



 6 Bedrooms

Listing Number: 1292

**SALE PRICE**  
USD \$775,000

Land Area: 14,000 sq. ft    Floor Area: 6,002 sq. ft

### Amenities & Property Features

- Amenities Nearby
- Furnished
- Gated Community
- Parking
- Solar Heater
- Spa
- Walking Distance To The Beach

## **Description:**

This is a unique opportunity to own Units 2, 3 and 4 (including a bonus additional space) in this multi-unit complex 'The Holiday House Villas and Suites', which consists of 4 units and an additional room set on 14,000 Sq. Ft. of well landscaped grounds is valued at US\$865,000.

The property is located in a private setting above the Platinum West Coast in the upmarket neighbourhood in Holders Hill Johns Plain, St James. It is in walking distance to the beach, many food outlets, shops and other amenities are all close by. This is a great investment property, being sold furnished (minus personal effects) and enables the owner a healthy rental income from each of the units.

The property offers a wide array of flexibility and investment opportunities for accommodations which include:

- Perfect as a multi-family home, enough room for everyone. Spend the day together as a group, then retreat to your own private quarters, each with their own entrance, kitchen, dining area and outdoor spaces.
- Turnkey Airbnb and VRBO Short-term rentals on three individual units.
- Long term rental properties to expatriates wishing to settle in Barbados to live and work.
- Introduction of Welcome Stamp Program allows non-national individuals, couples, and families with children the option of living on island for up to 12 months.
- Bonus-Property includes an on-site private spa (additional space) that could be converted into an additional apartment.

See the breakdown of the units for sale:

### **Unit #2 - 3 Bedroom Townhouse; 2,710 sq. ft.**

Entering unit two leads you through a foyer to an open area with the kitchen to the side with a breakfast bar, dining area and a living area. The dining area leads out to a covered patio with seating and then to a courtyard with a pool, sundeck and access to the spa. There are two bedrooms privately situated at opposite ends of the home on the ground floor. Each have use of a full bathroom. Upstairs is a private master suite with an en-suite bathroom with shower and jacuzzi bathtub. There is also a small balcony and a seating area in the master suite. All of the bedrooms have built-in closets, ceiling fans and A/C. There is a separate spacious laundry room which offers plenty of extra storage space.

### **Unit #3 - 2 Bedroom Apartment; 2,102 sq.f t.**

Entering this unit is a small foyer and then up some stairs to a foyer with storage closets with laundry facilities. Through a double door in the foyer opens into the open plan kitchen and living area. At the rear

of the living area are two small patios that you can sit and relax or dine on. There are two bedrooms each with A/C, built-in closets and share use of one full bathroom.

**Unit #4 - 1 Bedroom Apartment, 629 sq. ft.**

This unit you enter straight into an open living, dining and kitchen. The bedroom is to the rear of the unit, has A/C, built-in closets and a full bathroom next to it.

Additional Space; 561 sq. ft.

There is a good sized room which is currently used as a Spa which can be accessed by all units. The current property owner has a professional who can provide treatments/massages to guests who wish to use those services. There is a treatment room with a fridge, sink, cupboard area, seating and a massage bed. Next to this room is a full bathroom. There is another spacious area with a calm seating nook and plenty of other space to add what you would like. This space can easily be converted to an additional suite once fitted with a kitchenette.

With an ideal location just a few minutes' drive to many of Barbados' best beaches, world-class golf courses, such as the Green Monkey at Sandy Lane and some of the finest restaurants, 'The Holiday House Villas and Suites' has it all. A short stroll down Holders Hill will lead you to Payne's Bay Beach, arguably the best beach on the island, the popular Quattro Passi restaurant, the Holders Polo Club, one of the most prestigious polo clubs in the Caribbean and within close proximity to a collection of amenities such as banks, supermarkets, the best shops, and the famous Holetown. 'The Holiday House Villas and Suites' can be used as a holiday home, a single residence with some modification, or a mixture of the two and comes complete with all furnishing and main appliances.

**Priced to sell! Property valuation: USD\$865,000.00**

*The information provided on this property is deemed reliable, however, not guaranteed.*

