



FURNISHED LUXURY CONDOS - OCEAN BLUE, PAYNES BAY, ST. JAMES

 Saint James, Barbados

Secure a furnished West Coast residence in Paynes Bay – one of Barbados’s most in-demand neighbourhoods, steps from the beach. Ocean Blue offers a limited selection of **fully furnished luxury condominiums** designed for lifestyle ease and rental appeal, with a structured purchase process aligned to construction milestones.

USD \$10,000 refundable reservation deposit | Limited availability. Strong demand. Reserve early to secure best unit selection.

Construction is anticipated to commence **April/May 2026**, with a streamlined **~20-month build-out**, positioning the project for timely delivery and early enjoyment.

DELIVERY & TIMELINE

- **Estimated delivery:** Q2, 2028
- Purchasers benefit from a **structured stage-payment plan** aligned to construction progress, allowing clear planning from contract through completion

THE RESIDENCES

- Selection of **1-, 2- & 3-bedroom condominiums**
- **All residences sold fully furnished**
- Modern open-plan living and dining layouts
- Private terraces or patios for indoor – outdoor living
- Contemporary kitchens and bathrooms
- Excellent suitability for **short-term and long-term rentals**
- Practical layouts designed for personal use and rental performance

AVAILABLE UNIT TYPES & PRICING (USD)

1-Bedroom Residences Approx. 618 â€“ 752 sq ft From USD \$355,000

2-Bedroom Residences Approx. 1,091 â€“ 1,304 sq ft From USD \$625,000 â€“ \$855,000

3-Bedroom Deluxe Residences Approx. 1,729 sq ft From USD \$1,055,000 â€“ \$1,120,000

A number of units are already **reserved**, highlighting continued demand for furnished West Coast property in this category.

DEVELOPMENT AMENITIES:

- Gated Community
- Private rooftop infinity pool with panoramic ocean views
- Rooftop lounge and bar for entertaining
- Rooftop shower and changing facilities
- Fitness and yoga room
- Security personnel, secure entry points and CCTV surveillance
- Allocated parking
- Luggage storage room for late departures
- Direct beach access across the street
- Electric Gate
- A large high speed elevator that transports guests from the reception to residential levels and the upper amenities floor
- Prime location, just five minutes from Holetown
- Near to top restaurants, golf courses, shopping and beach clubs

WHY PAYNES BAY, ST. JAMES

Paynes Bay is one of the most established and desirable locations on Barbadosâ€™ west coast, known for:

- Calm, swimmable beaches with crystal-clear water
- Proximity to Holetown, fine dining, and luxury amenities
- Easy access to golf, yachting, and lifestyle attractions
- Strong and consistent holiday rental demand
- A proven track record for long-term capital stability

Ocean Blue offers West Coast prestige with a more practical entry point than ultra-prime beachfront estates.

Return on Investment

Owners may participate in a professionally managed rental program through an agreement with the developer. The program is run by an experienced luxury rental team with a strong track record of consistent returns.

Ocean Blue provides a fully turnkey, hands-off solution, managing marketing, launch, operations, and guest services end to end. Its prime location appeals to both leisure and business travellers, supporting strong occupancy, reliable income, and long-term asset value.

HOW TO RESERVE

Securing a residence at Ocean Blue is straightforward and buyer-friendly:

Reservation Deposit

- **USD \$10,000 refundable reservation deposit**
- Held **in escrow** by the developerâ€™s attorney-at-law

- Fully refundable if the purchaser withdraws prior to signing the Sale Agreement
- Reservation deposit is **credited toward the purchase price** on completion

Next Steps

- Execute the formal Sale Agreement (within the agreed reservation period)
- Payments made in stages aligned to construction milestones
- Final balance due on completion and transfer of title

STAGE PAYMENTS (AFTER SALE AGREEMENT)

- **20%** on execution of Sale Agreement (inclusive of the USD \$10,000 reservation deposit)
- **20%** at foundation completion
- **20%** at structural completion (walls and roof in place)
- **20%** on completion of windows, doors, and first-fix MEP
- **15%** at practical completion (ready for occupation)
- **5%** at handover and transfer of title

WHY INVEST IN BARBADOS

- Politically stable, English-speaking jurisdiction
- Secure property rights and transparent legal system
- No capital gains tax on property sales
- Strong tourism-driven rental demand
- Long-term appeal as a lifestyle and legacy destination

Barbados continues to attract international buyers seeking **security, lifestyle, and sustainable long-term value.**

Paynes Bay inventory is limited and **quality furnished residences are absorbed quickly**. To secure your preferred layout and position early, **enquire now to review availability, understand the reservation process, and plan confidently through staged milestones.**

Reserve early. Choose better. Plan with clarity.

More Information

Sale Price:		\$355,000 US
External Link:	Link	External Link:



Floor Area: 618sq. ft
Listed: 4 Mar 2026