



LUXURY BEACHFRONT VILLA, BOUTIQUE HOTEL, COVE SPRING, BARBADOS

 Saint James, Barbados

This Villa is the most luxurious beachfront property in the Caribbean.

Enjoying an idyllic cliff-top position on the prestigious Platinum West Coast of Barbados, This luxurious 10 bedroom estate boasts breath-taking panoramic views of the Caribbean Sea. Comprising approximately 20,000 sq. ft. of living space, Its beautiful architecture is complemented by sophisticated interior designs and haute-couture furnishings, creating inarguably one of the grandest villas in Barbados.

Set within 1.3 acres, this villa was designed using coral stone, denoting the hallmark of Caribbean aristocracy. Its Palladian/Georgian open-architecture brilliantly captures the inherent beauty of the island, maximizes natural light and allows the trade winds to cool the home. There are 7 spacious bedroom suits in the main house with an additional 3 in the separate guest cottage. There is also a media room, a state-of-the-art fitness centre and a commercial grade kitchen.

Designed for outdoor living so typical of the Caribbean lifestyle, most rooms boast wide verandas opening on to the expansive patio with the free form pool and Jacuzzi and to the stunning sea views beyond. At the base of the cliff is a secluded beach with private access only from the villa. The property is surrounded by lush tropical gardens providing complete privacy and serenity.

The golden, pink and white beaches on the West Coast of Barbados are sheltered from the Atlantic Ocean's swells by the island itself, and the Caribbean Sea's gently lapping waters on this side of Barbados are mostly calm and therefore perfect for safe swimming and snorkelling.

Why Barbados

Barbados has glorious year-round sunshine, a typical temperature of 28-29 degrees & almost no season variation, so there s never a bad time to visit, the days constantly sunny, the evenings balmy. The highest rainfall occurs from July to October when the island is at its most lush & luminous, the sea at its clearest & most sparkling.

This house is ideally positioned mid-way between the historic Holetown and Speightstown offering a wide array of world class restaurants and luxury boutiques.

Barbados is served by many regional and international carriers including: British Airways, Virgin Atlantic, Air Canada, WestJet, American Airlines, Jet Blue, Caribbean Airlines and LIAT. Direct flights from Toronto and New York City run about five hours, London runs around nine hours, and Miami is almost three-and-a-half hours away.

Ahead of the exciting summer season, the Government of Barbados has announced a key change to its travel protocols. Effective Wednesday, May 25, 2022, fully-vaccinated travellers to Barbados will no longer have to take a COVID-19 test to enter the country.

Income:

Average night occupancy between 20-25 days

Rates are US\$20,000/Night in summer and US\$25,000/Night in winter

Expenses are approximately US\$300,000/Year

Potential income is approximately \$6.5M per annum

Investor Information

Property Type: Hospitality, Mixed Use Subtype: Hotel

Square Footage: 56,628 Net Rentable (sq ft): 20,000

Price/Sq Ft: \$706.36 Cap Rate: 16.12% NOI: \$6,450,000

SNVR

For viewings, more information or to secure this property, please contact us

More Information

Sale Price:		\$40,000,000 US
Property Reference:		36568
External Link:	Link	External Link:



Property Type: House
Bedrooms: 10
Listed: 6 Jun 2022