbean.com

Renewable Energy Comes of Age or Déjà vu All Over Again?

For most of the 300 years of Barbados' modern existence, some form of renewable energy has been the primary driver of economic development. From windmills to grind sugar cane, bagasse for firing the sugar boilers, and wind to power sailing ships for transportation, the majority of energy sources has had a renewable base. It is only in the last 75 years that heavy reliance on petroleum has dramatically changed the face of the Barbados economy. We now believe that the time has returned for renewable energy to begin to reclaim some of its former dominance.

It makes sense that the real estate sector, both residential and commercial, has the potential to be a major agent in this conversion. Solar generated electricity can be safely and easily produced right where the demand for electricity occurs; underneath the very roofs to which the photovoltaic (PV) panels are attached. PV panels not only convert direct sunlight into electricity, but have minimum maintenance, a lifespan of 25-35 years and no moving parts. Imagine 20,000 homes and buildings with PV panels could produce almost 30% of the nation's electricity!



I was a college student during the first oil crisis and became a big believer in the ability of renewable energy to change/ save the world. In hindsight, during those heady days of "Limits to Growth" and "Small is Beautiful" we had unrealistic expectations

with respect to the role renewable energy could play in the global economy. Almost forty years later with several false starts, I (along with many others), believe the time has arrived for renewable energy, despite some manageable bumps ahead in

the road - especially for Barbados, which lies in the best part of the world's sun belt.

There are many reasons for this dramatic change. Global warming, rising sea levels and devastating

storms like Hurricane Sandy will make believers out of many. However, the shift may have more to do with mundane things like advances in renewable energy system design and efficiencies combined with falling production costs.

Pricing of these systems remains a moving target. However, a target range of BDS\$ 5-7/ peak watt installed, will yield about a 6-year payback. With the generous tax incentives provided by Government, it can fall below that number. Though prices for the actual PV panels have fallen dramatically over the last three years, they are likely to stabilize, as the PV panel manufacturers consolidate and try to regain profitability.

The Challenges

Although renewable energy has tremendous potential, it is not the panacea some think it to be. In the enthusiasm, it must be remembered that many of these systems only provide intermittent energy. Although operating costs are low, the first capital costs are high when compared to conventional fossil fuel systems. This makes investment by capital constrained economies or organizations challenging. It is often easier to buy a cheaper, fossil-fueled generator and worry about how you pay for the fuel as you go along.

Secondly, the intermittent nature of the basic energy produced by sun and wind, means electric power is not always available. Hence, you have an intermittent generator of power, for a society that demands instantaneous everything. Until storage of PV-generated electricity becomes more cost effective and reliable, we will still need conventional electricity sources.

Next steps in this journey?

Clearly, regulatory reform is number one. It is critical to ensure solar energy retains the major role it deserves in the country's energy mix and that there will always be a good market for the PV produced electricity.

Secondly, some consumer protection will be required for systems put on homes. The Barbados Renewable Energy Association (BREA) led by the dauntless Clyde Griffith, has produced a must-read guidebook for homeowners thinking of investing in solar PV. (www.barbadosenergy.org) With the rapid growth of Barbados' PV industry, it is inevitable that some companies cut corners and buy inferior products. So, some "caveat emptor" is recommended. Although PV is highly reliable, problems do occur. It is advisable that homeowners seek a company that is likely to be around to honour the 25-year warranty during the lifetime of the PV system.

Next, providing reasonably priced financing that doesn't require lots of extra security will be critical. This is on the way to being developed in Barbados. It also is critical that energy conservation and energy efficiency are embraced and implemented as the first steps in using energy, as they result in the lowest cost electricity. A unit of power you don't use is the cheapest one around.

With energy efficient homes and buildings, then renewable energy really makes sense as an investment, versus using high capital cost PV electricity in inefficient systems. It should be acknowledged that some technical problems exist in integrating dispersed RE systems into the

Barbados Light & Power electric grid. While these should not be minimized, the renewable energy experience around the world suggests many proven paths for finding solutions.

This is not the time for caution. The Barbados Government has established a goal of 29% of national power from renewable energy by 2026. Real estate in Barbados is leading in the renewable energy revolution. Thousands of individuals deciding to make the decision to install PV systems on their homes and businesses, will be the key to making this revolution last. With their low maintenance, long-life and free energy after the payback period, they are perhaps the best investment in your home or company. On a macro level, it makes financial and economic sense for the country. Not only can Barbados be a regional pacesetter, but a world leader in renewable energy. The field is wide open. We have the solar energy resource, the expertise and we can obtain the financing.

The question remains, do we have the will and grit to see this through?

David Staples
Director
Williams Industries Inc.

This dynamic entrepreneur is a Director of Williams Industries and President of Fairway Developments Ltd. - the premier project development entity of the Williams Group of Companies. Staples offers considerable expertise in the renewable energy arena, since he once served as an energy advisor to former Barbadian Prime Ministers.

Rise of The Condo: An Index Analysis

"This beachfront condo index was developed to provide a practical tool in gauging the health of the beachfront condo market and assist buyers, developers, financiers and real estate professionals in their decision-making and advisory processes."

Barbados' Condominium Act 1971 addressed the issue of common ownership of multi-unit properties subdivided internally. The revised Condominium Act CAP 224A, which came into operation on September 08th, 1988, paved the way for the development of this form of ownership as we know it today. The beachfront condo segment started with the development of Reeds House at Reeds Bay, St. James. The development comprised 14 units over 3 floors with prices ranging from US \$470,000 for a 1-bedroom unit to US \$840,000 for a 2,000 sq. ft. 2-bedroom unit. The development was sold out within 2 years.

Other modest beachfront developments followed but Port St. Charles marked the first of the major



Reeds House

developments and its scale, with over 150 units, has yet to be matched. Units were offered in a wide range of sizes from 875 sq. ft. to 3,000 sq. ft. Phase 1 was absorbed in a year buoyed by lower presales prices starting at US\$ 345,000. The South Coast ventured into the beachfront condo market with Sandy Surf. Later developments on the South Coast have adopted some of the characteristics of West Coast developments and feature higher-end finishes and amenities.

Today the condominium market is characterized by beachfront, near beach and inland properties with beachfront properties attracting the highest level of activity. The beachfront supply is made up of 884 units located within 34 developments spread from as far north as Port St. Charles to The Crane Private Residences in the south-east. Detailed Beachfront Development Summary Tables are presented at the end of the white pages section in this edition.

Against this background and considering that presently there are no published real estate indices existing in Barbados, Terra Caribbean has developed this Beachfront Condominium Price Index (BCPI). This BCPI was developed to provide a practical tool in gauging the health of the beachfront condo market and assist buyers, developers, financiers and real estate professionals in their decision-making and advisory processes.

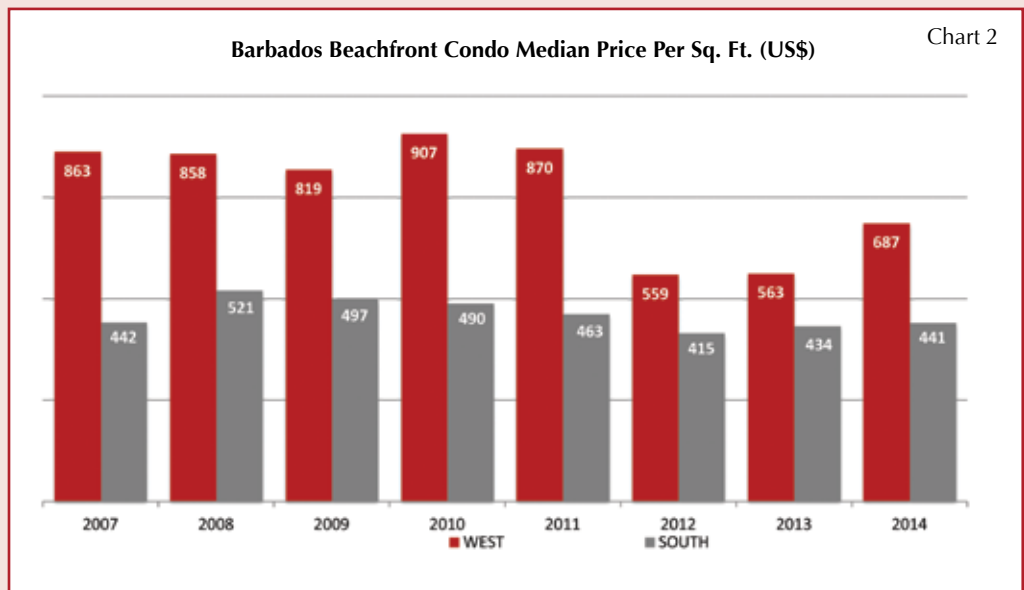
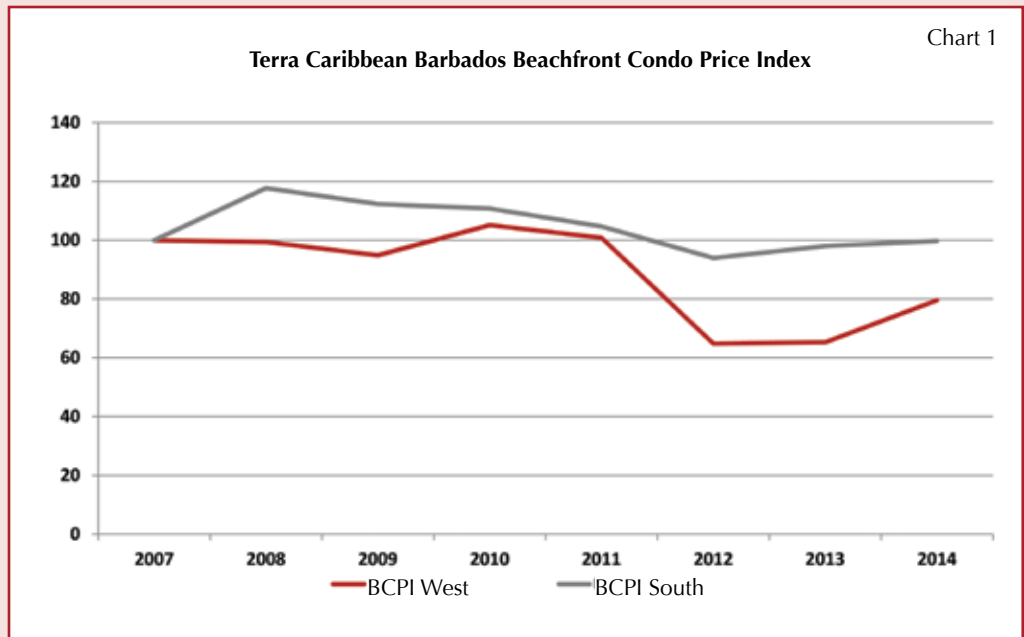
Terra Caribbean systematically and consistently tracks the movement of beachfront condominiums in Barbados and manages that data through its robust proprietary database RED. This database provides the dataset used in the development of the BCPI. The index concentrates on beachfront condominiums, as these tend to have the higher turnover rates. They also have strong rental potential and represent excellent investment potential.

The methodology employed in constructing this BCPI, is the time series transaction-based approach, which factors in the number of transactions in this market and places emphasis on the importance of observing the changes in prices over time. It achieves this by linking current transaction prices to a base year (2007) and measures price changes since 2007.

This BCPI is pinned against base year 2007 mainly because this is the first year for which reliable price data is reasonably available. Other considerations in selecting the base year are:

- it is a stable year in respect of economic activities and prices
- it is also recent enough so that when prices are revised, it should not have outlived its utility.

Super luxury condominiums such as One Sandy Lane and Palazzate are not included in the dataset, as these prices starting at US \$19 million would greatly skew the results. These properties are really in a separate class when compared to other beachfront condos. We have chosen to split our index based on location with separate indices for



the West and South Coasts to enable us to isolate trends for each market.

The BCPI shows that the South has been less volatile than the West with an average deviation from the 2007 base of 4.6 points while the West has shown an average deviation of 11.25 points. (See Chart 1). Although there has been a fall-off in both indices, it is much more pronounced on the West particularly at 2012 and 2013. We note that for 2014 the South has returned to near 2007 levels with an index of 99.76. The West has been slower to recover the lost ground and remains below the 2007 levels with an index of 79.80. However, both indices show signs of resurgence with the South poised to surpass the 2007 base levels by the end of 2015.

Traditionally the West has attracted significantly higher Per Square Foot (psf) prices than the South. However, this gap narrowed somewhat in 2012

and 2013 after a significant decline in the median psf price on the West (see Chart 2). The addition of product like The Residences At Capri to the market on the South may see the prices on the south climbing going forward.

These upward trends tie into the current positive tone of the market. With the current winter season set to be one of the busiest in recent memory, the general outlook is more than positive. Additionally, the upturn in both indices is an indicator that this is an attractive time to enter the market, as supply of this type of property is inherently scarce.

**Knowledge Department
Terra Caribbean**

Insurance Game Changers - The New 'Normal'

We may be certain of one thing when it comes to the cost of insurance; the regional insurance market is overwhelmingly subject to the vagaries of international commerce. While our ability to drive or control the price structure of our own industry likely has a weighting of less than 10, on a scale of 1-100, there are 3 key influences to keep in mind.

Increased National Security

Following the events of September 11, 2001, the way the world conducted business, changed forever. After the terrorist action of that day in the US that led to the loss of many thousands of innocent lives, efforts by both US citizens and non-Americans, to identify and restrict the access of terrorist individuals and organizations to essential funding, have been vigorously led by the United States and supported worldwide.

For trading partner nations, part of the cost of access to US markets and essential US corresponding banking privileges, has been the enactment of stringent, domestic legislation governing the flow of funds within and between nations - particularly in the area of financial transactions.

In Barbados, recent anti-terrorism and anti-money laundering legislation has resulted in strict trading rules within the financial sector, requiring considerable and in depth Know Your Customer (KYC) due diligence activities, covering both customer identity and sources of funds. As a result, individuals and corporations intending to set up insurance programmes, even those who have been with their insurance provider for many years, can now expect to be asked for extensive corporate and personal identification documents, as a pre-requisite for dealing with their insurers. As burdensome as it may appear, the new reality is, strict compliance required by insurance companies, brokers and individuals.

Changing External Landscape

The worldwide frequency and severity of catastrophic natural events such as hurricanes, earthquakes, volcanic eruptions and tsunamis, exert the greatest influence on property insurance rates in the Caribbean. This has an effect on the profitability of reinsurers in the global market and consequently the cost of catastrophe reinsurance, which insurers must purchase to ensure their own ability to pay claims following a catastrophic event. The cost of this essential protection is one of the most significant drivers of property insurance rates in the region.

Following the horrendous results from 2011, when massive earthquakes and tsunamis devastated Pacific Rim countries accompanied by a series of adverse weather events in the Caribbean, North America and Europe, reinsurers were faced with losses approaching US \$130 billion.



In contrast, insured losses for 2012 peaked at just under US \$50 billion, slightly more than the annual average, following the aftermath of Hurricane Sandy on the state of New York. Total insured losses for the year 2013 are estimated to be around US \$30 billion.

Set against this modest loss scenario since 2011, there has been a combination of additional capital inflows into the insurance market (now estimated to total approximately US \$500 million) and a fall off in demand for reinsurance. This is due to constrictions in the worldwide economies following the financial retrenchments of the past five years, as corporations devise alternative risk management strategies to handle part of their exposures, rather than using insurance.

Why the huge influx of new money? With the returns on investment in the leading (western) economies often at less than 1%, investors have been turning more and more to insurance as a viable investment. The simple reason is something called historical returns. Over the long term, the insurance industry has shown a steady rate of return of around 3%. When markets were buoyant and more than 3% could be earned on a 90-day certificate of deposit (CD), insurance was not a really attractive investment for the big-money capital market players. However, with current depressed rates of return elsewhere, a 3% rate of return looks attractive.

While the response to disastrous events of 2011 was a slight upswing and 'hardening' of property rates and terms, overcapacity and reduced demand have been driving a steady fall in reinsurance rates ever since then.

Local Competition

There have been a number of developments in our own insurance market with some new and some 'reinvented' participants in the field creating a new impetus directed towards preserving market share in the light of falling rates. These increased competitive pressures have contributed further to the downward pressure on rates, as insurers, both old and new, strive for market share with increasing zeal.

A Note of Caution For Consumers

This steady decline in the cost of insurance products is good for the consumer in the short term. However, a note of caution: the current downward slide currently being experienced in insurance premiums, could easily reverse itself if the external factors that contribute to the softening market were to suddenly change - especially if combined with a bad year for claims worldwide.

Richard E. Ince, CIP, CRM
Account Manager
CGM Gallagher Insurance Brokers

Richard Ince - CIP, CRM is a seasoned insurance manager with CGM Gallagher Insurance Brokers and a consultant, with over 35 years experience in Barbados and Canada. A Past President, Insurance Institute of Barbados, and Vice-President of the Association of Insurance Institutes of the Caribbean, Past President, Barbados International Insurance Association (BIIA) and Vice-President of the Barbados International Business Association (BIBA), Richard is a Chartered Insurance Professional (CIP) - Insurance Institute of Canada and holds a Certificate in Risk Management (CRM) - Global Risk Management Institute.

Limitless Possibilities Under The Blue Sky

The definition of Holiday Home reads, "a home that people own in order to holiday in, that is in a different location to the home they usually live in."

Perhaps, what the dictionary definition fails to denote are the benefits that come from owning or vacationing in such a home: the best quality of life, memorable experiences, and total relaxation.

Travel trends for villa vacations have taken an upswing in recent times and work for couples as well as any sized group of families, friends and even corporate executives combining business and getaway. Villa and apartment rentals are the fastest growing area of the accommodation sector, offering the perfect combination of luxury and value.

All of our villas have a private beachfront or poolside deck - most have both - so there's no race to save a spot on the beach or a lounge chair. Roomy living space starts at 2,000 square feet - most villas are much larger - compared to the average hotel room. The most surprising part of the Holiday Home vacation is the price. The notion that this segment of travel is reserved for the elite

is merely a myth. We have been able to show our guests time and time again the breakdown of the value proposition, resulting in amazing options to fit their budget.

Experts find the right holiday home for you


Our team of experts know our villas like the back of their hands. They are customer-focused and pride themselves on listening to the clients' needs, as well as presenting the right villa with a 100% satisfaction guarantee in all of our placements. Once the home is booked, it's over to our Blue Sky Luxury's "Concierge Can" team, where our service continues. Long before guests leave home, our Concierge is making personalized arrangements from pre-stocking the fridge to arranging a personal trainer. Families will arrive in style at just the home matching their holiday needs, with prearranged, private airport transfers or rental vehicles.

Spreading across the Caribbean


The Caribbean goes beyond geography; it's a mélange of culture, geography, and anthropology, with each island offering its own distinct features.

In 2014, in response to our clients' needs, our team went out and found the best-in-class holiday


What Luxury Holidaymakers Seek




NO STRANGERS ON THE OTHER SIDE OF THE WALL




STAY IN GATED COMMUNITIES AS WELL AS FENCED IN YARDS




IN 2014, 47% OF VACATIONERS PLANNED TO STAY IN A BEACHFRONT VILLA



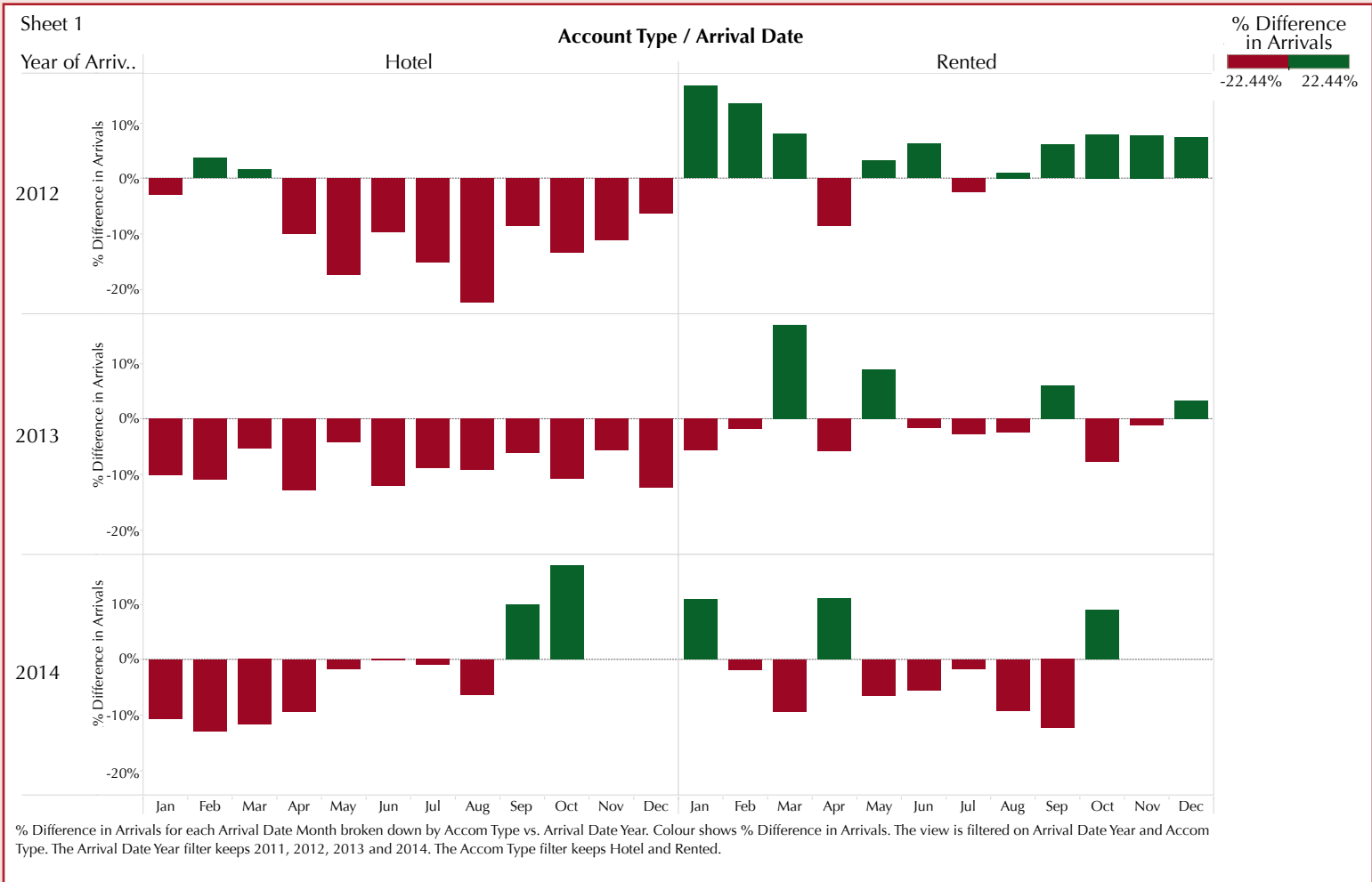
29% ALMOST ALWAYS CHOSE TO STAY IN A VILLA OVER A HOTEL



THE AVERAGE HOTEL ROOM HAS 400 SQUARE FEET OF LIVABLE SPACE



THE AVERAGE VACATION RENTAL HOME HAS 2000 SQUARE FEET



homes the Caribbean had to offer. After operating for over 30 years in Barbados and rolling out the most sought-after islands of St. Lucia, Antigua, Dominica, St. Martin, Jamaica and St. Barts, we will continue to reach out through the region over the next 18 months. Further, Blue Sky Luxury has set its sights on finding the “best of the best” in all 32 islands of the Caribbean.

Every group is a fit

To make it happen, Blue Sky Luxury’s team of tourism marketing mavericks, can answer your quest with a portfolio of over 120 bespoke villas in Barbados and an additional 200 around the Caribbean. Whether you’re a couple planning your nuptials, a family arranging a multi-generational getaway or a group celebrating a special occasion, Blue Sky Luxury has a holiday home to meet every need. Vacation villas go far beyond the investment or expenditure but rather, contribute positively to the bank of life!

Dominique Silvera
Manager - Blue Sky Luxury Overseas
Blue Sky Luxury | Terra Caribbean

Experience Our Islands

You may choose to visit **Antigua**, with its 365 beaches (one for each day of the year) and renowned for the best Sailing Week in the region. If your pleasure is getting back to nature, explore **Dominica**, the untouched Caribbean, with its indigenous Carib Indians and creole influences. Simply beautiful **St. Lucia** with her Pitons, lush rainforests and zouk rhythms, are a must-experience.

Or how about action packed **Jamaica**, the Jewel of the Caribbean - home to Bob Marley and the world’s fastest man, Usain Bolt?

Chic and sexy French isle, **St. Barts**, is the Riviera of the Caribbean, with the most amazing French boutiques and designer brands in the islands. **St. Martin**, known as the gastronomic capital with over 400 restaurants in 37 sq. miles and boasting both French and Dutch states on one land mass!

Barbados where it all began, with 166 sq. miles of beauty, friendly faces and as little or as much as you want to do all year-round, is a sure draw.

Array of Luxury Amenities



WE OFFER A VARIETY OF LUXURIES, SUCH AS PRIVATE POOLS, EXPANSIVE PATIOS, AL FRESCO DINING, WIFI STUNNING OCEAN VIEWS, FRIENDLY STAFF, FUN EXCURSIONS

Indian Pond Plantation Revealed

“There are many caves on the island that were formerly occupied by the [native Amerindian] Indians. In St. Peter’s parish there is one called “Indian Castle”... entirely protected by the overshelving rock against wind and rain. Near it is a reservoir of water, partly natural, partly excavated called the Indian Pond.”

James H. Stark’s ‘History and Guide to Barbados Caribbee Islands’ (1893)

You might think it’s a typical plantation estate, steeped in heritage and secluded amidst lush vegetation in the countryside. However, after chatting with the current owners and prior proprietor Nicholas Forde, it becomes quite clear that Indian Pond Plantation in St. Joseph, possesses an allure like no other.

Ushered down a long private road flanked by towering palms, you are first welcomed by the large, natural pond to the left - an ecological haven since it’s one of the few areas in the Caribbean where the Masked Duck (*nomonyx dominica*) winters. On rare occasions the Great Blue Heron has also been sighted there.

Then the two-storey, Palladian-styled plantation house emerges; its once stately grandeur still evident. Set on almost 41 acres, this historic estate dating back to the 1600s, also comprises a cottage, mill wall, detached garage, and outbuildings, with partial fencing along the northern and eastern boundaries.



Indian Pond Plantation is a unique and historic estate with tremendous redevelopment potential.

Formerly a garage/ stables, the well-maintained cottage of coral stone, has hardwood floors and ceilings and granite finishes in the kitchen and bathroom.

But let's take a step back.

Nicholas Forde, passionate previous owner, revealed proof that "the Suazoid wave of Amerindians" made their home here thousands of years ago. Besides finding remains of actual artefacts on the grounds, "the richness and depth of its soil, fresh fish stock and its situation close enough to a spring-fed source of water made it ideal for an inland Amerindian settlement."

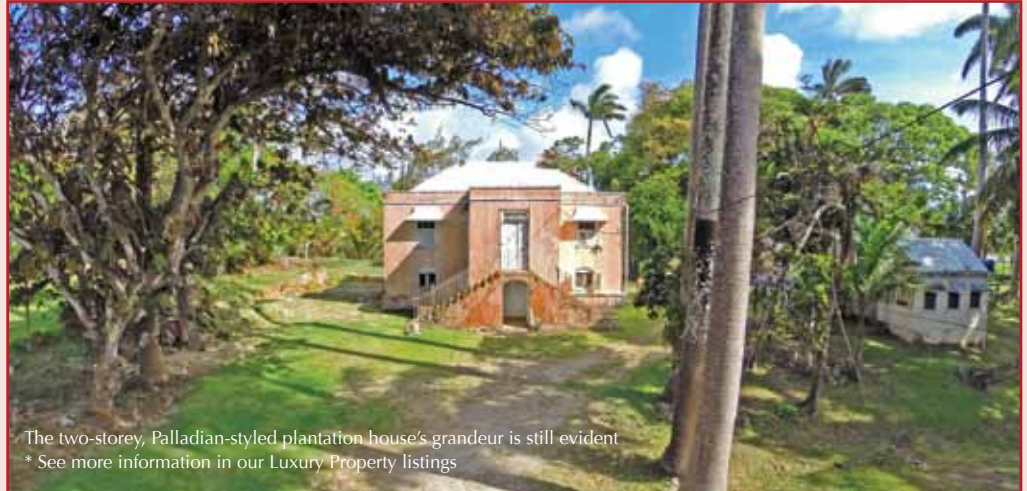
After the earliest inhabitants, reference was made to a Thomas Tunkes from about 1627. Then circa 1689, there's the will of spinster Mary McKaskell of Bridgetown, who disposed of 42 acres and a house in St. Joseph. Her surname appears on many early maps of Barbados in this location. She apparently left £15 to the Toppin family of Redland Plantation, which adjoins the plantation to the east. According to Forde, "It was left specifically to build what seems to have been a private burial chapel on the property next door at Redland." The plantation was divided into 10 fields: Mill Field (known as Lots B1 and 2), Wooly Pyrol (named for a mung bean presumably grown on the plantation in the 17th century), Pond Field, Auburn Field, Red Hill, Stable Field, Wood Field, the ever fertile Long Ground, Trotman Field and Gully Field bordering the property to the south-east.

Massiah Dynasty

Though the plantation would've been home to several families over decades, undoubtedly, the longest unbroken period of ownership with more than 150 years, belongs to the Massiah family. With roots going right back to Sephardic Jews, Massiahs were part of the earliest Jewish settlements in Barbados. In 1840, Indian Pond was left in William Benjamin Massiah's inventory of properties after his death. Throughout the 20th century, Indian Pond became home to more families like the Hutchinsons, Atwells, and Weys, who rented it from the Massiahs on a long-term basis. Eithne Goddard who also resided there, once mentioned to Forde that the plantation was one of the first sites on the island for commercially growing anthurium flowers.

Modern Day Ownership

Though Indian Pond Plantation was in the Forde family for about 22 years, Nicholas' fascination with plantations came long before: "From the time I was 6 or 7 years old, I wanted to live in the countryside. I used to make notes as a child of all of the Barbadian plantations I liked in my exercise book. I would give extra points above 10 for certain specific features, like whether it had a pond or if it had a sugar mill wall and a beautiful view. One property kept scoring a perfect 10. From young, I had long since selected Indian Pond Plantation as a little piece of perfection."



The two-storey, Palladian-styled plantation house's grandeur is still evident
* See more information in our Luxury Property listings



Render shows possibilities for Indian Pond Plantation today

Years later, a chance encounter in 1988, allowed the Fordes to finally purchase the estate, after R.M. Massiah's death. "We read the old title deeds and were given a hand-drawn sketch, [with] the names of all the fields, the acreage totalling 42 acres...we could see the fields we were buying, then still filled with sweeping sugar cane." Though he has now left the estate, Forde still affirms that the plantation should remain intact, rather than be split into separate parcels.

In 2010, the current owners visited Indian Pond and fell under its spell. They loved the mature trees, "the unbelievable view over the ridge" and were pleasantly surprised that despite the remote location, it was only about 25 minutes' drive to Bridgetown and an even shorter commute to Warrens. They will always have fond memories of their plantation home, and assert that it offers the opportunity to create a unique residence, possibly blended with agricultural enterprise.

Future of Indian Pond?

Approved permissions are in place for the restoration of this historic property and 2 residential lots, providing panoramic views and tremendous

potential for redevelopment. The render showcases how superb a new Indian Pond family home could become.

Forde's suggestions reveal his deep respect: "The area south of the little ox byre that became a sheep pen with its incredible views, would make a great place for an infinity-edge pool... the pool at Fustic House designed by Oliver Messel is an excellent example." He also recommends anyone wishing to purchase, should "walk everywhere on its spectacular land to get a real sense of the beauty of the entire property...even down into the gully and definitely at sunrise."

It's just a matter of time before Indian Pond Plantation holds a new owner captive in its heritage magic.

Marketing Department Terra Caribbean

Information was compiled from The Barbados Department of Archives and interviews with Dr. Karl Watson and Nicholas Forde

BUYING PROPERTY IN BARBADOS

Below is a guide to buying, selling and owning property in Barbados. There are no restrictions on the purchase of property in Barbados by persons who are non-nationals or permanent residents. There are no capital gains or inheritance taxes in Barbados.

Buying

Transaction Costs

- Attorney Fees - Approx. 1% - 2.5% plus VAT
- Proportionate amount of Land Tax

Mortgages/Finance

- US\$ Mortgages are readily available to non-nationals from the offshore sector of three local commercial banks. Terms vary from bank to bank. Below are a few general guidelines:
 - LTV Ratio: varies between 50% - 70%
 - Minimum loan value: US\$500,000
 - Interest rates are pegged against international LIBOR rate
 - Amortization term: range from 15 - 25 years maximum or retirement
- Attorney fees vary by attorney and should be obtained from individual attorneys

Standard Purchase Procedures

- Verbal offer and acceptance (in some cases a reservation agreement may apply)
- Appoint an attorney-at-law
- Exchange of contracts for sale and payment of a 10% deposit to Vendor's attorney-at-law within 2 to 4 weeks
- Conveyance and payment of 90% within 3 to 6 months (in the case of off-plan developments, stage payments based on construction progress may apply)
- Foreign currency brought into the island as well as funds borrowed by non-nationals should be registered with the Central Bank of Barbados

Owning

Annual Costs

- Property Insurance - US\$2.50 to US\$3.25 per US\$500
- Contents Insurance - US\$3.00 to US\$3.75 per US\$500
- Land Tax:
 - Improved Value - Residential
 - First US\$95,000 - 0%
 - On >US\$95,000 but <US\$250,000 - 0.1%
 - On > US\$250,000 but <US 625,000 - 0.45%
 - On > US 625,000 - 0.75%
 - Improved Value - All Other Properties - 0.5%
 - Site Value - Unimproved Land - 0.6%
- Property tax is capped at a maximum of US\$30,000 on residences
- Municipal Solid Waste Tax:
 - 0.3% of site value of improved properties for both residential and commercial. NB. there is no cap.

Monthly Costs

- Electricity, Water, Telephone, Cable
- Condo fees, if applicable - see chart for a guide by property
- Pool and garden maintenance, if applicable

Property Management

- Management Fee - minimum of US\$250

Landlord Rental Fees

1. Long Term Rentals
 - 1 month rent - 1st year
 - 1/2 month rent - 2nd year
 - 1/4 month rent - 3rd year
2. Short Term Rentals
 - 10% to 30% commission is payable on short term rentals

Selling

Transaction Costs

- Attorney Fees - Approx. 1% - 2.5% plus VAT
- Agents' Fees - 4% to 5% + VAT (Includes marketing, viewing, signage etc.)
- Stamp Duty - 1%
- Property Transfer Tax:
 - Unimproved property - 2.5%
 - Improved property - First US\$75,000 exempt
 - Improved property - Amounts over US\$75,000 - 2.5%

Standard Selling Procedures

- Verbal offer and acceptance
- Appoint an attorney-at-law
- Exchange of contracts within 2 to 4 weeks
- Provision of copies of prior deeds
- Draft conveyance sent to Purchaser's attorney for perusal
- Signing of Conveyance within 3 to 6 months

The Following Bills Must Be Fully Paid

- Land Tax
- Municipal Solid Waste Tax
- Water

Special Entry & Reside Permit (SERP)

The fees charged by the Barbados Immigration Department for Special Entry and Reside Permits, which are valid for 5 years.

Eligibility

- Non-nationals who are either:
- High Net Worth Individuals: Owning assets of US\$5 million or more, or
 - Owners of property not subject to mortgage, or investments purchased in Barbados valued at US\$2 million or more with funds originating outside of Barbados

Fees For Retired Persons

- Retired persons over 60 years: US\$5,000
- Retired persons under 60 years: US\$3,500

Fees For Employed Persons Over 60 years

- Special Entry Permit: US\$5,000; plus
- Indefinite work permit: US\$15,000; or
- Annual work permit: US\$1,500

Fees For Employed Persons Under 60 Years

- Option 1:
- Special Entry Permit: US\$5,000; plus
 - Indefinite work permit: US\$20,000
- Option 2:
- Special Entry Permit: US\$3,500; plus
 - Annual work permit: US\$1,500

Fees For Non-Executive Directors

- Special Entry Permit: US\$5,000; plus US\$500 annually

Fees For Dependants

- US\$150 per dependent

Heading to the Caribbean...



Let us find you the perfect Holiday Home!

Set your sights on pristine, white, sandy beaches, crystal blue waters and our exclusive homes - perfect ingredients for a luxury Barbados holiday. With an exclusive selection of luxury villas for rent and the seasoned expertise of our team, we will match your needs to one of the exceptional homes in our best-in-class portfolio.



Antigua | Barbados | Dominica | Jamaica | St. Barts | St. Lucia | St. Martin

Best-in-class Holiday Homes!



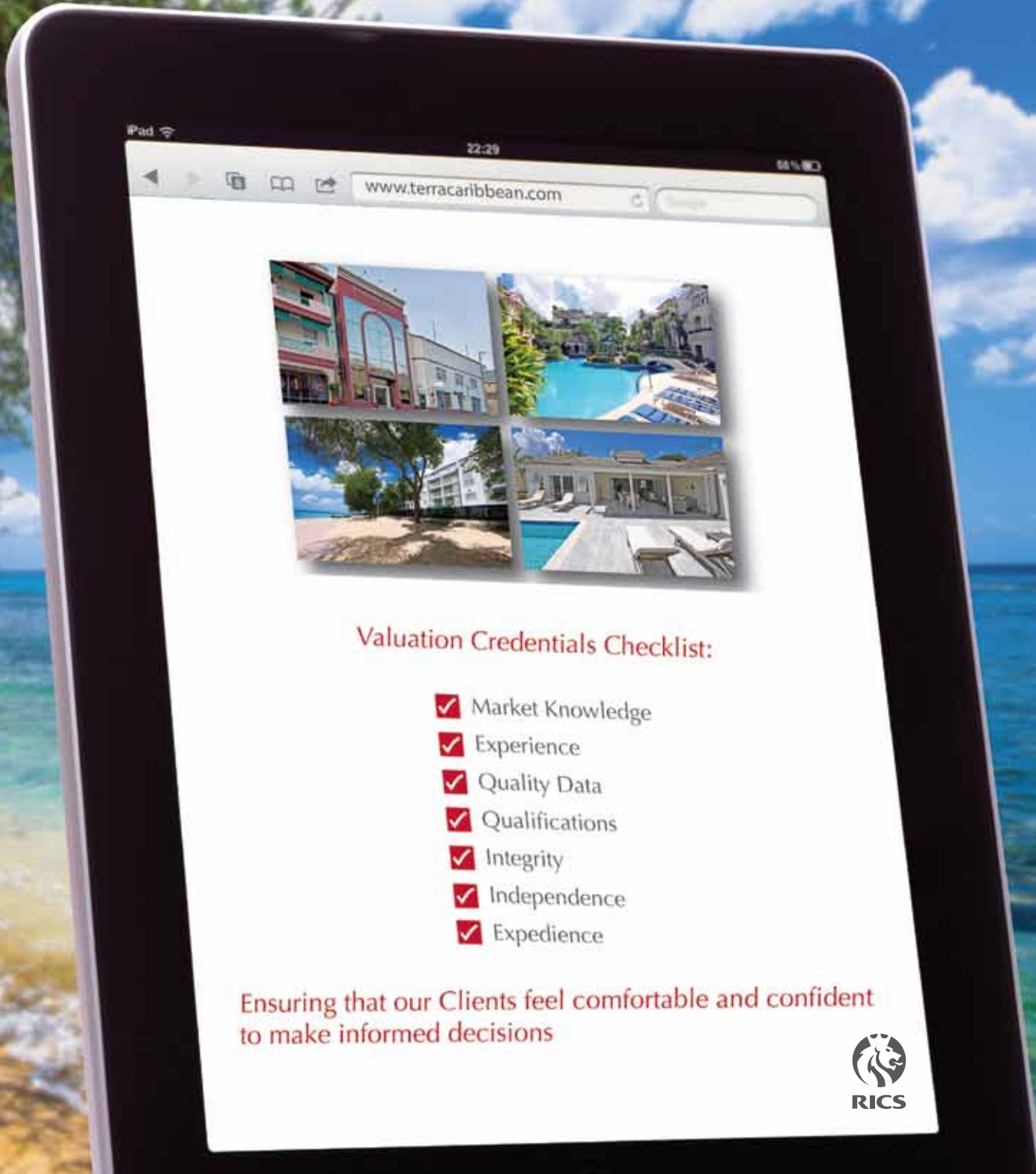
The Caribbean Holiday Home Experts

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