



Sourcing Your Homes Around the World

MERRICKS HOTEL, SPA & RESIDENCE

We are proud to announce our exclusive development called the Merricks Hotel, Spa and Residence comprising of Studios, 1, 2, and 3 bedroom apartments, 2 and 3 bedroom townhouses and 2, 3, 4 and 5 bedroom Villas.

The benefit of buying one of these prestigious homes is that they have the full use of the facilities of the 5 star Merricks Hotel and Spa, which includes swimming pools, tennis courts, etc., ideally located with its own beach and cliff top location in the stunning south east area of Barbados with only a 15 minute car journey to the International Airport.



Prices start from £125,000

There are many flights daily from all over the UK, which include British Airways and Virgin from Gatwick, BMI from Manchester, as well as now many charter flight companies.

This is a fantastic opportunity for somebody to own a luxury apartment or villa in the Caribbean.

We are pleased to confirm that mortgages are available in the Caribbean up to 70% LTV, subject to status.

Tel: 0870 446 0242 | Fax: 0870 855 0311 | info@propertylocation.co.uk | www.propertylocation.co.uk

Property Location | 25 Merlin Way | Leavesden | Watford | Herts | WD25 7GJ

Property Location

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Barbados is the leading island destination in the Southern Caribbean for British, North American and European tourists. It is known for its well-trained, industrious people, its stable government, a wide range of accommodations and attractions and its fine coral-sand beaches.

Barbados is a mature Caribbean tourism destination. Large-scale tourism development dates back to the late 50s and early 60s but colonial ties to Britain had made Barbados a popular destination for wealthy British nationals for many years before World War 11.

The tourism product in Barbados is diverse and includes varied accommodation - hotel rooms, villas and guest houses -, scores of restaurants and other food and beverage facilities, nature attractions including caves and marine parks, historic sites, festivals, golf courses and a range of other activities.



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By the end of 2003, the island had hosted over 1 million tourists, of whom 531,211 were stay-over visitors and 559,000 were cruise ship visitors. Accommodation for tourists is targeted to increase from approximately 7,250 rooms in 2003 to approximately 9,500 rooms by 2010.

Over 70% of the country's foreign exchange is earned by the tourism sector. It was anticipated that by the end of 2003 Tourism's contribution to real Gross Domestic Product (GDP) would have been in the region of 11.8%.

Over 12,000 people are directly employed by tourism currently (8.5% of total employment). This number is expected to increase to approximately 10.6% of total jobs by 2012.



None of the villas will be more than 500 metres from the sea

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Merricks Beach



Merricks Site

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BEST INVESTMENT FOR 2006!!

Studio from £125,000

We will pay you a **guaranteed 7.6% rental** of £795 a month for **24 months** from completion

1 bed apartment from £150,000

We will pay you a **guaranteed 8% rental** of £1,000 a month for 24 months from completion

2 bed apartment from £175,000

We will pay you a **guaranteed 8.5% rental** of £1,250 a month for 24 months from completion

2 bed villa from £275,000

We will pay you a **guaranteed 7.6% rental** of £1,750 a month for 24 months from completion

3 bed villa from £350,000

We will pay you a **guaranteed 6.8% rental** of £2,000 a month for 24 months from completion

On all the properties in the Merricks Residence, we are able to offer mortgages with LTV of up to 70% subject to status.

Payment terms:

Day 1	£1,000 holding fee
Day 15	Balance of 10% deposit
Day 45	Further 20% payment

The balance can be arranged by a mortgage guarantee, which means no further payments will be required until the completion of the property when you will receive the guaranteed rental returns as stated above.

Completion due 2007/2008 onwards.

Facilities include private beach in addition to the full use of the facilities of the Merricks Hotel and spa.

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Site Plan



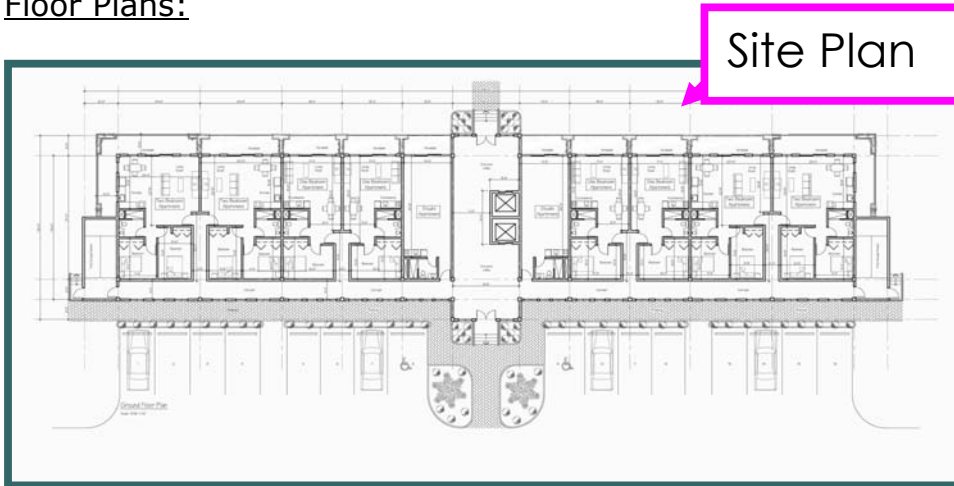
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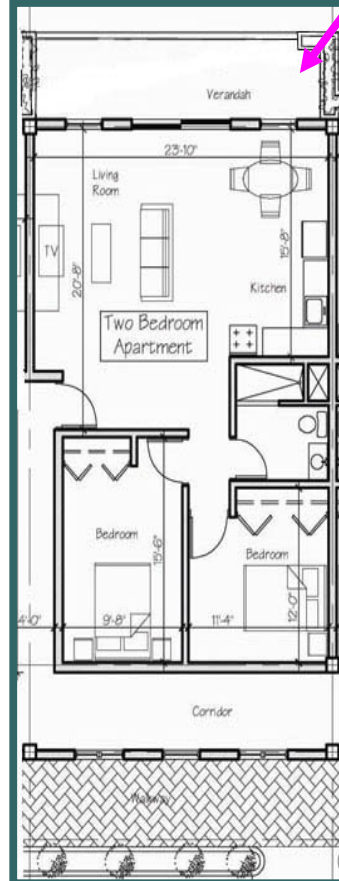
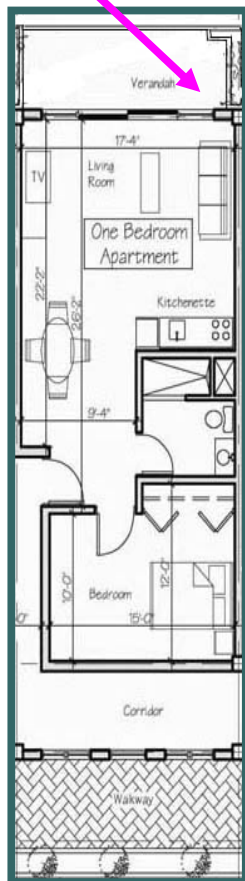
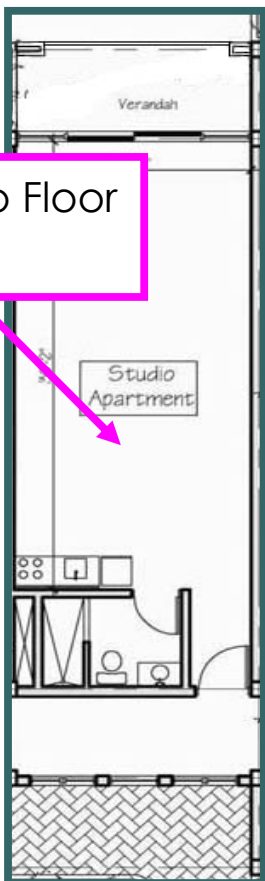
Floor Plans:



One Bed Floor Plan

Two Bed Floor Plan

Studio Floor Plan



Property Location

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House Plans

Southern – 2 Bed

Living Area: 1007 sq. ft.

Main Floor: 1007 sq. ft.

Attached Garage: 1 car, 232 sq. ft.

Bedrooms: 2

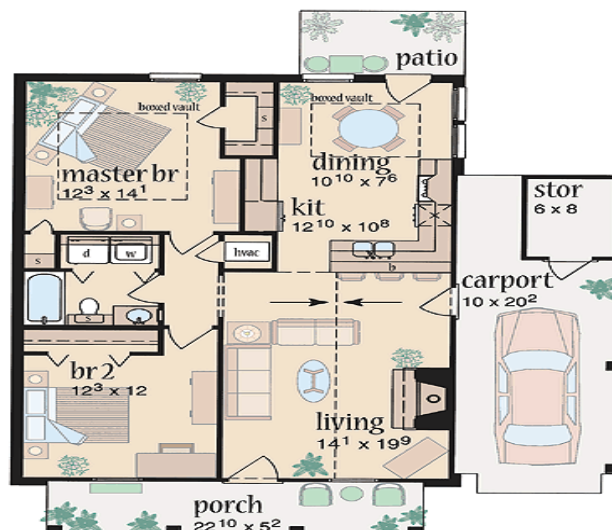
Full Bathrooms: 1

Width: 36'11"

Depth: 43'5"

Foundation Types: Slab

**£
Price to be
confirmed**



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Western - 2 Bed 2 Bath

Living Area: 1114 sq. ft.

Main Floor: 1114 sq. ft.

Attached Garage: 1 car

Bedrooms: 2

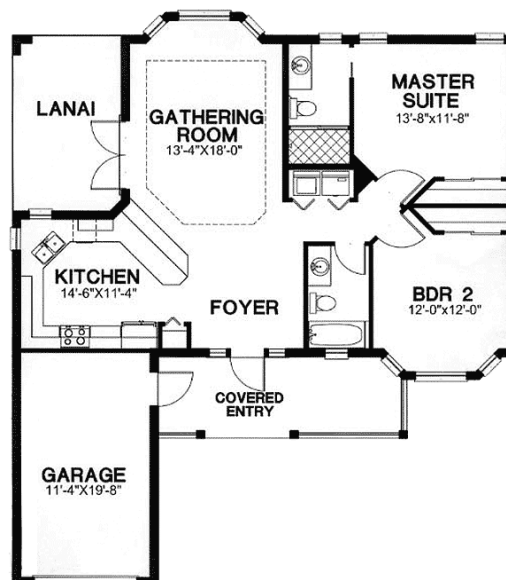
Full Bathrooms: 2

Width: 44'

Depth: 50'

Foundation Types: Slab

£
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Ponderosa - 3 Bed 2 Bath

Living Area: 1046 sq. ft.

Main Floor: 1046 sq. ft.

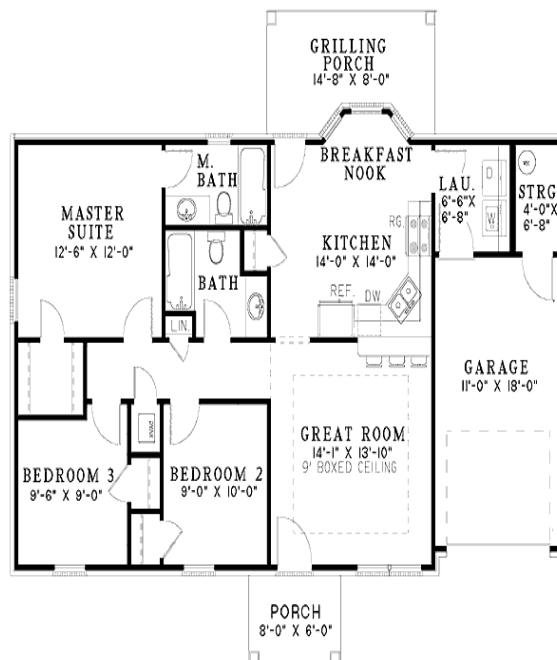
Attached Garage: 1 car, 239 sq. ft.

Width: 48'

Depth: 40'10"

Foundation Types: Slab

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Apsley - 3 Bed 2 Bathroom

Living Area: 1300 sq. ft.

Main Floor: 1300 sq. ft.

Attached Garage: 2 car, 450 sq. ft.

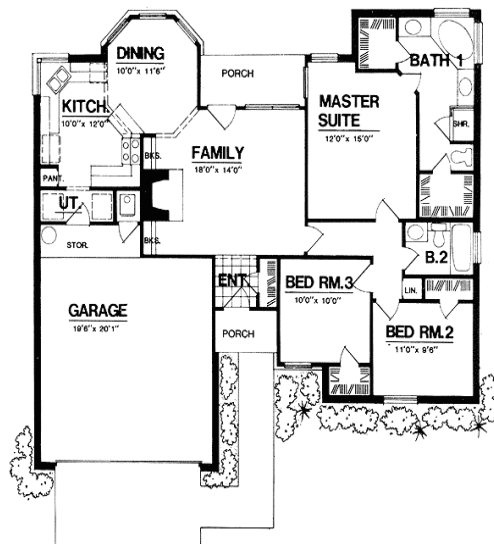
Width: 50'

Depth: 45'

Maximum Ridge Height: 28'6"

Foundation Types: Slab

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Hastings - 3 Bed 1 Bath

Living Area: 1089 sq. ft.

Main Floor: 1089 sq. ft.

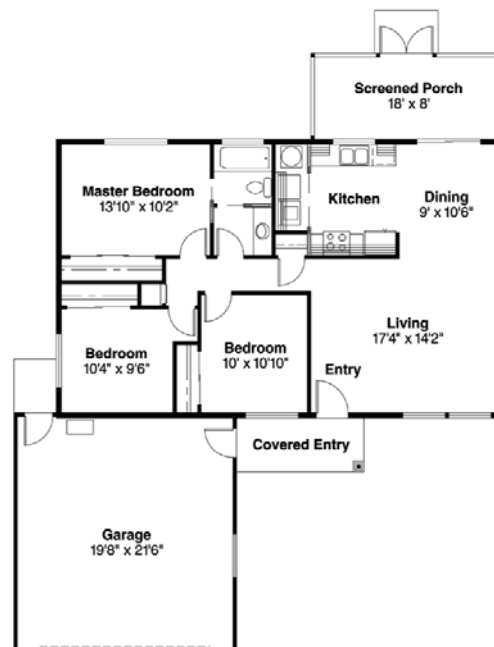
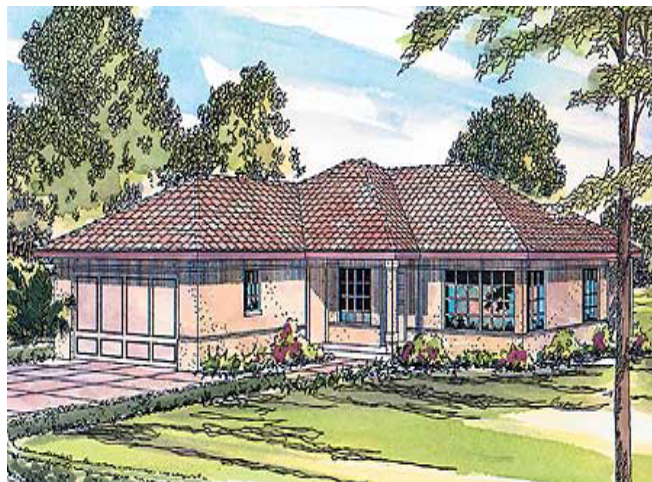
Attached Garage: 2 car, 468 sq. ft.

Width: 46'

Depth: 56'

Foundation Types: Slab

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Florida - 3/4 Bed 2/3 Bath

Living Area: 1783 sq. ft.

Main Floor: 1783 sq. ft.

Attached Garage: 2 car, 409 sq. ft.

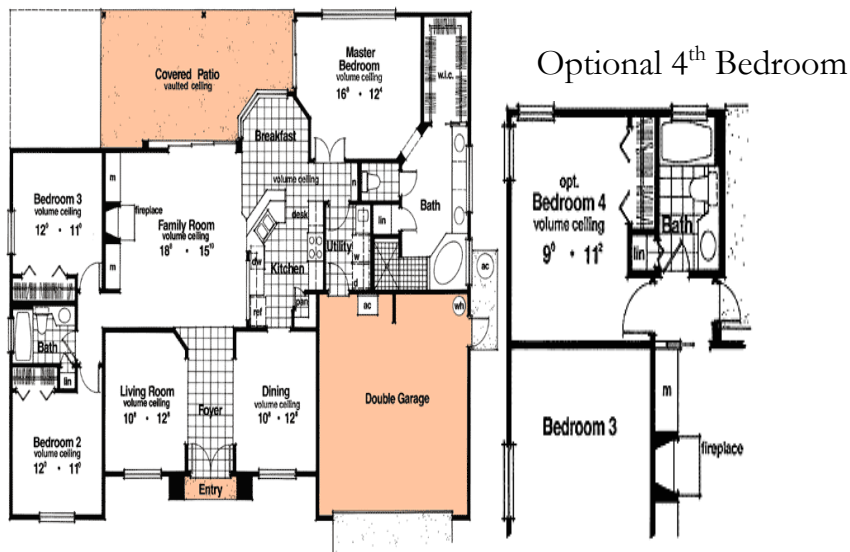
Width: 60'

Depth: 45'

Foundation Types: Slab

Construction Options: Concrete Block Walls, 2X4 Walls

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Mediterranean - 4 Bed 3 Bath

Living Area: 2352 sq. ft.

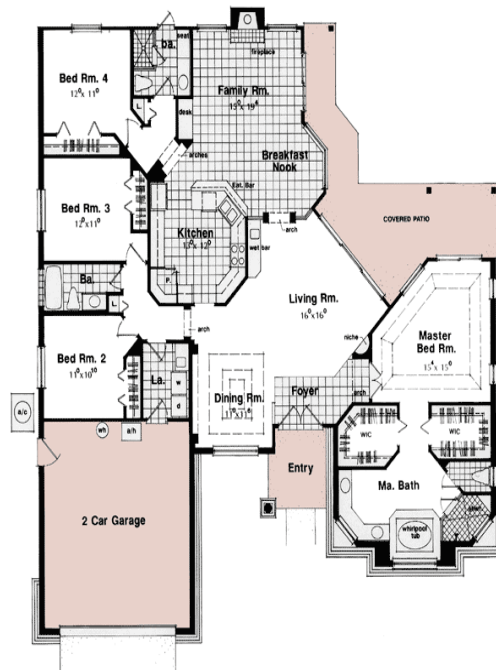
Main Floor: 2352 sq. ft.

Attached Garage: 2 car, 481 sq. ft.

Width: 61'8"

Depth: 66'8"

£
Price to be confirmed



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Barbados - 3 Bed 2 Bath

Living Area: 1,991 sq. ft.

Entry: 54 sq. ft.

Veranda: 700 sq. ft.

Covered Lanai: 260 sq. ft.

Main Floor: 3,005 sq. ft.

Attached Garage: 2 car, 653 sq. ft.

Width: 76'8"

Depth: 65'2"

£
Price to be confirmed



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Emerald - 4 Bed 3 Bath

Living Area: 2,764 sq. ft.

Entry: 76 sq. ft.

Storage: 20 sq. ft.

Main Floor: 3,977 sq. ft.

Attached Garage: 2 car, 653 sq. ft.

Width: 78"

Depth: 76'8"

£
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Terrace Cove - 5 Bed 4 Bath

Living Area: 3,836 sq. ft.

Entry: 164 sq. ft.

Storage: 167 sq. ft.

Portico: 572 sq. ft.

Covered Lanai: 1,860 sq. ft.

Attached Garage: 3 car, 1127 sq. ft.

Width: 122'2"

Depth: 136'6"

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Reservation Form

Name		Address	
Tel.			
Fax.			
Mobile		E-mail	
Tel.			
Fax.			
Mobile		E-mail	
Block No.		Apartment No.	
Reservation fee £1000			
Up to 10% within 14 days		Paid	Date
20% within 60 days.		Paid	Date
Stage Payments		Paid	Date
TOTAL		Paid	Date

Terms & Conditions

- 1) If the Purchaser decides not to proceed, the deposit and fee are non-refundable
- 2) All payments must be received within 14 days of due dates. Failure to do so may result in loss of reservation
- 3) All legal fees must be made by the client
- 4) The customer is responsible for all legal and local fees in relation to the transfer of title deeds
- 5) Completion can be made by anyone authorised by the client
- 6) The developer will endeavour to assist the purchaser with any help he/she may require in relation to the plot

THIS IS A LEGALLY BINDING AGREEMENT

Signed	Date	Signed	Date
Name	Date	Name	Date

Witness	Date	Witness	Date
Name		Name	
Address		Address	

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