

# FOR SALE!

## YLANG YLANG VILLAS



BEACH VIEW  
BARBADOS

### Ylang Ylang Villas

**US\$ 850,000**

**3 BEDROOMS    3.5 BATHROOMS**

#### Discover Tranquility

Nestled in a tropical garden oasis, with a stunning infinity edge pool at the entrance, there are ten two-storey 3 bedroom villas, housed in two buildings.



- 2,150+ sq. ft.
- Ensuite Master Bedroom with kitchenette & private terrace
- 2nd & 3rd ensuite bedrooms upstairs
- Fully equipped kitchen
- Spacious living area opening onto garden terrace
- Powder Room
- Laundry Room
- Owner's lockup



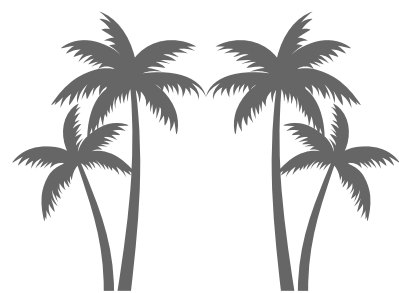


# BEACH VIEW

## BARBADOS

### Our Story

Beach View is a 55-unit Condominium Hotel set on five acres of Barbados' famed West Coast, just steps away from the beach. Beach View started its journey in 2008 & has since expanded, opening 19 new units & a host of new amenities in 2018. The hotel now features 4 swimming pools, a large reception, full-service restaurant, fitness centre, spa & salon.



### Ownership Structure

- The villas are sold freehold.
- The common areas of the development, which include the reception, restaurant, gym & spa, swimming pools & parking lots, are owned by all condo owners.

### Management Structure

- Owners enter into a rental management agreement with Beach View Property Ltd. This company has been established by the developer with the prime purpose of managing the property as a hotel. All management, reservations & accounting support services are supplied as part of the agreement.
- Units are sold fully furnished. The property is fully serviced to include housekeeping services in all rooms, 24-hour security & regular swimming pool & garden maintenance.
- The unit stays in the rental program year round, and owners can choose to use it for up to 3 months per year, based on the terms of the rental pool agreement.
- All expenses & revenue are pooled thereby offering a fair distribution of net revenues between all owners. No one unit will be favoured over another.



### Excellent Value and Rental Potential

Investing in a unit at Beach View means becoming part of a family-run hotel on the West Coast of Barbados with a proven track record of rentals. Since inception, Beach View has garnered numerous accolades, maintains a loyal customer base, and enjoys high occupancy rates year-round.

As a homeowner, you not only acquire a spacious & comfortable residence, but you also benefit from hotel services, making it an ideal choice for a hassle-free holiday home.

With one of the most established rental programs in Barbados, Beach View stands out as one of the top options in the Caribbean.

### 2024 distribution of profits

3 Bedroom - US\$ 67,000

#### Estimated Common Assessments for 3 Bedroom Villa in US Dollars

##### Common Services

US\$ 10,000 annually (billed quarterly)

##### Land Tax

US\$ 4,000 (annually)