

TERRA CARIBBEAN NEWS

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Barbados Edition

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Expanding Our Knowledge to Serve You Better!

Terra Caribbean has strengthened its brokerage and advisory department expanding the range of services offered to clients. We are delighted to announce that Director of Brokerage and Advisory Services, Hayden Hutton, has become the first real estate professional in the island to be awarded the prestigious Certified Commercial Investment Member (CCIM) designation.

CCIMs are recognized experts in investment analysis, commercial real estate brokerage, leasing, valuation and asset management. The designation is awarded upon successful completion of a graduate-level education curriculum and presentation of a comprehensive portfolio of qualifying industry experience. The curriculum addresses: financial analysis, market analysis, user decision analysis and investment analysis – the cornerstones of commercial investment real estate.

"There are a number of qualified valuers operating in the local market, however less emphasis has been placed on the more specialised advisory products and services such as portfolio reviews, comparative investment analysis, lease versus own analysis etc.," said Hayden.

He was awarded the coveted designation during the CCIM Institute's annual conference held on October 12 in Phoenix, Arizona. While many professionals complete the CCIM designation over a three to five-year period, Hayden completed the designation in two years gaining an exceptional score of 98% on the designation exam.

At Terra Caribbean we are known for our focus on knowledge and encouraging the continual professional development of our staff. As a firm we capture real estate transaction data in a proprietary database and ensure this information is readily accessible to all staff to assist our clients.

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FEATURED PROPERTY



Fort George No 25

Fort George, St. Michael (B21120)

Recently completed, this home is located in Phase 4 of the desirable Fort George Community. A modern home, well built and sitting upon 11,963 sq. ft. of lush, green gardens. The stylish kitchen leads out to the dining room and a sizable double living room that flows onto the back terrace. There is a large well finished lower level that could be utilized for entertaining or as additional accommodation. Appliances only.

\$1,200,000.00

Important Notice

Information provided is accurate at the time of publication.

All prices are quoted in BDS\$.

Prices and availability are subject to change without notice.

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DEVELOPMENTS



South View Townhouse

Kent, Christ Church (B19130)

South View is a new residential community located on 54 acres of undulating land offering suburban living in a fantastic location - adjacent to Fort George Heights! The first 10 townhouses of the 46-units that comprise The Gardens have been released. These will feature several contemporary finishes including granite kitchen countertops, porcelain floor tiles and built-in closets. Prime residential land lots are also on offer for sale in The Parks for those that prefer to design and build their own bespoke home.

The Gardens Townhouses From \$545,000

The Parks Land Lots From \$198,000 - Average Lot Size 8,500 sq. ft.



Sapphire Beach

Dover, Christ Church (B13009)

Demonstrating excellent rental returns! Sapphire Beach is ideally situated on the fabulous Dover Beach and enjoys stunning ocean views. Featuring 54 beach front residences within walking distance of many amenities and fine restaurants; these units are extremely attractive to holiday rental visitors. There are two elegant designs on offer - a split level 2-bedroom townhouse type unit and a single level 3-bedroom apartment. This fully secure, gated community has (2) ocean side swimming pools, a fully equipped fitness centre and on-site parking and 24-hr. security.

From \$1,400,000

Expanding Our Knowledge Cont'd

In Barbados alone, Terra Caribbean has captured information on over 15,000 property transactions ensuring clients have the most accurate and current information about Barbados property at all times.

"Knowledge is the foundation of our brand. In order to deliver on that value proposition we must not only have knowledge but we must also be 'knowledgeable'. Over 75% of our professional staff have either completed or are currently enrolled in continuing education courses or designation programs."

CCIM Designees include professionals who work in brokerage, investment and development, the corporate environment, property management, appraisal and related segments of commercial real estate. The network encompasses more than 1,000 markets around the world. We are pleased to add Barbados to this distinguished network.

Interesting CCIM Fact!

CCIM's core curriculum represents the key knowledge expected of commercial investment practitioners in the industry. CCIMs possess exceptional knowledge in investment real estate and a thorough understanding of the marketplace. Investors and corporations often seek CCIMs for well-informed direction in all aspects of commercial property transactions.

RENTAL PROPERTIES



Mount Brevitor, St. Peter (B19722)

- 3-bed / 2-bath villa
- Furnished
- Abuts lush tropical gully
- Breezy location with sea views
- On-site tennis courts & (2) pools

\$3,000

Vuemont Villa 128



Sandy Lane, St. James (B19997)

- 4-bed / 3-bath bungalow
- Unfurnished
- Set on spacious grounds
- Recently refreshed - very tidy
- Access to Sandy Lane Beach

\$3,500

Highbury



Rockley, Christ Church (B21211)

- 2-bed / 2-bath townhouse
- Furnished
- Cosy garden patio
- Resort lifestyle with pool
- Access to 9-hole golf course

\$4,000

Harmony Hall No 9



Porters, St. James (B20929)

- 3-bed / 2.5-bath townhouse
- Furnished
- This unit has its own plunge pool
- High quality finishes throughout
- Gated community w/ good parking

\$4,500

Turtle View Unit 1



Worthing, Ch. Ch. (B21290)

- 2-bed / 2-bath apartment
- Floor area - 1,200 sq. ft.
- Furnished
- Beach front views
- Close to beach & amenities

\$6,000

Indramer No 8



Worthing, Christ Church (B19052)

- 3-bed/2-bath apartment
- Appliances included
- Modern, open-plan layout
- Roof deck pool with ocean views
- Private access to beach

\$6,000

Somerley Unit 401



Emerald Ridge, St. Peter (B21086)

- 3-bed / 2-bath home
- Furnished
- A/C bedrooms
- Tropical gardens & pool with deck
- Close to Mullins Beach

\$6,500

The Manyatta



Hastings, Ch. Ch. (B21081)

- 2-bed / 2.5-bath apartment
- Furnished
- Prime beach front location
- Italian kitchen and open plan
- Gym & sparkling pool on-site

\$7,500

Palm Beach 401

PROPERTIES FOR SALE



Worthing, Christ Church (B19967)

- 3-bed / 2-bath house
- Floor area - 2,000 sq. ft.
- Land area - 9,626 sq. ft.
- Open plan living & dining areas
- Separate self-contained apartment

\$600,000

Maidstone



Dover, Christ Church (B18496)

- 2-bed / 2-bath apartment
- Floor area - 1,145 sq. ft.
- Furniture package included
- A/C bedrooms & ceiling fans
- Open-plan kitchen / living / dining

\$730,000

Terraces No 304



Gunsite Road, St. Michael (B21066)

- 3-bed / 2.5-bath townhouse
- Floor area - 1,900 sq. ft.
- Tastefully landscaped garden
- Shared swimming pool
- Secure, gated community

\$775,000

Gunsite Townhouse 20



Bartletts, Christ Church (B18025)

- 4-bed / 2-bath house
- Floor area - 2,971 sq. ft.
- Land area - 18,058 sq. ft.
- Large garden with mature trees
- Near shopping & entertainment

\$825,000

Palmyra



Valley Estate, St. George (B18764)

- 3-bed / 2-bath home
- Floor area - 1,874 sq. ft.
- Land area - 14,550 sq. ft.
- Covered patio & open-air deck
- On quiet cul-de-sac w/ gully view

\$875,000

Hillcrest



The Ridge, Ch. Ch. (B13761)

- 3-bed/2.5-bath townhouse
- Floor Area - 1,800 sq. ft.
- Air-conditioned bedrooms
- Pool, tennis courts & play area
- Quiet location, country views

\$900,000

Ridge View Estate No 13



Durants, Ch. Ch. (B19941)

- Two independent apartments
- Floor area - 4,330 sq. ft.
- Land area - 27,372 sq. ft.
- Ridge front ocean views
- Fully fenced with mature garden

\$1,300,000

Durants Terrace 45



Pine Gardens, St. Michael (B19706)

- 5-bed / 4-bath traditional home
- Floor area - 4,568 sq. ft.
- Land area - 17,284 sq. ft.
- Pool & deck for entertaining
- 10ft. ceilings & hardwood floors

\$2,200,000

Woodyear