



Barbados

**Sotheby's**  
INTERNATIONAL REALTY

## Portico 1

Prospect Beach, St. James



### Portico 1

#### Features:

- Indulge in fine living
- Close to amenities & fine dining
- Award winning development & apartments
- Access to on-site gym, sauna, 80ft lap communal pool
- Full time Housekeeping and Cook when occupied
- Private underground parking
- Endless sea views from private terrace
- Modern 3,500 sq. ft. unit with open floor plan
- 5 star winner International Property Awards 2008 & 2009

from US\$ 1,000/nt



3



3.5



1

#### Floor Area:

3,500 sq. ft.

**Land Area:** N/A

#### Furnishings:

Fully Furnished

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## **Portico...Where excellence is not an achievement but a way of life**

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 40 ft. wide private terrace with plunge pool and glass balustrade, providing unparalleled views of the ocean. Enjoy the private gym and sauna, 80 ft. lap pool.

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. 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.

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.

## **The residences**

Ten luxurious units featuring 3,500 sq. ft. of living and breathing space • 3 exceptional bedrooms with en suite 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 coloured 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.

Penthouse apartments include; additional 1,500 sq. ft. private roof terrace with breathtaking 360 views, private pool, entertaining area and lush landscaping • garden apartments feature additional 1,500 sq. ft. of private gardens and sun terrace.

## **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.

## **Location**

Situated on a 15 ft. bluff, overlooking the Caribbean sea • located opposite one of the island's best diving reefs featuring the Stavronika, a 365 ft. sunken wreck in 120 ft. of water • beautiful beach walk • 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

## **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 • Dornbracht • 'Jason' Hydrotherapy air and whirlpool combination tubs with chromatherapy 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

## Amenities

Cybex fitness centre with panoramic sea views, audio-visual entertainment system and air-conditioning • luxurious changing rooms, showers and sauna • 85-ft heated infinity edge lap pool with tempered glass and mosaic tile finishes • sunbathing deck • private access gate to prospect beach

## Lifestyle

Five-star concierge service available offering the ultimate in luxurious, care-free living • housekeeping services • private chefs and catering • chauffeurs • childcare and babysitting • excursion planning including island tours, tee times and sailing expeditions • tickets to cultural, social and sporting events • dining reservations • event planning • regional travel planning by air or sea

## 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

## Well-being

Structure and glass atrium built to withstand 130mph winds and missiles of category 3 • buildings are fully accessible by disabled persons including pool areas • sound-absorbing Proflex layer between floors • Quietpipe 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 maximises 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

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- Full time Housekeeping and Cook when occupied

### Amenities:

24 Hour Security, Air conditioning, All bedrooms air conditioned, All bedrooms en suite, Assigned parking, Beach Access, Ceiling fans, Ceiling fans in all bedrooms, Ceiling fans in living room, Communal facilities, Communal swimming pool, Communal swimming pool, Concierge Service, Covered parking, Covered terrace, Dishwasher, Dryer, Electric gates, Electric water heater, Elevator, Enclosed Gardens, Environmentally friendly, Established gardens, Family location, Flat screen TV, Fully air conditioned, Fully gated, Furnished, Garden view, Generator, Gym, Hair dryer, IPOD Docking Station, Ice maker, Lock off bedrooms, Luxury Finishes, Panoramic views, Patio, Plunge Pool, Private beach access, Private location, Private terrace / deck, Restaurants close by, Sauna, Sea Views, Security Safe, Sub Zero fridge, Sun deck, Sun loungers, Sun terrace, Sun umbrellas, Telephone, Terrace, Towels included, Under ground parking, Walking distance to beach, Walking distance to shops, Washing Machine, Water front, Water softener, Water storage tanks, Wheel Chair Accessible, Wine cooler, Wireless broadband connection

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### Bedrooms:

Master Bedroom - (King)  
Bedroom 2 - (King, Twin)  
Bedroom 3 - (King, Twin)

### Bathrooms:

Master Bedroom - En suite (Bath and Shower)  
Bedroom 2 - En suite (Shower only)  
Bedroom 3 - En suite (Shower only)

### Staff:

Staff	Hours
Villa Manager	Visits property regularly and available on demand
Housekeeper	6 days a Week. 8:00 am - 4:00 pm
Cook	6 Days a Week - 2 Consecutive Meals
Security/Security Guard	24 Hrs

### Rates

#### *Summer 2022 (Apr 15, 2022 to Dec 14, 2022)*

Description	Min Nights	Occupancy No.	Nightly Rate	Weekly Rate
3 Bedrooms	5	6	US\$ 1,250.00	-

#### *Winter 2023 (Dec 15, 2023 to Apr 14, 2024)*

Description	Min Nights	Occupancy No.	Nightly Rate	Weekly Rate
3 Bedrooms	7	6	US\$ 1,400.00	-

#### *Christmas 2023 (Dec 20, 2023 to Jan 10, 2024)*

Description	Min Nights	Occupancy No.	Nightly Rate	Weekly Rate
3 Bedrooms	14	6	US\$ 2,250.00	-

#### *Summer 2024 (Apr 15, 2024 to Dec 14, 2024)*

Description	Min Nights	Occupancy No.	Nightly Rate	Weekly Rate

Description	Min Nights	Occupancy No.	Nightly Rate	Weekly Rate
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*Winter 2024 (Dec 15, 2024 to Apr 14, 2025)*

Description	Min Nights	Occupancy No.	Nightly Rate	Weekly Rate
3 Bedrooms	7	6	US\$ 1,400.00	-

*Christmas 2024 (Dec 20, 2024 to Jan 10, 2025)*

Description	Min Nights	Occupancy No.	Nightly Rate	Weekly Rate
3 Bedrooms	14	6	US\$ 2,250.00	-

*Summer 2025 (Apr 15, 2025 to Dec 14, 2025)*

Description	Min Nights	Occupancy No.	Nightly Rate	Weekly Rate
3 Bedrooms	5	6	US\$ 1,000.00	-

*Winter 2025 (Dec 15, 2025 to Apr 14, 2026)*

Description	Min Nights	Occupancy No.	Nightly Rate	Weekly Rate
3 Bedrooms	7	6	US\$ 1,400.00	-

*Christmas 2025 (Dec 20, 2025 to Jan 10, 2026)*

Description	Min Nights	Occupancy No.	Nightly Rate	Weekly Rate
3 Bedrooms	14	6	US\$ 2,250.00	-

Children under 7 by special request.

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### Points Of Interest

The Cliff Restaurant: incredible setting matched with creative cuisine, a must see in Barbados.

Il Tempio Restaurant: said to have 'the best Italian food in Barbados' by the late Lucian Pavarotti, this authentic Italian. Restaurant is situated beachfront where you can view the tranquil sea.

Jordan's Supermarket: providing all the items you need to make your stay feel at home.

Cin Cin Restaurant: refreshing and contemporary; featuring a cool lounge bar and alfresco dining, amazing views of the West Coast and Quintessential Mediterranean style food with a Caribbean twist.

La Cabane: nothing beats hanging out on the beach, with toes in the sand, shaded by the trees by the water's edge. Experience totally tropical, laid back beach bar vibes with the bar's boho-chic design and music. There is always something going on at La Cabane, whether it is yoga on the beach on the weekend, organised beach games or DJ's mixing their sounds. Located on Batts Rock Beach, Open Monday to Sunday / Bar - 11:30am to late & Kitchen 12:30pm - 9pm.

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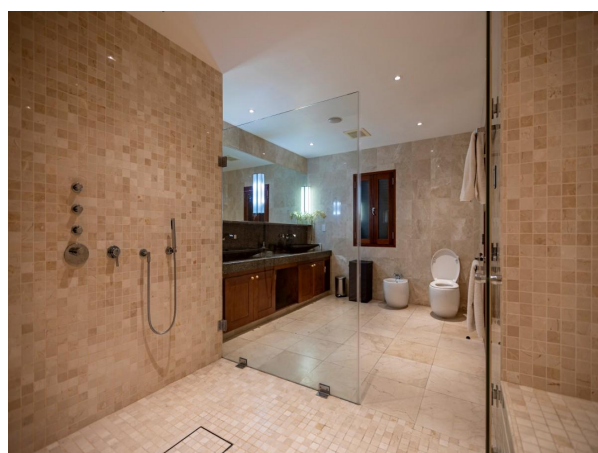
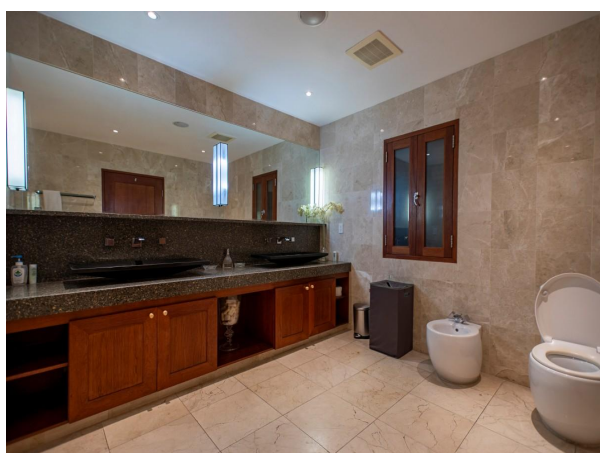


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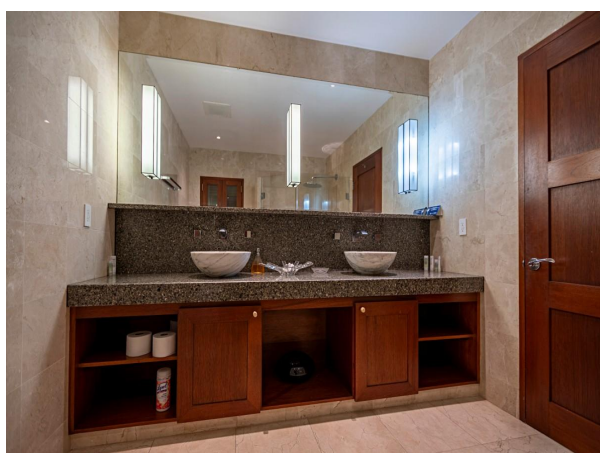
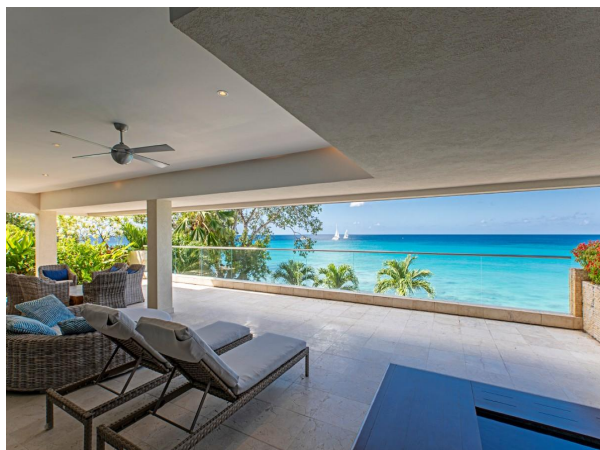


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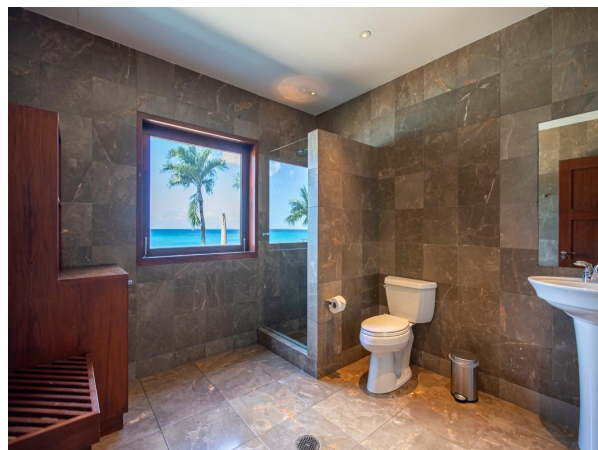
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