

SUMMER ISSUE

# ISLAND HOMES

THE BARBADOS COLLECTION



MILES WIDE LUXURY

REAL ESTATE

# Barbados

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## Luxury Properties Showcase

In these vibrant pages, we'll dive into the exquisite world of Barbados real estate and the lifestyle it offers. As we unfold the stories of luxury properties, savour the flavours of top-notch restaurants, and explore the latest trends in our real estate market, we invite you to immerse yourselves in the warmth of our sunny shores.



## Luxury Property Showcase

Experience the epitome of luxury with our exclusive properties in Barbados!, highlighting their unique features, architectural brilliance, and the unparalleled views they offer. From beachfront estates to hillside villas, discover the epitome of Caribbean elegance.



# WELCOME

The team at Miles Wide Luxury is pleased to present our inaugural edition of Island Homes - The Barbados Collection. This pictorial showcases our extensive assortment of luxury properties in Barbados and shows our commitment to providing you with the finest in lifestyle and real estate options the island has to offer.

Within these pages, you'll be introduced to a section showcasing our meticulously selected team of exceptional real estate partners along with our latest listings. We've compiled a comprehensive catalog which highlights our impressive brokerage expertise and extraordinary offerings. Miles Wide Luxury promises an unrivalled marketing presence thanks to our extensive global alliances.

Equally appealing is the fact that no summer season can be adjudged complete without the ideal refreshment; and so we invite you enhance your experience here by sampling Barbados' cocktail - deliciously infused with the world's oldest, exquisite rum crafted right here on these shores.

Relax and enjoy this showcase of a breathtaking peek at some of Barbados' most luxurious homes and as you browse the pages of Miles Wide Luxury Magazine, Summer Issue, we invite you to envision more grand aspirations.

**Desirée Phillip**  
Miles Wide Luxury

# ISLAND HOMES

BARBADOS EDITION

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*Beautiful  
Homes*

# PLATINUM COAST

An aerial photograph of a tropical beach. The water is a vibrant turquoise color, transitioning to a lighter, milky turquoise near the shore. The sand is bright white and appears soft and powdery. The overall scene is serene and idyllic, capturing the essence of a perfect summer destination.

“Summer feels so peaceful with clear, blue skies, pristine, sparkling, turquoise waters; electric people and a culture rich in history”.

# YLANG YLANG VILLAS

Ylang Ylang Villas, located on the picturesque West Coast of Barbados, offer a tranquil retreat and a fantastic investment opportunity.

There are ten two-story, three-bedroom villas in two structures of five each, set in a tropical garden oasis with an impressive infinity pool at the entry. They both look out over tropical gardens that are exquisitely designed. Every villa boasts over 2,150,000 square feet of living space spread across two stories.

The bottom floor is home to the master bedroom with an attached kitchenette, two private patios, a fully-equipped kitchen, a dining area, a living room, a powder room, and more. Your garden terrace is accessible from the large living room. Upstairs you'll find two more en suite bedrooms.

## FEATURES

- Floor Area: 2,150 sq. ft.
- Furnishings: Fully Furnished
- Pool: Swimming Pool, Infinity edge pool, Communal swimming pool
- Two-storey villas with Private Pool
- Easy Access to Resort Amenities
- Three Bedrooms, Three Bathrooms
- Ensuite Master Bedroom with Kitchenette & Private Terrace
- Spacious Living Areas with Garden Terraces
- Fully Equipped Kitchens & Separate Powder Room
- Air-Conditioned Bedrooms & Living Spaces
- Owners' Lockup Storage
- Fully Furnished & Freehold Ownership

PRICED starting from \$845,000.00

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246-254-0000



# GOLDEN ACRES

Golden Acre Phase 2 is a beautiful residential development with five spectacular residences. Two gorgeous two-bedroom apartments and three exquisite three-bedroom townhouses are available in lush tropical gardens.

Each unit in this stage has been thoroughly planned and will be produced to strict specifications. Beautiful modern finishes reveal that this area was carefully designed to look sophisticated.

These beautiful homes have open living, dining, and kitchen areas that flow to a covered terrace. Get some R&R in this peaceful outdoor refuge with a plunge pool. Enjoy a relaxing afternoon or host memorable family gatherings at this facility.

## FEATURES

- Floor Area: 1,363 sq. ft - 2,633 sq. ft
- Furnishings: Unfurnished
- Pool: Communal swimming pool, Plunge Pool
- Newly Constructed
- Great Rental Potential
- Open Plan Concept Living Areas
- 2 Parking Spots
- Expansive Private Courtyard
- Intrusion Detection Security System

**PRICED** starting from  
USD580,000.00 - USD980,000.00

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# MIRADOR

Guests may enjoy modern living with a Caribbean touch at Mirador, a stunning four-bedroom beachfront home situated on the west coast of Barbados. There are four large, air-conditioned bedrooms in the villa, and each one has its own private bathroom; this makes it an ideal vacation rental for couples or families.

As soon as guests step foot in Mirador, they will be captivated by the airy, open layout that provides breathtaking views of the ocean from every angle. Indulge in al fresco dining, swim in the own pool, or sip a beverage as the sun goes down on the terrace, which is accessible from both the kitchen and living area.

## FEATURES

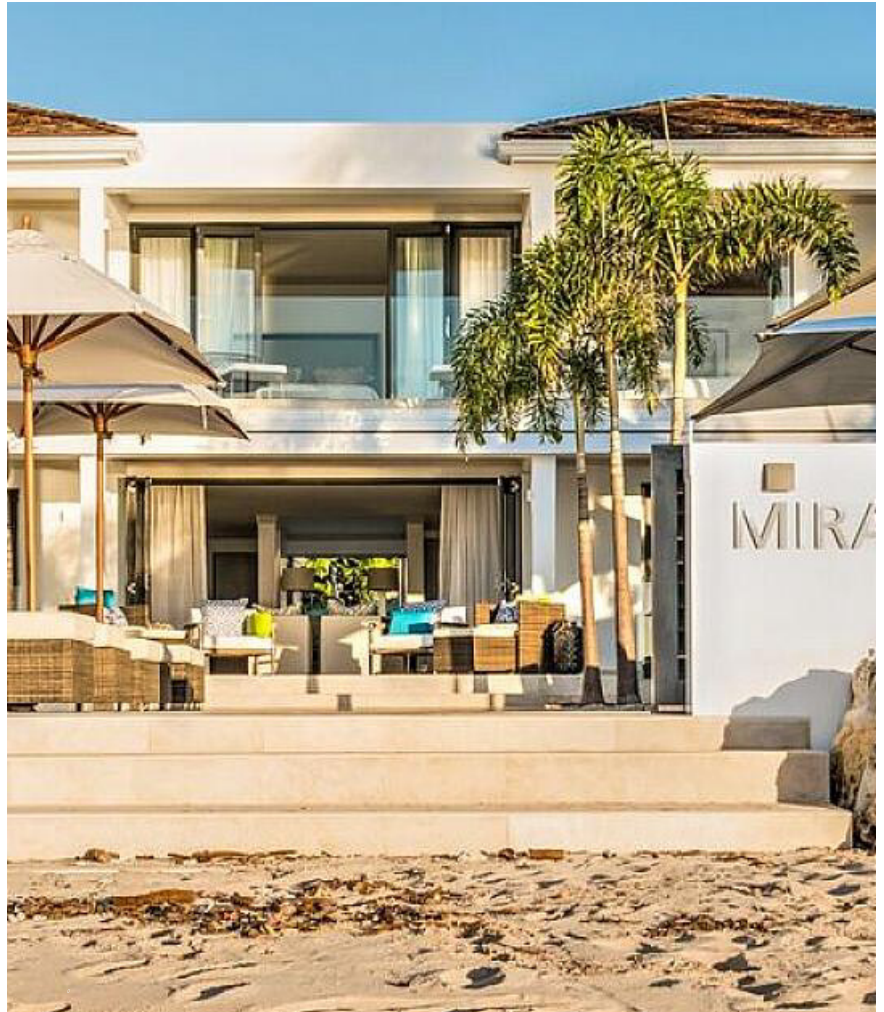
- Floor Area: 3,208 sq. ft.
- Land Area: 7,582 sq. ft
- Furnishings: Furnished
- Pool: Swimming Pool
- Outdoor Reclining Deck and Sun-Downer Area with Vortex 4.2m square Parasol with Solamagic Lighting
- Smart Home Technology and Entertainment Systems
- Miele Appliances Throughout
- SONOS Music System and Apple TV I-phone/I-pad Interface
- Bose 'Rock' Speakers in Garden Terraces

PRICED USD5,000.000.00

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# NIRVANA

This stunning 5 bed, 5 bath luxury beachfront villa is situated on the breathtaking west coast of Barbados. This beachfront villa boasts sleek and modern interiors of the highest caliber.

The top floor of Nirvana has been converted into a one-of-a-kind sunset bar, providing breathtaking views of the sea and beach. The ground floor living areas are generously sized, featuring a sizable family room. The ground floor also includes a guest bedroom, while the primary bedroom and three additional guest rooms are situated on the upper floor.

The dining and family rooms seamlessly connect to the spacious covered terrace, which leads to the stunning outdoor spaces featuring a casual dining area, comfortable sun-loungers, a tempting swimming pool, and convenient beach access.

## FEATURES

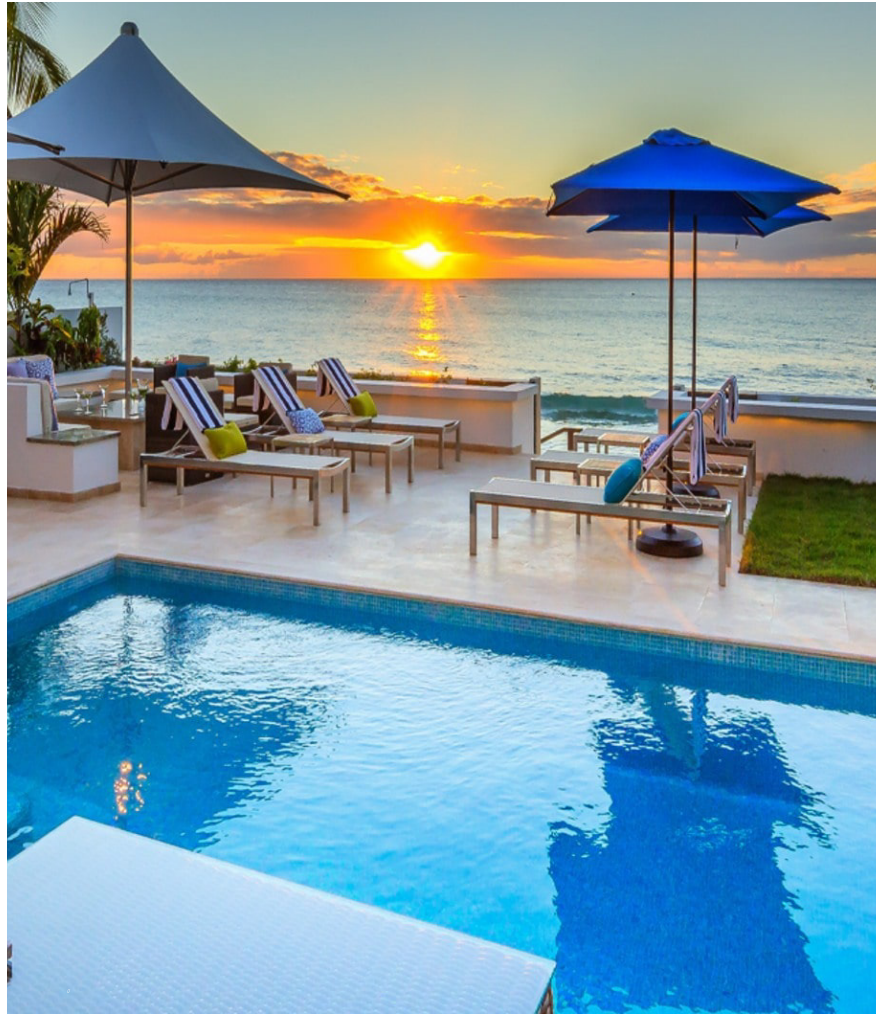
- Floor Area: 4,000 sq. ft.
- Land Area: 6,771 sq. ft.
- Furnishings: Furnished
- Pool: Swimming Pool
- Smart Home Technology and Entertainment Systems
- Roof-Top Terrace with Bar/Fridge and Luxurious Seating and Private Garden
- "Starck" Designer Basins and Wall Mounted Toilets. "Puravida" Taps
- Miele Appliances Throughout and ONTRAC Security System

PRICED USD5,500,000.00

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# ROYAL WESTMORELAND

*“Royal Westmoreland luxury beach resort in Barbados is a world-class golf and beach haven on the prestigious west coast with stunning homes for purchase.”*





## LANCASTER MEWS

Royal Westmoreland, St James

Located within the renowned Royal Westmoreland Golf Resort in Barbados, the Lancaster Mews townhomes offer a unique chance for individuals who desire a seamless combination of opulent living and a wide range of resort-style amenities. These carefully crafted 3-bedroom, 3 and a half bathrooms residences, each covering a spacious 1,964 sq ft, embody a modern sense of sophistication.

Step into the foyer of Lancaster Mews and be captivated by the elegant ambiance that awaits. The lower-level master suite sets the stage for the refined and stylish living spaces that lie ahead. The 9' ceilings in the living room are beautifully enhanced with shadow box detailing, adding a touch of elegance and creating a sense of spaciousness. With a seamless transition, the spacious open-plan kitchen invites you in, effortlessly flowing into the expansive 16' wide by 19' long living and dining room. Immerse yourself in the tranquility of the living room, which boasts a spacious 12' wide glass door that leads to a stunning sun deck.

3 Beds • 3 Baths • 1 Powder

Furnished

Floor Area: 1,964 sq. ft.

Land Area: 30,183 sq. ft.

**List Price: US\$1,142,000.00**



## FIRECRACKER HOUSE

Royal Westmoreland, St James

This address is truly exceptional, a part of our Turn Key Collection. It comes fully furnished and is ready for you to move in! This exceptional two-story property is located within the prestigious Royal Westmoreland Estate. Firecracker is an exquisite 4-bedroom residence featuring a charming 2-bedroom cottage and an impressive 6.5 bathrooms.

This Villa provides a fully equipped kitchen and is perfect for hosting large parties. It is especially great for enjoying meals outdoors, with three separate dining areas - two outdoors and one indoors. It offers a wide range of dining options, allowing for both formal and informal experiences.

The 2-bedroom guest cottage is a self-contained space with a sitting area, kitchen, and an interior layout that matches the high caliber of the main house.

6 Beds • 6 Baths • 1 Powder

Floor Area: 7186 sq. ft.

Land Area: 29773 sq. ft.

**List Price: US\$3,950,000.00**



## SEABRIDGE

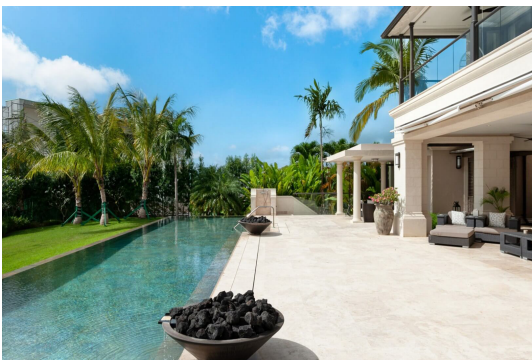
Royal Westmoreland, St James

Located on the breathtaking Jasmine Ridge, you'll find one of Royal Westmoreland's newest villa designs - the Tamarind Villa. This address is truly one-of-a-kind, a part of our prestigious Turn Key Collection. It comes fully furnished and is ready for you to move in without any hassle!

With its westerly facing orientation, Jasmine Ridge provides breathtaking sea views that are truly best savored from the living area on the first floor. The space is filled with natural light and has a spacious feel, thanks to the expansive sliding patio doors that lead out to the beautifully designed terrace. The terrace offers both a formal dining area and a comfortable seating area, as well as a convenient barbecue area. Inside, you'll discover a spacious designer kitchen complete with a central island and breakfast bar seating. Across from it, there's a cozy living area and a practical office space.

4 Beds · 4 Baths  
Furnished  
Floor Area: 4,005 sq. ft.

**List Price: US\$ 2,477,000.00**



## MOOREHAVEN

Moonshine Ridge, Royal Westmoreland, St James

Introducing Moorehaven, an elegant and sophisticated five-bedroom, five-bathroom luxury villa situated in the Moonshine neighborhood of the esteemed Apes Hill golf course. This exquisite estate exemplifies the refined beauty of the Caribbean and provides an unmatched residential experience with breathtaking vistas of the Caribbean Sea.

This unique house may be accessed through a private gated entrance. It has superb architectural design, including vaulted doorways, Jalousie windows, polished granite, and hand-finished hardwood accents. Moorehaven establishes the benchmark for high-end luxury by offering both outdoor and indoor dining choices, opulent furnishings, and atmospheric mood lighting throughout.

5 Beds • 5 Baths  
Furnished  
Floor Area: 9,250 sq. ft.  
Land Area: 34, 477 sq. ft.

**List Price: US\$ 6,900,000.00**



## MAHOGANY HEIGHTS

Royal Westmoreland, St James

Mahogany Heights, Royal Westmoreland is a stunning collection of 16 luxurious villas available for purchase in one of Barbados' most prestigious golf resorts. These units feature four bedrooms and three bathrooms, complete with a private 20-foot pool and pool deck.

The Mahogany Heights residences are exquisitely designed, showcasing a seamless integration of modern architecture with the timeless elegance that characterizes Royal Westmoreland. On the top floor, you'll find the living and kitchen areas, along with a spacious patio that provides stunning views of the ocean and golf course.

Every bedroom is equipped with air conditioning and provides a spacious living area with large windows, plenty of storage, and high ceilings, creating a welcoming and open atmosphere that feels like home.

4 Beds • 3 Baths

Furnished

Floor Area: 2,240 sq. ft.

**List Price: US\$ 1,495,000.00**





## WESTERINGS

Royal Westmoreland, St James

This stunning luxury villa is situated on Ocean Drive in the prestigious Northern area of the resort. Located on the 13th hole, The Westerings offers a prime vantage point with beautiful views of the golf course and the vibrant Caribbean Sea.

This exceptional property was meticulously crafted by renowned architects Gillespie and Steel, showcasing exquisite finishing materials sourced from Europe and the USA. With an open plan lounge and kitchen that lead to a spacious covered terrace, you'll have a breathtaking view of the golf course and the stunning sea.

6 Beds • 6 Baths • 1 Powder

Furnished

Floor Area: 10378 sq. ft.

Land Area: 38245 sq. ft.

**List Price: US\$ 5,750,000.00**



## SEADUCED, PALM RIDGE 3

Royal Westmoreland, St James

Introducing the exquisite 'Seaduced', a meticulously designed 5-bedroom / 7-bathroom villa that boasts unparalleled quality and breathtaking views. Nestled along the 16th Fairway of the prestigious Royal Westmoreland golf course in Barbados, this stunning property is truly a sight to behold.

This unique, custom-built luxury villa spans approximately 6,400 sq. ft. across two levels. It boasts a range of impressive features including a media room, gym/office, laundry and staff area. The open plan living, dining and kitchen areas are beautifully arranged around a central bridged water feature, creating a stunning focal point. Contemporary Interiors are filled with a unique blend of modern design and Caribbean influence, providing stunning South-West views of the 16th Fairway and the Caribbean Sea.

5 Beds · 7 Baths

Furnished

Floor Area: 6,400 sq. ft.

Land Area: 30,709. ft.

**List Price: US\$ 4,900,000.00**

# SOUTH COAST



*Image Credits: Rostrevor Hotel, Barbados*



## WHY INVESTING IN REAL ESTATE IS A GOOD CHOICE

- ✓ Stable Investment
- ✓ A safe retirement plan
- ✓ You can have an asset
- ✓ Extra source of income
- ✓ Value increase overtime

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# ROCKLEY RESIDENCES

Constructed on 3.5 acres of land, the property will feature four four-story buildings housing 2- and 3-bedroom condominium units. Comfortable living quarters with plenty of storage space will be the hallmark of the sixteen three-bedroom and twenty-four two-bedroom apartments.

The layout is designed to be open and airy, with each unit being on one floor. Careful planning has gone into making sure that the finished product will provide a sustainable setting free of excessive building density

## Unit Sizes:

3-bedroom, 3-bathroom units averaging 1,800 sq. ft.  
2-bedroom, 2-bathroom units averaging 1,300 sq. ft.

## FEATURES

- Floor Area: 1,300 sq. ft. - 1,800 sq. ft.
- Land Area: 3.5 Acres
- Furnishings: Furniture Pack Available
- Pool: Communal swimming pool
- Clubhouse
- Restaurant
- Outdoor Dining
- 9-hole Golf Course Access
- Tennis Courts
- Gated Community

**PRICED starting from**  
**USD \$442,500 - USD \$565,000**

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## O2 BEACH CLUB & SPA PRIVATE RESIDENCES

A seven-story luxury beachfront complex, the O2 Beach Club & Spa condo-hotel has 70 units, including one- and two-bedroom condos. Every one of these roomy condos comes with a kitchenette, a huge bathroom, a terrace or balcony that overlooks the blue Caribbean, and views of the water.

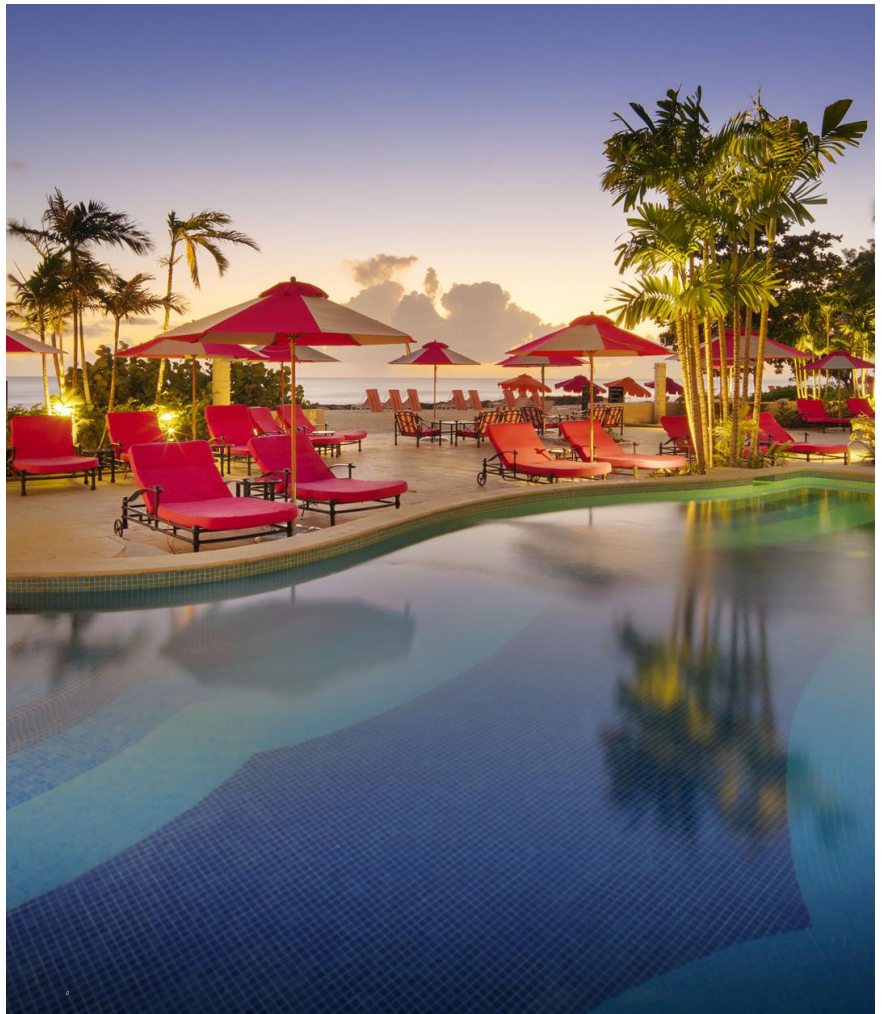
Investors should definitely consider purchasing an O2 Beach Club & Spa property. Their rental scheme includes your condo all year, and owners have the option to use it for up to three months every year if they so like. Investors in the scheme have a good chance of making a tidy profit from their seaside properties through rentals. With O2, you can take advantage of a rental program that is among the greatest in the Caribbean and among the most established in Barbados.

### AMENITIES

- 6 Floor Area: 806 sq. ft. - 1,664 sq. ft.
- Furnishings: Furniture Pack Available
- Pool: Swimming Pool, Plunge Pool
- Granite countertops
- Condominium/ Hotel
- 3 restaurants on site
- 4 star resort standard
- Rental returns possible
- Investment opportunity
- Beach front with sea views
- Can be bought outright/ as a hotel condo

PRICED starting from  
USD450,000.00 - US\$ 1,300,000.00

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# INCH CUBED

INCH CUBED is a refreshing, inviting, warm retreat that serves up an eclectic helping of modern and contemporary design. The well ventilated, minimalist two-bedroom/two-bathroom home has been specifically designed to easily facilitate expansion of a third bedroom and bathroom, as well as a pool.

It boasts double height ceilings in the entertainment/living area, Capucci Italian design kitchen with press open/soft touch cupboards, SMEG appliances, fibrepol quartz countertops in the kitchen and bathrooms, closet laundry with a large ceramic laundry sink, Pianca design tv, wall and floor entertainment units and at least five beautifully created spaces to relax or entertain.

INCH CUBED's location in Inch Marlow, Christ Church is a few minutes from Long Beach which borders the development to the East. The surrounding areas are known for kite and windsurfing, and are short drives away from Atlantic Shores, Miami Beach, Oistins, the lively south coast stretch and Grantley Adams International Airport.

## FEATURES

- Covered Area:2,226 sq. ft.
- Land Area:10,285 sq. ft.
- Furnishings: Unfurnished
- Photovoltaic System
- Backup Water Tanks
- Full Enclosed Property
- Solar Water Heater
- Ocean View
- Large deck with pond
- Onsite Parking
- Established Garden
- Patio
- Kitchen includes: Dishwasher, stove top, Extractor fan, oven, microwave
- Walking Distance To Ocean

**PRICED USD625,000.00**

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"DON'T WAIT  
TO BUY REAL  
ESTATE.

BUY REAL  
ESTATE AND  
WAIT!"



# hcg HARMONY HALL GREEN



## COMBINING TRANQUILITY AND NATURAL BEAUTY

**A UNIQUE OPPORTUNITY** Conveniently located near Dover and Accra beaches, as well as numerous shops, restaurants, services, transportation options, and nightlife, the brand new Harmony Hall Green gated condominium development offers a peaceful retreat in the middle of Barbados' South Coast entertainment district. Each unit faces inward toward a "water garden"—a huge reflecting pool that blends serenity with the beauty of nature—that also features a shared swimming pool and planted "islands" inside it.

The units face inward towards a "water garden" - a big reflecting pool that combines nature with serenity - with shared, manicured "islands" inside the garden.

### HARMONY HALL GREEN

Harmony Hall, Christ Church, Barbados

1 Beds • 1 Baths  
Unfurnished  
Floor Area: From 719 - 745 sq. ft.

**List Price: US\$313,500 - US\$321000**

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# EAST COAST



your future home



Miles Wide Luxury  
Luxury Real Estate Broker



# EAST RESORT

At East Resort, we are pleased to present the Culpepper Collection and the Hillside Villas. The unrivaled beauty of the Atlantic Ocean meets the perfect blend of style and comfort in these beach residences.

With spacious one- and two-bedroom villas including private pools, The Hillside Villas provide an unmatched living experience. With views of the Atlantic Ocean as a backdrop, these extraordinary homes provide 1,495 to 3,762 square feet of open-plan living space.

Select one of twelve available construction lots in the Culpepper Collection and put your ideas into action with the help of a devoted crew of professionals. Your personal dreams are weaved into every detail of your house, from the perfect villa location to the amount of bedrooms and every meticulous luxury finish.

## FEATURES

- Floor Area: 1,685 Sq. Ft.
- Furnishings: Furnished
- Pool: Infinity edge pool
- Open Plan Living Space
- Panoramic Ocean views
- Hot Tub
- Immersive, Tropical Bathroom Sanctuary
- Spacious, Private Patio
- World-famous Crane Beach
- Five restaurants including Zen (Zagat Rated #1 for food).
- Day spa and fitness Centre
- Retail shopping village
- Flood-lit Tennis Courts

PRICED starting from  
USD499,000 - USD3,500,000.00

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# Where to buy your Investment property? >

Here are our exclusive listings you  
need to view first...



# THE CRANE RESIDENCES

Indulge in the ultimate luxury and comfort at The Crane Private Residences, the final phase of this prestigious development on Barbados' South East Coast. Introducing the Crane Resort's latest collection of contemporary homes, showcasing the pinnacle of excellence built over its impressive 135-year history. Experience stunning ocean vistas, top-notch amenities, and exceptional value, elevating this to the epitome of sophisticated living.

Experience a one-of-a-kind feeling of arrival as your private elevator opens directly into this breathtaking two bedroom residence with panoramic ocean views. It can be found on floors two, three, and four.

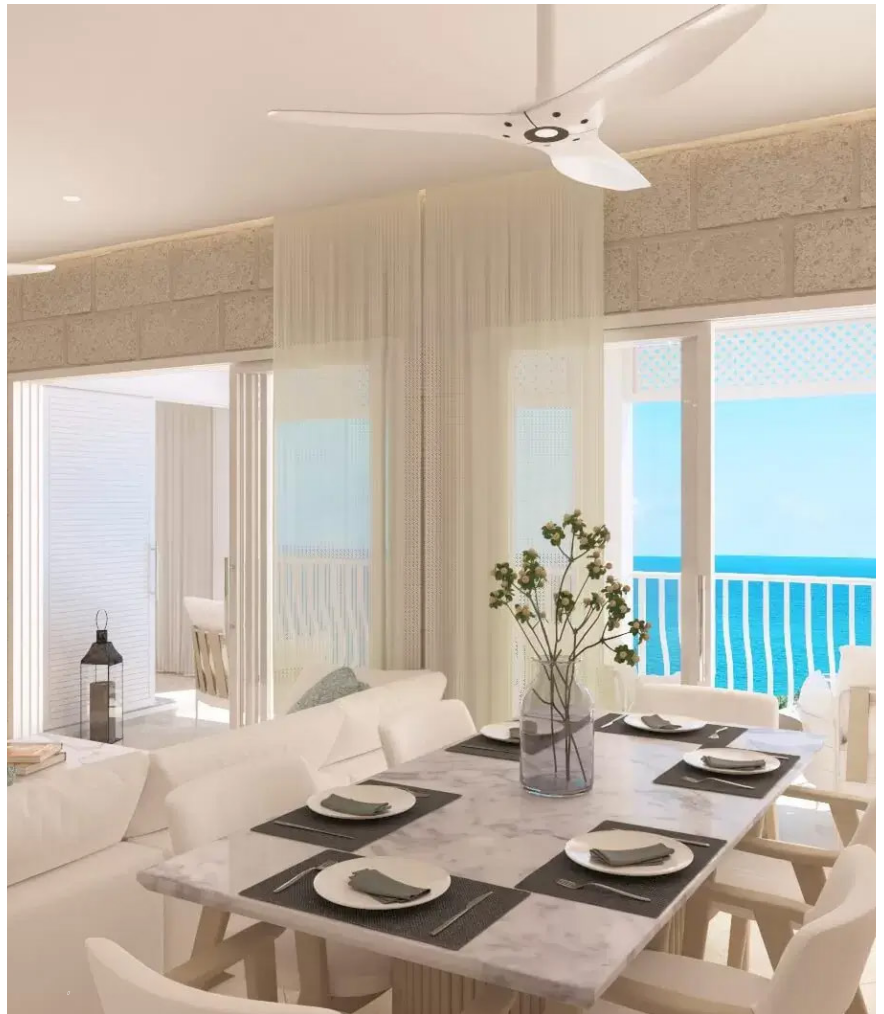
This residence boasts a generously scaled open-plan layout, where contemporary finishes beautifully contrast with The Crane's signature coral stone walls, creating a timeless allure. With its sleek design and modern features

## FEATURES

- Gated residential resort community with 24/7 security
- Glass-fronted elevator access to the world-famous Crane Beach
- 5 award-winning restaurants including Zen Restaurant
- 5 spectacular cliff-top pools
- Dedicated Concierge services
- Flood-lit tennis and pickleball courts
- Golf Simulator
- Kids Cinema
- Village Entertainment

PRICED starting from  
USD287,000.00 - USD2,250,000.00

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# #01

Buying a home gives you the opportunity to build equity and secure your financial future.

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EAST  
BARBADOS

Thinking Laid Back Luxury?  
Don't miss this prime  
North End location.



MILES WIDE LUXURY  
REAL ESTATE

Skeete's Bay, St. Philip, Barbados

Starting from **\$975,000**

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# RESIDENTIAL SALES



# THE ESTATES AT ST. GEORGE

The Estates at St. George is a new, exciting condo complex in Boarded Hall, St. George, Barbados. It comprises 176 studio, one-, and two-bedroom apartments on 19 acres of rural land.

St. George Estates is the Caribbean's first community of its kind. A feature-rich active adult living complex helps seniors stay in their homes. This involves getting medical and personal care without leaving home to manage aging. Because of its world-class services, it will serve as a model for graceful aging. It will be erected in two stages in 10 apartment structures. The first phase will have 120 one- or two-bedroom independent living flats. A big clubhouse, Lakeside Terraces, The Wellness Center, and a catered living facility will be built.

## FEATURES

- Floor Area: 1,013 sq. ft. - 1,021 sq. ft.
- Furnishings: Partly Furnished
- Fitness centre and Spa
- Convenience Store and Pharmacy
- Physician's Office & 24/7 urgent medical care
- 24-hour security and CCTV
- 100% WIFI coverage
- Activity/Events & Reading Room
- English Pub & Coffee shop
- 15 Acres Green of space (landscaped grounds/vegetable gardens) and Walking Trails
- Scheduled Complimentary Transportation
- Water features and Back-up drinking water
- Stand-by power in all common areas
- Electrical Vehicle Charging Points

PRICED starting from

**USD345,990 - USD352,830**

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# VILLA IBIZA

One of the most anticipated projects by the esteemed developers DESIGN. BUILD. LIVE. Services is Villa Ibiza by Grove Group. An enchanting synthesis of architectural splendor and the distinctive character of the island is on display in the villa.

The majestic setting and careful architecture exude an air of majesty, while the stunning views of Polo Ridge and the sea from the Western rooftop terrace are a continual reminder of the natural wonders that surround it.

This home is a celebration of the lively culture and bright atmosphere that make Ibiza famous. A contemporary masterpiece, Villa Ibiza is bathed in natural light and situated in the perfect spot, just a short distance from the best restaurants, nightclubs, and attractions on Barbados's West Coast.

## FEATURES

- Floor Area: 4,062 sq. ft.
- Furnishings: N/A
- Pool: Swimming Pool
- SMART Home
- House Management
- 3 Beverage Stations
- 3 Lounge AreasMedia Room
- Covered Rooftop with bar
- 3 Car Covered Parking
- Wellness CentrePool
- Beach Club
- Juice bar

PRICED starting from USD3,650,000.00

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# DAYDREAMER VILLA

There is a 3,573 square foot Daydreamer Villa on the site, which has a classic transitional design and sits on 19,070 square feet of ground. The view from the great room, across the covered veranda, and out to the sparkling outdoor pool is uninterrupted as soon as you step through the double front doors of the house.

Sliding glass doors in the 30-foot-wide great area let in plenty of natural light and create an airy, airy-dining-and-lounging fusion between the inside and outdoors. Unobtrusiveness abounds in the open-plan kitchen.

## FEATURES

- Floor Area: 3,573 sq. ft.
- Land Area: 19,063 sq. ft.
- Furnishings: Unfurnished
- Two master bedroom suites on each floor
- Four covered verandas off each master
- Large pool deck is ideal for entertaining
- 30 ft great room with sliding glass door
- 46 ft swimming pool
- Ample storage
- Separate staff facilities
- 18-Hole Championship Golf Course
- Clubhouse
- Communal Swimming Pool
- Concierge Services

**PRICED starting from USD3,445,000.00**

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246-254-0000



# MILES WIDE LUXURY

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will help you find a  
dream home



@Mileswideluxury

# LAND SALES





EXQUISITE BRAND-NEW CONTEMPORARY ESTATE |  **The Grove** | **From - USD50,000**

One reasonably priced way to own land in Barbados is through the Grove Development, which was offered to the market. This 158-lot development is situated on the grounds of St. David's Christ Church. Approximately 4,600 to 12,900 square feet are available on the 39 remaining lots. Although Christ Church property has always had the highest median price per square foot compared to other parishes, the Grove development offers some of the most competitively priced land for sale in Christ Church, with prices starting as low as BDS\$95,000.

**Desirée Phillip, Miles Wide Luxury - Brokerage** | M: 246 254.0000 | [Desiree@mileswideluxury.com](mailto:Desiree@mileswideluxury.com)

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APES HILL POLO ESTATE, LOT 37



**USD262,854**

Welcome to #37 Apes Hill Polo Estate, a unique offering that captures the height of tranquilly. Tucked within the beautiful surroundings of the Apes Hill Polo community, this 17,523.65 sq ft lot offers a rare chance to own a piece of paradise where elegance meets tranquillity. The lot provides an already approved build design; this architectural marvel has been created to provide harmonic mix between modern and comfort. This lot provides the ideal canvas for your dream home whether you decide to live up to your vision or use the current design.

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# ESTATE SALES



## LUXURY ESTATE FOR SALE



### STRONG HOPE PLANTATION

Strong Hope Plantation, St Thomas, Barbados

Experience the epitome of opulence and historical importance at Strong Hope, a prestigious destination located in the center of Barbados. Strong Hope Plantation is a remarkable example of enduring grace and careful restoration, providing a unique and unparalleled experience of living in a classic plantation home.

Strong Hope is a finely restored collection of buildings, including a main house, lovely cottage, 'barn', and utility buildings. These structures are perfectly merged into a picturesque estate. Every building radiates its unique allure and personality, showcasing the abundant cultural legacy of Barbados while incorporating contemporary luxuries and refinement.

- Land Area: 609,840 sq. ft.
- Freehold: Yes
- 10 Bedrooms . 10 Bathrooms
- 7-a-side Football Pitch
- Yoga Shala
- Cottage
- Flood Lit Tennis Court
- Outdoor
- Treatment Rooms
- Air Conditioned Gymnasium
- Detached Barn

**List Price : POA**



# Home Rentals

What makes us the specialists in luxury long-term house rentals? Our focus is on providing a personalised luxury experience, ensuring that our clients receive only the finest property rentals that perfectly align with their preferences. We prioritise offering an authentic local experience to our clients. Contact our team of Home Rental Specialists immediately to reserve your new residence.



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# LUXURY VILLA FOR RENT



## APES HILL- HILLTOP VILLA # 4

Apes Hill, St James

Hilltop #4 at Apes Hill Club is a magnificent 4-bedroom, 4.5-bathroom home that provides an ideal combination of comfort and elegance. This stunning home, which comes with all the necessary appliances but is not furnished, has stunning views of the 18th hole at Apes Hill Club, a top-tier golf course in Barbados.

With more than 3,500 square feet of living space, this mansion offers breathtaking views of Barbados' western coast the moment you step inside. The living room and kitchen are open to one another, making for a smooth transition that is great for hosting parties and everyday life. Guests can relax on the covered terrace that extends from the living area and take in the tranquil scenery and breathtaking sunsets that Barbados is famous for.

4 Beds • 4. Baths • 1 Powder

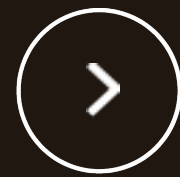
Unfurnished

Floor Area: 3500 sq. ft.

**Monthly Rental Price: US\$ 4,500.00**

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# Where to buy your Investment property?



Here are our exclusive listings you  
need to view first...



\$USD800,000

# #4 WILD CANE RIDGE

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4 4.5

A modern bathroom with a marble countertop, a bathtub, and a large tufted ottoman. The room is bright and clean, with large windows and a white ceiling. The text is overlaid on a white rounded rectangle in the center of the image.

# Why You Should Invest in Rental Properties

Investing in rental properties yields a steady and substantial profit because it allows you to receive monthly cash flow and a stable ROI.

# FUTURE HOME AT THE BEACH *THE SANDS*



SANDY BEACH, WORTHING, BARBADOS



1, 2, 3 AND PENTHOUSE CONDOS



TURNKEY INVESTMENT PROPERTIES



MOVE IN IMMEDIATE



FROM : 488 - 1664 SQFT.

STARTING AT

## USD\$323,465

For individuals seeking a high-end vacation property that can be used occasionally while still providing good returns during the year, The Sands is an excellent option. The Sands is a modern condo community in Worthing that has beachfront location, refreshing ocean breezes, stunning ocean views, seasoned resort management, and excellent potential for appreciation in value.



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# Luxury! Barbados! Cocktails?

STREAMLINE YOUR RELOCATION TO BARBADOS



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# BLACK GOLD

with Mount Gay Rum

- 30ml / 1oz Black Barrel
  - 22.5ml / 0.75oz fresh grapefruit juice
  - 20ml / 0.75oz ginger syrup
  - 4.5ml / 1.5oz mint green tea
  - Thin ginger slice, mint leaf & thick slice of grapefruit
- 
- Add all ingredients over ice cubes in a tumbler glass
  - Stir with a bar spoon
  - Top up with cold green mint tea
  - Add the garnish and serve

## WHAT PERCENTAGE DEPOSIT SHOULD I HAVE TO BUY A PROPERTY?

The Agreement for Sale, normally prepared by the Vendor's Attorney-at-Law, begins the sales transaction when you choose the right property and negotiate. Buyers sign the Agreement in duplicate and pay a 10% deposit. The vendor's Attorney-at-law receives the Agreement and deposit. A copy of the Agreement is sent to the Purchaser's Attorney-at-Law when the Vendor executes it.

## CLOSING COSTS

The responsibility for paying the Stamp Duty and Property Transfer Tax lies with the Vendor of the property. Typically, legal fees amount to 1.5% to 2% of the property's purchase price, in addition to any applicable VAT.

## HOW DOES AN AGENT HELP MAKE THE PROCESS OF BUYING A PROPERTY EASIER?

A buyer's agent will provide you with expert guidance and support throughout the process. They will assist you in comprehending all of your options and guide you in obtaining pre-approval and mortgage financing. Not all banks are capable of successfully closing the deal or positioning your offer effectively.

## WHAT IS EQUITY AND HOW DO I GET IT?

As you make payments on your mortgage, you reduce your principal — the balance of your loan — and you build equity. Once you have enough equity built up, you can access it by taking out a HELOC, a home equity loan or by using a cash-out refinance.

## CAN A MORTGAGE BROKER HELP ME GET A BETTER DEAL ON MY MORTGAGE?

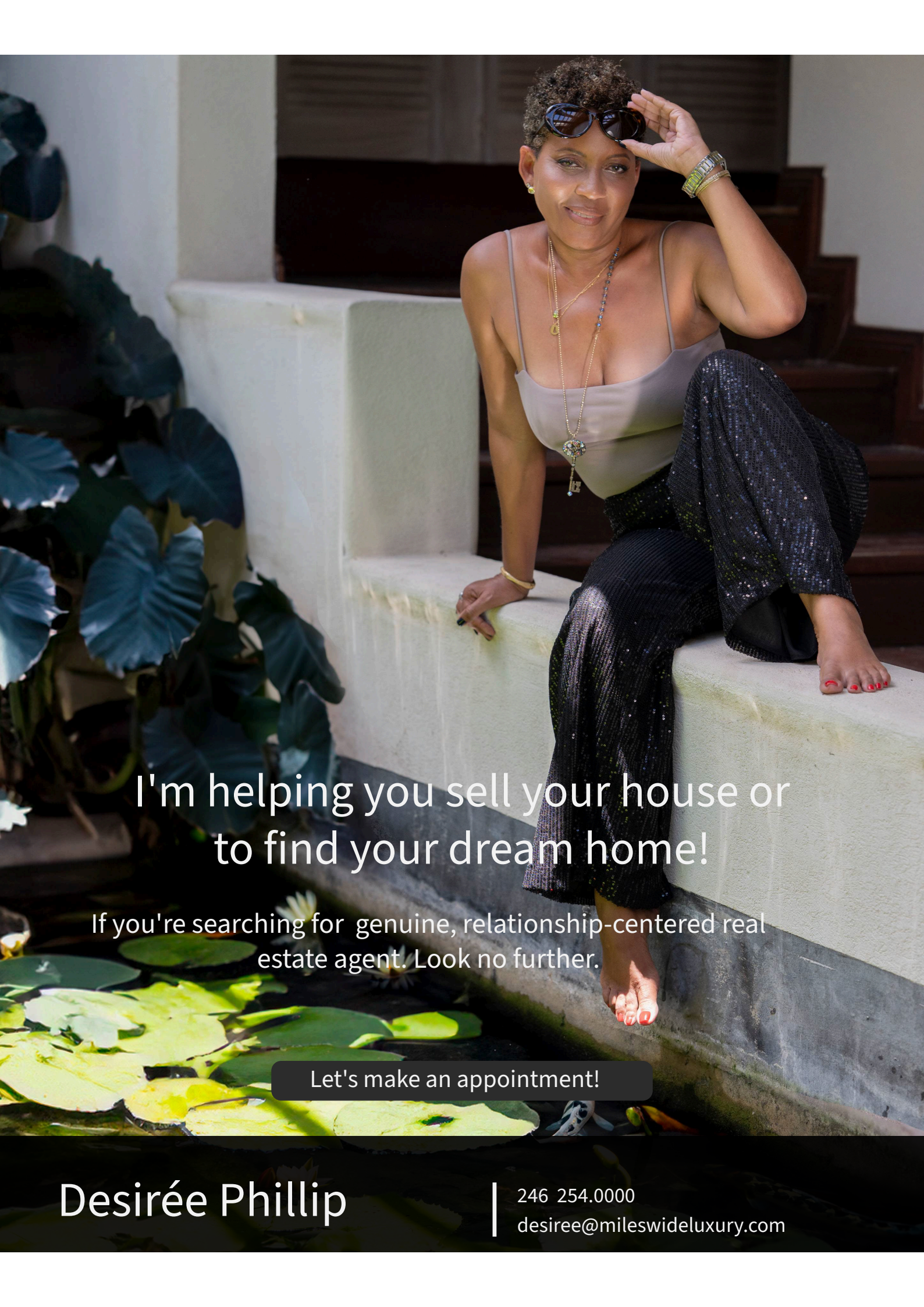
Working with a mortgage broker can be a wise choice, offering the potential to save you time, effort, and money. A mortgage broker may have superior and broader access to lenders than you do. On the other hand, a broker's interests may not necessarily be in line with your own. Dealing directly with lenders may help you secure a more favorable loan.

## PROPERTY TRANSFER TAX

The land tax rate is 2.5%, which the vendor is responsible for paying when the property is sold. When the transaction involves land only, the property tax is paid on the entire amount. On the other hand, if the transaction involves a residential property, the initial BBD\$150,000.00 is not subject to the tax. For additional information, please see [The Barbados Land Registry](#).

## VALUE ADDED TAX (VAT)

The owner must register for VAT and charge VAT if short-term rentals earn more than BBD\$5,000 per month or BBD\$60,000 per year. Barbados charges 7.5% VAT on vacation rentals. The owner can offset tenant VAT with supplier VAT on property maintenance. Long-term rentals are VAT-exempt.



I'm helping you sell your house or  
to find your dream home!

If you're searching for genuine, relationship-centered real  
estate agent. Look no further.

Let's make an appointment!

Desirée Phillip

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SUMMER SEASON 2024

# GLOBAL LUXURY REAL ESTATE

\$2,129.9



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