



Overseas Property Investment Opportunities in Barbados

Palmetto Bay, Barbados

Presented by

Edward Kirwan BSc (Hons)

in partnership with

The Worldwide Property Group

Opportunity Knocks for the Private Investor



Edward Kirwan, Investment Portfolio Consultant, The Worldwide Property Group
0034 654 025 358 - enquiries@invest-in-overseas-property.info
<http://www.edwardkirwan.w-wideproperty.com>



Barbados: Location - Location - Location!

Barbados is renowned around the world for being a first class international holiday destination. It is located where the Atlantic Ocean meets the Caribbean Sea and close to the equator. It is warm and sunny all year round with more than 3,000 hours of sunshine!

This unique and beautiful island paradise provides the best of all worlds. With its breathtaking scenery, shimmering white sandy beaches made from finely ground coral and superb weather, it is the perfect place to relax and unwind. It is also full of chic restaurants with glorious sea views offering an impressive range of international cuisine as well as vibrant nightclubs and championship golf clubs.

Barbados has an endearingly British atmosphere where cricket is the national sport and an intrinsic [part of the island's culture but, despite the British influence, it is a cosmopolitan country with a strong character of its own. Whilst being prosperous and progressive, it is still full of natural charm with its colourful Caribbean culture very much evident in the food, music and gracious friendliness of the Bajan people.

Confirmed beach addicts and water sports fanatics will find an amazing variety of great beaches to choose from and plenty of operators offering diving, snorkelling, water skiing and other activities. A number of companies run boat or catamaran trips along the coast and there is a submarine that cruises the coral reefs to watch the fish close up. You can also charter boats for deep sea fishing of course.

The island offers a number of year round activities away from the beaches including world class golf courses, a wildlife reserve, rum distilleries (as if...) restored colonial plantation houses, horse riding and a racecourse. Plenty to satisfy everyone, I'd say!



Why invest in the Palmetto Bay, Merricks Beach Resort

Located within the lush tropical garden of The Merricks Beach Resort, Palmetto Bay is constructed to the highest specification with colonial style architecture. The spacious one bedroom suites offer 460 square feet of stylish and elegant living accommodation with air conditioning and a private balcony that has views long the beautiful east coast across the Atlantic Ocean.

Palmetto Bay will be professionally managed by a top brand 5 star hotel management company. They will be responsible for the running of the resort which includes the maintenance of the properties and the general upkeep and landscaping.

The hotel itself will comprise of a 14 four-storey buildings each containing 10 luxury studio hotel rooms all with balconies and views to the sea. The rooms are approximately 688 sq.ft. for a studio apartment up to 1,336 sq.ft. for a two bedroom with a fantastic wrap around balcony. All studios and apartments will be at least a third larger than standard hotel accommodation.

All the studios and apartments will be finished to the highest standard and fully furnished in a colonial style. They will include full luxurious bathroom facilities including a shower, hairdryer and complimentary toiletries. Every room will have a plasma screen with satellite television, a safe, luxury bedding and all soft furnishings. There will be a table and chairs in each room, a fridge and tea making facilities. There will also be a table and chairs on the balcony.

- Established and growing tourist industry
- Urban renewal and development
- And of course...** The climate ☺



Overview Palmetto Bay

- ❑ Luxury 5 Star Spa Resort (including luxury furniture package)
- ❑ 100% Financing with GUARANTEED mortgages
- ❑ Purchase at 40-50% below today's market value
- ❑ 18-24 months growth before completion
- ❑ **10% RENTAL GUARANTEE** for two years followed by 50% net room rate share
- ❑ Very high yields in the region of 20% per annum in 50/50 scheme
- ❑ 30% deposit cash flowed by the Developer
- ❑ 30 days free use per year! In a great location.
- ❑ This is an assignable contract – you can sell at ANY time

Payment Schedule

Prices from £235,000 -£1,200,000

€1,000 reservation fee required immediately.

30% deposit payable upon signing contracts (45 days from reservation)

Loan repayments covered by developer.

100% finance available (subject to status)

70% GUARANTEED mortgage provided on completion against full valuation thus covering original 30% deposit and remaining costs owed to the Developer.



The Island Sanctuary at Palmetto Bay

The Island Sanctuary Spa at the resort offers a range of luxurious and restorative treatments and therapies designed to stimulate, purify, soothe and de-toxify.

All products work in harmony with nature and include hot stone therapies, hydrotherapy, Shiatsu, Aromatherapy, holistic body and Thai massages, as well as a wide range of traditional beauty treatments.

This luxurious and graceful Spa is situated on the cliff top and enjoys magnificent views across the ocean. Here you will discover a range of pools, steam, sauna and aroma rooms, sumptuous treatment suites and relaxation rooms designed for individuals or couples. Outdoor treatment suites are bordered by herb gardens and shaded by tropical vegetation and each contain a Yin-Yang bath for purification and restoration.





Resort Amenities

Palmetto Bay consists of exclusive luxurious 5 star apartments situated within the 5 star Merricks Beach Resort and residence on the tropical island of Barbados. This exclusive development is ideally situated with its own secluded beach and cliff top location on the South East coast of this superb island.

The resort includes studios, apartments, detached and semi-detached villas to luxury penthouses and exclusive 5 bedroom cliff top villas all available at off-plan prices. Palmetto Bay offers the astute investor a chance to reap the benefits of potentially high rental yields and significant capital gains.

Guests at Palmetto Bay can enjoy breakfast, a light lunch, afternoon tea or dinner whilst savouring the marvelous views across the bay from any of the three Roof Top Cafes. The Resort has numerous bars and restaurants with terraces with superb views, gardens providing relaxing shade areas to enjoy cocktails and dining by day and night.





About the Developer

The developer of Palmetto Bay is a family business currently employing 500 people in local communities in the Caribbean and the United Kingdom. They are currently developing in St Vincent & the Grenadines a Five Star Spa Resort, which when opened will be unrivalled in St Vincent, to which many of our clients have invested.

They have also recently bought the private island of Petit Nevis in The Grenadines, for a future project.

Multi-million dollars are being committed to ensuring the delivery of the resorts which also provide fresh opportunities, jobs and experiences for Caribbean locals. The resorts will bring together the very best brands and professionals within each specialist arena to facilitate the delivery of an unparalleled resort experience.



Carbon Imprint

The developer is driven to the creation of a low carbon footprint resorts. Golf course construction, marina, property and all other facets of construction will be done under an environmental impact report taking an uncompromising approach to the sustenance of current eco-systems and wildlife, supporting indigenous plant life with additional planting plans.



Exit Strategies for Private Investors

As a sensible investor we are sure that you will consider the options for exit prior to making a decision to purchase.

HERE ARE THE THREE MOST LIKELY CHOICES:

1. Sell (flip) your investment prior to completion.
2. Complete the purchase, keep short to medium term and then sell.
3. Complete the purchase, refinance and keep long term.

FLIP THE INVESTMENT

A significant benefit of your contract is that it may be assigned to another buyer without conditions. This means that at any time during the build process you can “pass on” your contract to another buyer. Do this at a higher price and you can walk away with a **HUGE** profit on your .1,000 reservation fee! There would be no need to complete on the purchase and therefore no need to obtain a mortgage.

Benefit: Amazing short-term return on your investment over the 30 months until completion!

Drawback: Should the flip not happen, and you don't have the funds or ability to obtain a mortgage, you could be in difficulties at the time of completion. To be safe, **plan to put a mortgage in place just in case.**

Who for? The aggressive investor with active short-term goals. Buy, flip, re-invest and do it again. Higher risk but potentially higher return.



Exit Strategies for Private Investors

COMPLETE THE PURCHASE AND KEEP THE PROPERTY FOR 1-3 YEARS

This gives you a time span of 3-5 years for your investment. You will need to complete the purchase and then use the 10% rental guarantee to cover the costs in the first two years.

Benefit: You can assess the best time to sell during the 1-2 years post completion and therefore make the most of the potential capital appreciation in the current high growth climate. Since you are not forced to sell at a specific time it takes the pressure off the choice of timing.

Drawback: The rental guarantee period is not where the maximum rental is to be enjoyed. Following the first two years after completion you will receive 50% net of the room rate which will deliver a fantastic return depending on the value of the unit you buy. This is a great way of providing yourself with a passive income.

Who for? Medium term investor looking for maximum capital gain over 3-5 years with minimal risk.

COMPLETE THE PURCHASE, KEEP LONG TERM AND REFINANCE

Perfect long term strategy, benefit from the two year 10% rental guarantee and the 50% net room rate share and possibly refinancing at some point in the future to withdraw further funds whilst still benefiting from a positive cash flow.

Benefit: Long term you have an appreciating asset with a positive cash flow and significant equity.

Drawback: None as far as we can see.

Who for? Long term investors looking to build retirement portfolio with positive cash flow and significant equity that can be released as and when needed.

We can consider the benefits and drawbacks of each investment strategy when you contact me.



The Palmetto Bay luxury resort presents an exclusive investment opportunity for private investors that will include properties for **all budgets**.

You, the private investor, have the opportunity of investing in these properties at this very early stage ensuring maximum capital growth potential whilst the resort is being developed.

If you have read this far, assume that:

- 1. You are interested**
- 2. These are superb developments**
- 3. You want to find out more about investing in one**

Of course you will need much more information but if I told you, you can own one of these units for a net investment of **£1,000**

I don't suppose you would believe me.
That's fine but let me prove it to you. Pick up the phone
or visit my website for further information

I will be happy to hear from you and send you a brochure with the details of the properties and discuss the finances.

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