



PORTICO 1

 Saint James, Barbados

Located on the serene and picturesque Prospect Bay in St. James, Barbados, Portico stands as a true personification of sophistication and state-of-the-art living that is distinct from any other residential development on the island's West Coast.

Portico 1 is an impressive oceanfront property offering 3 bedrooms, 3.5-bathrooms within 3,500 sq. ft. of living space featuring cutting edge finishes, luxurious furnishings, and outstanding amenities. The apartment features a 40ft. wide private terrace with plunge pool and glass balustrade, providing unparalleled views of the ocean. Enjoy the private gym, sauna and 80ft lap pool.

The Winner of 3 prestigious, 5-star International Property Awards for Best Architecture, Best Development and Best Apartment in the Caribbean. Portico is distinguished by its outstanding finishes, revolutionary design and modern take on island living. The development's extraordinary architecture makes way for a lifestyle that will be enjoyed by a select few; with just 2 units on each of the 5 floors, owners are sure to enjoy a level of privacy and exclusivity unparalleled on the island. The tropical modern style was conceptualized to merge the interior living space with the property's stunning environs; glass balustrades and ample windows offer uninterrupted views of the stunning Caribbean Sea.

The remarkable lifestyle that Portico offers will undoubtedly surpass expectations, with an impressive array of amenities, 5-star concierge services and steadfast dedication to both personal and environmental well-being. The uniqueness of Portico extends beyond its architecture and indulgent lifestyle. Its facilities are nothing short of spectacular, ensuring residences the best that innovation has to offer.

These luxurious residences also feature • 3 exceptional bedrooms with ensuite bathrooms and spacious walk-in closets • master features double glass doors opening to private terraces and views of the Caribbean Sea • fully equipped open plan kitchens • spacious living areas luxuriously appointed with marble floors in an ivory colored antique finish • terrace with uninterrupted glass fronted balustrade and frameless sliding glass doors • heated Jacuzzis • underground parking • 70 sq. ft. storage and wine facilities • separate staff-lunch area, including changing rooms, lockers, bathroom and shower facilities.

Location – Situated on a 15 ft. bluff, overlooking the Caribbean Sea, opposite one of the island's best

diving reefs featuring the Stavronika, a 365 ft. sunken wreck in 120 ft. and 10 minutes north of the vibrant capital Bridgetown • 10 minutes south of the chic Limegrove Lifestyle Centre and historic Holetown district • close to shopping, groceries, and medical services • near to nightlife and world-class restaurants.

Security – 24-hour security staff and dedicated security desk • multi-location passive infrared CCTV system with non-intrusive monitoring • keypad and swipe card security access • camera integrated intercom system for apartment entry • intrusion detection (entry and glass) • remote locking garage door system for vehicle access to underground car park • comprehensive smoke and fire detection • two elevators designed to function during emergencies on back-up system.

Architecture – Contemporary design • creative fusion of modern and traditional architecture with glass, marble, and hand-crafted cedar finishes • striking atrium with 60° glass curtain wall, magnificent water feature, kinetic hanging sculpture, marble stairway • glass-front elevator overlooking the Caribbean Sea.

Finishes – NEFF (Canada) kitchen • sanitary ware by Villeroy and Boch • Cambria quartz countertops • marble tiling throughout • handmade solid cedar door and window frames • cedar closets • glass mosaic tiling in pool areas • double-glazed tempered glass used throughout • Dorn Bracht • 'Jason Hydrotherapy air and whirlpool combination tubs with Chroma therapy lighting • integral air-conditioning systems • ambient cove lighting.

Technology – Dedicated and secure GPX phone system with half mile range • wireless cat 5 Bluetooth Internet • 5.1 Surround Sound Theatre System • Audiophile quality sound system • sound and lighting control panels • light sensors

Well-being – Structure and glass atrium built to withstand 130 mph winds and missiles of category 3 • buildings are fully accessible by disabled persons including pool areas • sound-absorbing Proflex layer between floors • Quiet pipe insulation on all piping to eliminate noise • 24-hour property management response service • dedicated water and power emergency supply • discreet garbage chutes • water softener systems for both kitchens and bathrooms.

Eco-friendly innovation – The building design maximizes use of natural light and cool breezes • vantage lighting control system and sensors • energy efficient bulbs used throughout development • tinted and double glazed windows to reduce heat and noise • Toshiba SMMS (variable refrigerant flow) air-conditioning system utilising 50% less energy per annum • heat insulators on the roof • solar panel heated pools • programmable water heaters • onsite wastewater treatment and underground rainwater collection facility for irrigation • glass and plastic recycling collection • considerable resources dedicated to preserving two, 80 year old oceanfront Mahogany trees • extensive landscaping.

Additional Information – Equipped with Apple TV

Closest Beach: Batts Rock

Contact Us

For more information on this listing or to discuss how we can help you find your dream property, please do not hesitate to contact us at michelle@mgluxuryrealty.com or +246.843.0952. We look forward to being your trusted choice for real estate in Barbados.

Follow us on Instagram @mgluxerealty for the latest in luxury real estate updates and exclusive listings.

More Information

Sale Price:	\$2,950,000 US	
Property Reference:	BPSMG-157	
Amenities:		
External Link:	Link	External Link:



Property Type:	Condo/Apartment
Bedrooms:	3
Bathrooms:	3.5
Floor Area:	3,500sq. ft
Listed:	11 Dec 2024