



## MOUNT STANDFAST 50, HOCUS & POCUS

 Saint James, Barbados

Hocus & Pocus are two fabulous stand-alone villas situated in the desirable neighbourhood of Mount Standfast Gardens, St. James. Modern, minimalist and open plan these villas are superbly finished throughout and offer a move in ready opportunity within walking distance of the famed West Coast of Barbados.

Each villa comprises 4 bedrooms, 4 bathrooms and a powder room. The villas can be entered from either Mount Standfast Gardens or from Patanne Gardens offering excellent flexibility. The garage and lower level of the home are entered from Patanne while the main entrance is off of Mount Standfast Gardens. Each residence spans 3 levels. On entering the villa, the ground floor features the fantastic open plan living, dining and kitchen areas which lead on to the terrace with pool. There is also a media room on this level as well as the powder room.

The first floor hosts three of the bedrooms including the master suite with en-suite bathroom and walk in closet. The master room also has its own private balcony. Bedroom two faces west as well and also has a private terrace. Bedroom 3 faces east and is equally lovely, bright and breezy. All rooms have en-suite bathrooms. The fourth bedroom is on the lower level where there is also a large utility room and storage area. This fourth bedroom might be used as a home office or gym if desired.

A rooftop terrace completes each residence. This space offers phenomenal panoramic sea views and is an ideal spot to entertain and watch the beautiful Barbados sunsets.

Hocus and Pocus are ideally located within walking distance of the beach and just a few minutes-drive from Hometown and all amenities. Ju Ju's Beach and Lone Star are just a short stroll away as is The Fairmont Royal Pavilion.

Hocus & Pocus can be purchased separately or together. Each property is priced at US\$1,275,000. Unfurnished.

### More Information

<b>Sale Price:</b>	\$1,275,000 US
<b>Amenities:</b>	Bathrooms en-suite, Covered Garage, Full Kitchen, Laundry Area,
<b>External Link:</b>	<a href="#">Link</a>



Property Type: Villa  
Bedrooms: 4  
Bathrooms: 4.5  
Land Area: 6,454sq. ft  
Floor Area: 4,569sq. ft  
Listed: 10 Feb 2026