

B A R B A D O S



WELCOME TO THE BEST ADDRESS IN BARBADOS. Five beach-front villas on the exclusive Platinum Coast, each with its own uninterrupted view of one of the world's most magnificent seascapes.

Here you can enjoy the absolute privacy of your own personal oasis or explore the superb shopping, leisure, dining and sporting opportunities that the area has to offer.

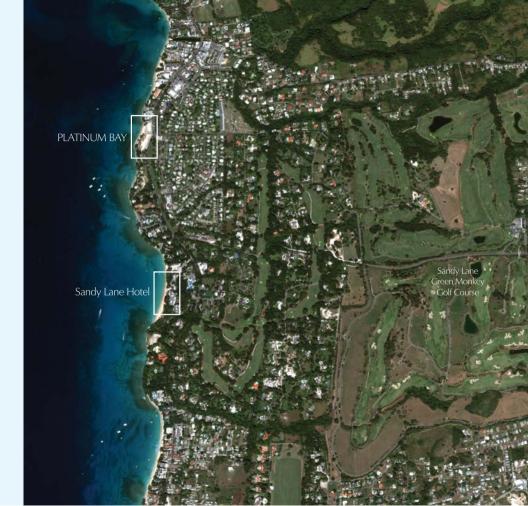
Each villa has been sensitively designed to respect the environment whilst creating spaces that are ideal for carefree living and stylish entertainment. Life here is made even more appealing by the 24-hour, 5-star concierge service, on hand to take care of your every need.

There is nowhere on earth quite like Barbados. We have both been fortunate to visit and enjoy this unique and charming island on many occasions over the last 25 years. The opportunity to own your own home in such a spectacular setting comes, perhaps, just once in a lifetime.

Bruce Ritchie

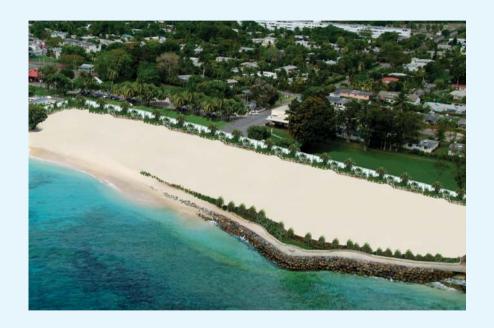
Nick Leslau





# An unrivalled location...





... on the Platinum coastline

#### LIMEGROVE LIFESTYLE CENTRE





Barbados offers the ultimate lifestyle and Platinum Bay is the perfect location to experience this to the full.

The villas are ideally located in the centre of Holetown, in the parish of St James, just a short drive from Grantley Adams International Airport and the capital of Bridgetown.

This area, on the island's sought-after west coast, has always attracted the finest hotels and restaurants. Holetown, the island's oldest settlement, is an excellent place to shop and eat. Step out of your garden gate and the legendary Sandy Lane Hotel is just a ten-minute stroll along the beach in the next bay.

You'll also find some of the world's most prestigious brands, including Louis Vuitton, Bulgari, Armani, Ralph Lauren, Cartier and Vilebrequin, in the nearby Limegrove Lifestyle Centre.

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The island's climate is attractive all year round, ideal for the active and passive outdoor life. Barbados is famous for the sporting activities it has on offer, and Platinum Bay is in the perfect location, on the West Coast of the island, to enjoy these to the full.

The villas will have access to their own tennis court, as well as being within a ten-minute drive of two of the island's most renowned golf courses – The Green Monkey and Apes Hill. The crystal clear waters on the west coast are perfect for scuba diving and other aquatic pursuits, which can be enjoyed all year round, and many of the neighbouring islands are less than a day's sail away.





THE CLIFF



With some of the world's best restaurants within easy reach, such as Cin Cin, The Cliff, Lone Star and Daphne's, Platinum Bay is ideally placed for food lovers. Eating out in Barbados is always exceptional, whether it's modern European or the tantalising fusion of flavours that gives Bajan cuisine its unique character.

LONE STAR





As well as the many sporting, cultural and food attractions that Barbados has to offer, nothing can match the pure luxury of stepping out of your villa on to the white sands of the Caribbean coast. The villas at Platinum Bay are unrivalled in their West Coast, beach front location.

This exclusive new development is limited to just five villas to ensure the utmost peace and privacy.

# DIMENSIONS

1 19,472 2 19,497	
2 10.012	
3 18,013	
4 15,646	
5 14,940	

Plot	Wide = Beach frontage
1	135 ft wide x 226 ft long
2	131 ft wide x 213 ft long
3	148 ft wide x 203 ft long
4	131 ft wide x 200 ft long
5	118 ft wide x 197 ft long

Pool	
1	20 ft wide x 80 ft long
2	20 ft wide x 80 ft long
3	20 ft wide x 80 ft long
4	18 ft wide x 60 ft long
5	18 ft wide x 60 ft long





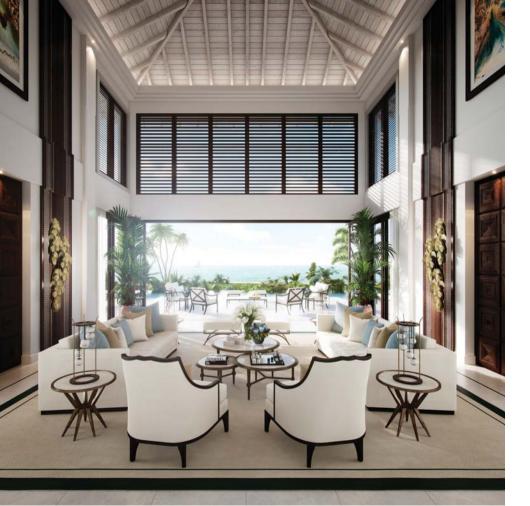
The villas at Platinum Bay sit at ease in the landscape, at one with the character of this unique location. This is the style of contemporary living you would expect in Manhattan, London or Miami, although none can rival such a setting.

Contemporary yet timeless and in total harmony with its setting.

Platinum Bay is a place to relax in perfect seclusion from the outside world and, with the full-time, 5-star concierge service and unobtrusive security, nothing can disturb your peace of mind, whether you're in residence or away.







From the moment you enter your home, the view of the sea is uninterrupted and your own direct access to the beach brings it even closer.

The Barbados climate presents an open invitation to the alfresco life and the villa's exterior spaces are a constant source of temptation – to enjoy breakfast on the pool-side terrace, take a refreshing swim in your own infinity pool or dine at night beneath the stars.

The luxurious, double-height central pavilion is the perfect place to relax in comfort and admire the view across the terrace and gardens to the sparkling Caribbean Ocean beyond. At the heart of your home, the double-aspect, family dining area, is somewhere to gather, whether you choose to eat inside or simply drift out onto the covered dining terrace or pool deck.

Behind the simple lines and timeless elegance of all the interiors lies the very latest in 21st-century smart home technology.



Wake each morning in your grand master suite to the sound of the Caribbean Sea lapping on golden sands and the breeze whispering through the palms.





Your very own, uninterrupted view of the sea from the moment you wake.

This is a feature of at least four out of six of your villa's bedrooms.

The female master bathroom is a place to linger, luxuriate inside or admire the magnificent seascape from its private outdoor terrace.





# Platinum One

The homes at Platinum Bay all share the same exceptional setting, the same high level of design and finish and the same commitment to the ultimate luxury lifestyle. The detailed plans for Platinum One offer a preview of what each has to offer.

At the southern edge of the site, Platinum One offers six bedrooms all with en-suites and dressing rooms, in addition to the maid's accommodation. Great care has been taken to raise the villas to ensure that each villa enjoys uninterrupted views of the sea from all living areas and bedrooms. There is parking behind private gates for up to six vehicles.



# FRONT ELEVATION – EAST FACING



# REAR ELEVATION – WEST/SEA FACING

# GROUND FLOOR PLAN



JROUND FLOOR	sq m	sq ft	
nterior Space	556	5,985	
Covered Area	134	1,441	

### FIRST FLOOR

Interior Space	348	3,74
Covered Area	63	670

## LOWER GROUND FLOOR

Plant	347	3,730
Other (client fit out space)	362	3,896

Gross	Floor Area	Total	1,810	19,472





# A little further information

#### ABOUT THE VILLAS

- Each villa comprises three, two-storey pavilions
- The main pavilion houses primary reception rooms. The north wing contains the primary bedroom suites, with further sleeping accommodation, kitchen and staff accommodation in the south wing.
- The villas' design provides column free internal spaces and uninterrupted sea views from all principle living areas
- A generous and well-ventilated basement housing a plant room, space for a generator and storage. Additional large open plan area which can be customised for purchaser's specific requirements.
- Concrete construction on a raft foundation ensures the villas meet relevant seismic and wind standard appropriate to the location
- External walls finished with a coral stone
- Roof finished with timber shingle and copper rainwater goods

#### ON THE OUTSIDE

- Gated community of villas with vehicle and pedestrian access via staffed security gate and video controlled access
- Landscaped entrance area including a tranquil water garden providing a feature entrance for owners and guests alike
- Hardwood double entrance doors and windows with secure locking systems and shutters
- Private swimming pools of between 18m and 20m, each with large pool deck suitable for alfresco dining, sunbathing and entertaining
- Large covered terraces on both the ground and first floors each with uninterrupted sea views
- Professionally landscaped gardens with local plants and flowers and an integrate irrigation system

#### THE FINISHING TOUCHES

- Interior spaces include water features and internal planting, enhancing the feeling of living inside and out
- High-quality limestone flooring on the entire ground floor and pool terrace
- Solid timber flooring to all bedrooms
- High-quality marble bathrooms throughout
- Internal walls finished in local coral stone and painted plasterhoard
- Family kitchen, staff kitchen and utility room locally handcrafted in high-qualit materials and fitted with high specification, fully integrated appliance
- Dressing rooms fitted out with locally crafted bespoke hardwood cabinetry
- Vaulted ceilings with exposed rafters in principle bedroom suites
- Double-height reception room reaching 28 feet
- Comfort cooling to all principle rooms
- Villas are all connected to a natural gas supply
- Feature mood lighting to principle reception rooms including scene setting and dimming controls
- Audio visual system
- Specified CCTV system pre-wired for purchaser
- Intruder alarm, smoke and heat detection system and fire alarm

#### THE CONCIERGE SERVICE

A 24/7 concierge service is available should you or your guests require assistance with anything during your stay. Services include

#### TRANSPORT & TRAVE

- Airport meet and greet with luxury transfers and baggage handling serving
- Personal chauffeurs and luxury vehicle hire
- Local and international travel arrangements

#### CHILDCAR

- Fully-certified nannies and baby-sitters
- Arrangement daily activities and special events for children

#### SECLIBITY

 Unobtrusive onsite security personnel and monitored CCTV

#### HEALTH AND REALITY

 Arranging beauty therapists, hairdressers and speciality complimentary therapists to attend the villa, as well as arranging for

#### FITNES

- Arranging on-site personal trainers, yoga and pilates sessions
- Organising temporary gym membershi
- Access to Platinum Bay tennis court

#### WATERSPORTS

- Organising the purchase and/or rental of watersport equipment and training sessions
- Arranging private yacht and catamaran charters, private sailing and scuba diving instruction

#### SPORT:

- Booking golf games and lessons at top Barbados courses
- Arranging tickets and VIP access to any of the top sporting events taking place on the Island including horse racing, cricket and polo
- Arranging access to and instruction in any other sporting activity available on Barbados

#### ENITERTAINIMENIT

- Organising cocktail parties, dinners and larger events such as weddings and birthday parties
- Sourcing speciality staff and entertainment as required

#### DINING & CATERING

- Restaurant bookings
- Organising and managing staff to cook at the villa, including pre-agreeing menus and providing waitresses throughout the evening

#### SHOPPING

- Full food and drink stocking service to meet individual requirements
- Delivery of fine wine and Champagn
- Shopping for personal items and git

# The team behind Platinum Bay

#### THE DEVELOPERS

BRUCE RITCHIE
CEO and founder of
Residential Land

Bruce is the 100% owner of the Residential Land Group of companies which hold in excess of 1,200 privately rented individual properties in prime central London as well as hotels and prime Mayfair office buildings. As principal and founder of the Residential Land brand and having started as a sole trader, Bruce has built prime central London's largest private landlord from a small property trading business to a best-in-class specialist operator. Bruce is widely respected as an expert in his field and sits on the British Property Federation Residential Committee and is a Fellow of the Property Consultants Society.

#### NICK LESLAU

Chairman of

Prestbury Investments LLP

Nick Leslau BSc (Hons) Est Man FRIC is Chairman of the Prestbury group o companies specialising in commercia and residential assets. He has sat on many public, private company and charitable trust boards and is a member of the Bank of England Property Forum.

#### DEVELOPMENT TEAM

on-island architect

Gillespie & Steel Architecture
Dormers

St. James Barbados

#### STRUCTURAL ENGINEER

Clarke Smith Partnership Whitechapel Technology Centr 65 Whitechapel Road

## SERVICE ENGINEER

inton Associates Limited echanical and Electrical Consultanc

Ingatestone Forge
3A High Street
Ingatestone CM4.9

#### INTERIOR DESIGNERS

Argent Design Limited 100 George Street London W1U 8NU

#### LANDSCAPING ARCHITEC

Talma Mill Studios Ltd Dover Court Maxwell Main Road Christ Church Barbados

#### **QUANTITY SURVEYO**

Bruce Shaw Partners West Coast Mall Holetown St. James Barbados

#### GEOTECHNICAL SPECIALIS

KC1 Technologies Inc 936 Ridgebrook Road Sparks Glencoe MD 21152



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