

Unit 1

2329 Sq. Ft.



APARTMENT PRICES & AVAILABILITY

Unit #	Floor	# of Bedrooms	Gross Internal Space (Sq. Ft.)	Deck/Terrace	Sale Price (US Dollars)
1	Ground	2 Bedroom	2,329	881	\$ 1,400,000
2	Ground	2 Bedroom	1,711	427	SOLD
3	Ground	2 Bedroom	2,520	1,080	\$ 1,400,000
4	First	2 Plus Media Room	2,481	449	\$ 2,300,000
5	First	2 Plus Media Room	2,000	337	\$ 1,850,000
6	First	2 Plus Media Room	2,481	449	\$ 2,300,000
7	Second	2 Plus Media Room	2,481	449	\$ 2,300,000
8	Second	2 Plus Media Room	2,000	337	\$ 1,850,000
9	Second	2 Plus Media Room	2,481	449	\$ 2,300,000
10	Third	2 Plus Media Room	2,385	353	SOLD
11	Third	2 Plus Media Room	1,946	268	\$ 1,950,000
12	Third	2 Plus Media Room	2,385	353	\$ 2,400,000
14	Fourth	3 Bedroom	3,371	828	\$ 3,700,000
15	Fourth	3 Bedroom	3,371	828	\$ 3,700,000

Prices & availability are subject to change.

APARTMENT SPECIFICATIONS

GENERAL

- Spa pools to all units
- Fire/Smoke alarm systems
- Alarm/Intercom system
- Air conditioning and ceiling fans in all bedrooms and living/dining areas

WALLS

Generally – Sand-cement render with smooth steel trowel finish in the colour white.

EXTERNAL

Balconies – White cement and coral stone brick render.

INTERNAL

Slicked walls finished in the colour white.

UNIT FLOORS

18" X 18" marble tiles in the colour Ivory Travertine. Skirting shall be the same specification as floor tiles to a height of 4" with bull-nose detail. Skirting does not apply to bathrooms.

COMMON AREA

CEILINGS

Ceiling panel with gypsum board, slicked finish and in the colour white.

WASHROOMS

- Wall Tiles to be 12" x 12" marble tiles in the colour Ivory Stone to a height of 5'-0".
- Shower Wall Tiles to be 12" x 12" marble tiles in the colour Ivory Travertine to ceiling height.
- Shower Floor Tiles to be 6" x 6" marble tiles in the colour Ivory Travertine.
- Basins – Powder Room basins to be 'Kholer' over the counter basins, all other basins to be 'Kholer' under counter basins. All washroom accessories, fixtures to be 'Kholer Purist' range.
- Vanity surfaces to be marble Marron Emperador Dark.

KITCHENS

All base and wall units to be 'Comprex Osaka' in the colour Revere Wenge and kitchen worktops to be granite in the colour Cashmere.

APPLIANCES

Appliance package inclusive of refrigerator/freezer, cook-top, oven, microwave/extract, dishwasher, wine cooler and double stack washer and dryer. All kitchen appliances shall be 'General Electric'.

BUYING PROPERTY IN BARBADOS

There are no restrictions on non-Barbadians buying and owning Real Estate on the island and there is no capital gains tax on the sale of Real Estate or estate duty. However you must go through the formality of getting permission from the Central Bank.

TRANSACTION COSTS

The vendor is responsible for sales commissions, property transfer tax and survey costs. Each party bears their own legal fees which are based on a scale ranging from between 1.5% to 2%. On average, the cost is about 1.5% to the purchaser plus VAT at 15%.

FINANCING

Most Real Estate in Barbados is bought with a combination of the owners' investment and borrowing. In the case of non-residents, US dollar loans are available through a number of offshore and UK banks for up to 50-60% of the value of the investment over a term of up to 15 years.

PAYMENT SCHEDULE

Reservation Deposit: US\$10,000
Contract Deposit: 10% (less Reservation Deposit)
Completion of Pre-Cast Structure: 30%
Roof: 30%
Internal Finishes & Fittings: 20%
Practical Completion: 10% (of which 2.5% is held in escrow for the retention period of 6 months).

RESERVING A UNIT

A prospective purchaser may elect to reserve the unit of their choice subject to availability. The procedure for reserving a unit entails the signing of a reservation agreement and payment of a US\$10,000 refundable deposit. Thereafter, purchasers will be required to sign a sale agreement and make stage payments in accordance with the schedule contained therein.

MONTHLY LEVY

A monthly levy estimated at US\$0.65 (65 cents) per square foot will be payable for the maintenance of the common areas. This includes charges for management, general cleaning, security, garden, driveway and parking maintenance, insurance, maintenance of the building exterior, lighting and water for the common areas, elevator maintenance and other such expenses.

IMPORTANT NOTICE

No information given whether or not in these particulars and whether written or verbal information about Barbados may be relied upon as a statement or representation of fact. Neither Terra Caribbean nor its joint agents have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Terra Caribbean.

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