



Own your piece of paradise



Large Salt-water
Swimming Pool



Caribbean Sea



Beach Towels



Powder Sand
Beach



Non-motorized
water sports



Recreational
Activities



Fitness Centre
Gym



Business
Services



Wi-Fi Access
throughout



24 Hour
Reception
Desk



On Site
Parking
Available

Paid services available



Rejuvenating
Spa



Tours &
Excursions



Room Service



Laundry
Services



Housekeeping



Babysitting
Services



An excellent solution for people who want to own a resort condo unit but don't want to leave the unit vacant or deal with the hassles of renting it. Owners get the best of both worlds, vacation home ownership in a high-quality Resort with a fully experienced management team to aid in delivering a favourable capital growth potential.



Ownership

Owners have a luxurious vacation home in a premier location to use up to a maximum of 12 weeks per year for a 15 year term. After which there is no such restriction. Owners can sell their condo at any time they wish.



Revenue

The remaining 40 or more weeks of the year, owners place their condo in the property's rental program and receive revenue which helps defray the expenses of ownership.



Management

The on-site management company takes care of all interactions with renters and uses its sophisticated reservation system and management expertise with a number of recognized tour operators.

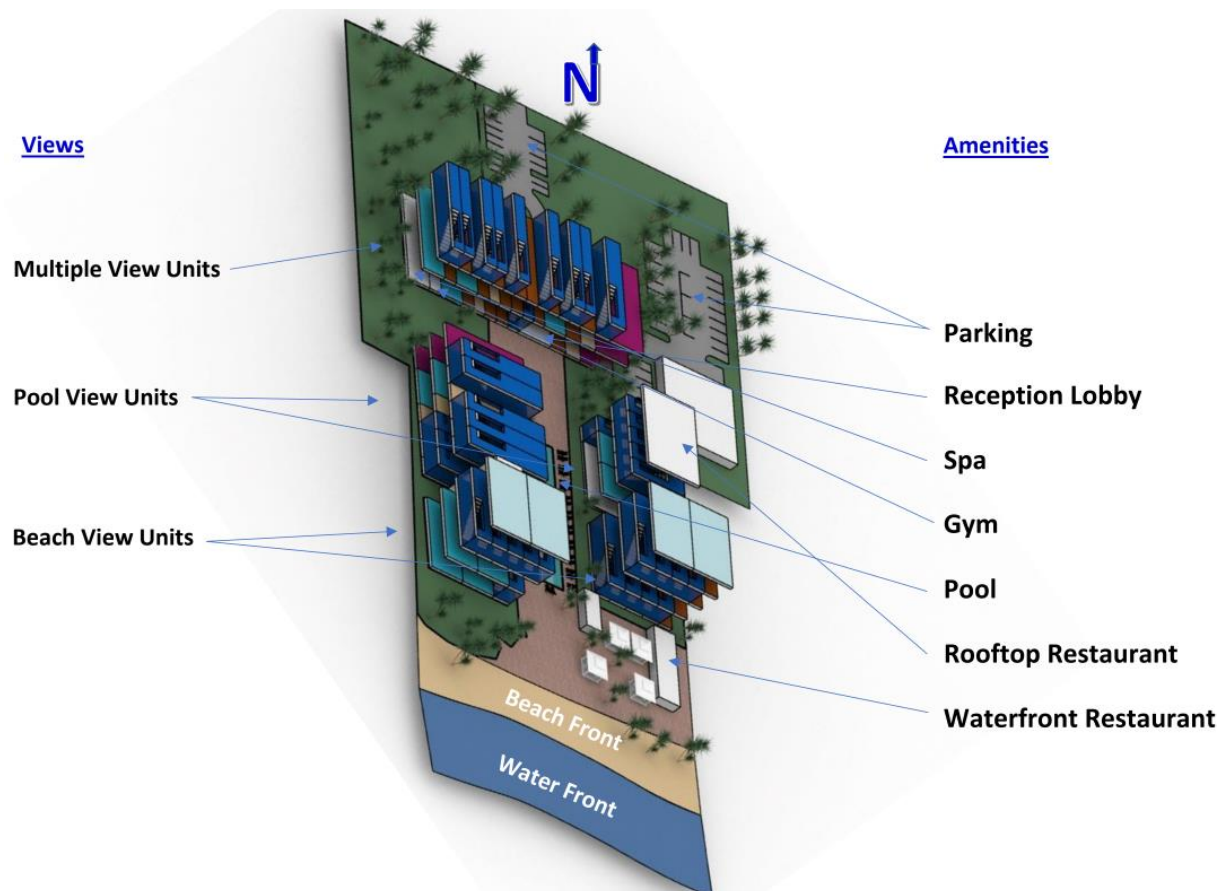


Owners Pooled Revenue paid quarterly

Pooled rental revenue is paid quarterly as follows:

- ✓ 5% reserve fund for Furniture, Fixtures and Equipment
- ✓ 47.5% - rental pool management share
- ✓ 47.5% - owners revenue share (less condo fees and property taxes)

The essential ingredients of a successful condo/hotel include an excellent location, attractive amenities, a strong brand, a respected developer, and management.



The Buying Process for the Sands Barbados Condo-Tel

is as easy as 1, 2, 3.



1* Reservation Agreement

Read and Sign the Reservation Agreement



2* Purchaser Form

Fill Out the Details in the Purchaser Form



3* Refundable Deposit

Pay a Fully Refundable \$5,000 USD Deposit

Congratulations, you have reserved your condo and submitted your Reservation Agreement along with your fully refundable \$5,000 USD deposit.



What's next?

Within two to four weeks you will receive an Offer to Purchase from The Sands Solicitors. You then have four weeks to review the documents with your solicitor and put any financing in place that you may need. You can then choose to decline the deal and get your deposit back or accept the deal and forward your 10% down payment.

On closing, you will pay your closing cost and the unit purchase price. Your Lawyer will minus the deposit money you have already paid and the money (if any) the mortgagee forwards. Then your Lawyer will tell you exactly how much money you will need to close. You pay your Lawyer the money needed then sign the final prepared documents and you become the proud owner of a new unit at The Sands Waterfront Luxury Condo/Resort.



Other information

Transaction Costs:

A solicitor is required to complete a sale and fees range from 1.25% to 2.5% percent of the purchase price. *plus VAT fees (17.5%) only on the solicitor costs. *A proportionate amount of Land Tax Mortgage Financing: *If required, purchase finance (**mortgage**) of up to 65% is typically available.

Other Points:

Buyers do not pay transfer taxes or stamp duty *The seller pays 2.5% transfer tax and 1% stamp duty. *The seller also pays the real estate agent a commission for the marketing/sale of the property.

There are no restrictions on nationals or non-nationals purchasing land/property in Barbados. Barbados has a fixed exchange rate of \$1 USD to \$2 BBD.

Foreign buyers are subject to "exchange-control approval" as follows:

1. The buyer's solicitor registers the foreign currency brought to the island to purchase a property with the Central Bank of Barbados.
2. Central bank approves the purchase
3. When the buyer sells; he or she receives their money plus any profit.

Drink by the pool. Eat by the beach. Live in paradise.



Drink by the pool. Eat by the beach. Live in paradise.

CHARMING, SOPHISTICATED AND STABLE

The most desirable of all Caribbean island destinations.

A perennial favourite with travellers, Barbados attracts half a million plus visitors each year – consistently drawn to its wonderful white sandy beaches, crystal clear turquoise waters and the warmth of the Barbadian people. Barbados hosts some of the softest sands and clearest waters in the Caribbean. It is known as the tiny island paradise and it has a climate blessed with beautiful weather, bright sunshine and cool breezes year round. Barbados does not experience severe tropical storms and hurricanes that plague much of the Caribbean. The Sands is located in Worthing, Parish of Christ Church, which delivers some of the finest beaches with easy access to many other attractions. It offers both tranquillity and excitement with a hint of calypso rhythm and world-famous rum. Barbados is also known for its stable Government, strong infrastructure, and low crime.



The Sands Barbados Resort

There are eighty-seven stylish and contemporary beachfront condominium units on this 2.48 acres of stunning beachfront, that is naturally protected by an outer reef. The soft powder sands and calm crystal clear azure waters of Sandy Beach enclose this private resort's restaurants, bars, swimming, health spa, fitness gym, snorkelers and water-sports activities. It also hosts a full Reception with 24-hour concierge and security.

Why The Sands

Location, Location, Location. The Sands Barbados is located in Worthing Beach along the internationally recognised stretch of coast that hosts hotels, condominiums, residential and commercial developments. The Sands is tucked away on its own private 2.48 Acres of Beachfront paradise. It is just a six minute walk east to the nightlife, restaurant and bar scene of St. Lawrence Gap and, a few minutes to walk west to the quaint shopping markets of Rackley. The soft and supple powder sands coupled with the outer reefs natural protection delivers calm waters and a unique beachfront experience that is not available at many of the other beachfront locations. This ensures you have the picturesque and tranquil experiences you desire, with the ability to step it up and join the excitement within minutes.





WHAT IS THE PRODUCT FOR SALE HOTEL UNITS or CONDOS?

Condos in a Resort. When you purchase a cond-tel you lease it to the management for 15 years. During that time you can use it for personal use up to 12 weeks a year. After the 15 years is up, you can use the condo all year if you wish or you can choose to make a less structured arrangement with management to continue to provide hassle-free income for you.

WHAT ARE THE HOTEL DEVELOPMENT TIME-LINES?

Properties can now be registered for private occupancy sale in 2023.

WHAT ADDITIONAL PURCHASE COSTS SHOULD BE EXPECTED?

There are no additional charges outside of the usual transaction closing costs. Included in the price is the furniture & furnishings (standard throughout the property). The comprehensive 'room-set' packs range is as follows: \$15,500 for a studio unit, \$20,500 for a 1 bed unit, \$26,500 for a 2 bed 2 bath unit and \$31,500 for the Penthouse. All money is in USD.

HOW IS QUARTERLY 'RENTAL' POOL INCOME SHARED?

From 100% of the occupancy earnings collected, 5% of gross rental income is allocated for FF&E. The balance is split 50:50 between the hotel operator and the rental pool for owners. Therefore owner's shared rental pool will total 47.5% of the total occupancy revenue. Note that the owners will have their PUP (condo fees) and property taxes paid from their shared rental pool income.



DO INDIVIDUAL OWNERS BENEFIT FROM LEAVING PROPERTY IN THE RENTAL POOL FOR MORE WEEKS IN THE YEAR?

Yes. Weeks taken for personal use will be deducted by calculating the percentage of the year that revenue is accrued. For example, the owner who leaves their unit in the pool for 52 weeks, will receive the full share of their rental pool portion. For the owner who uses twelve weeks of personal stay, they will receive approximately 75% of their rental pool portion. This of course varies because owners who use their personal time during peak times, when occupancy rates are high, will not earn a return while they are staying in their condo.

WHAT ANNUAL MAINTENANCE [PUP] FEES ARE FORECASTED?

The PUP will be managed by an independent auditing firm and will be paid from your quarterly income pool cheque. The estimated fees are as follows: the studio \$3,600, one bed \$4,170, two bed \$5,625, three bed \$6,375, and the penthouse \$8,400

THE BUYING PROCESS?

To purchase a Condo/Resort unit at the Sands:

- 1st) Read and sign the reservation agreement.
- 2nd) Fill out the details of the purchaser form.
- 3rd) Send a fully refundable \$5,000 USD reservation deposit.

Congratulations, once you have submitted the above documents along with your fully refundable \$5,000 USD deposit, you have reserved your unit choice.



WHAT IS NEXT?

Within two to four weeks you will receive an Offer to Purchase from The Sands Solicitors. You then have four weeks to review the documents with your solicitor and put any financing in place that you may need. You can then choose to decline the deal and get your deposit back or accept the deal and forward your 10% down payment. Closing may take 3 or more months. Finally, when closing your new waterfront luxury condo/hotel you will pay the remainder of the money needed to your lawyer and complete signing the final documents.

CLOSING OR TRANSACTION COSTS?

A solicitor is required to complete a sale and fees range from 1.25% to 2.5% percent of the purchase price, plus VAT fees (17.5%) only on the solicitor costs. You will also need to pay a proportionate amount of Land Tax.

MORTGAGE FINANCING?

If required, purchase finance (mortgage) of up to 65% is typically available. If required ask us for lenders contact info.

CAN I SELL MY CONDO AT ANY TIME?

Yes, you can sell at any time.

MORE GENERAL INFORMATION:

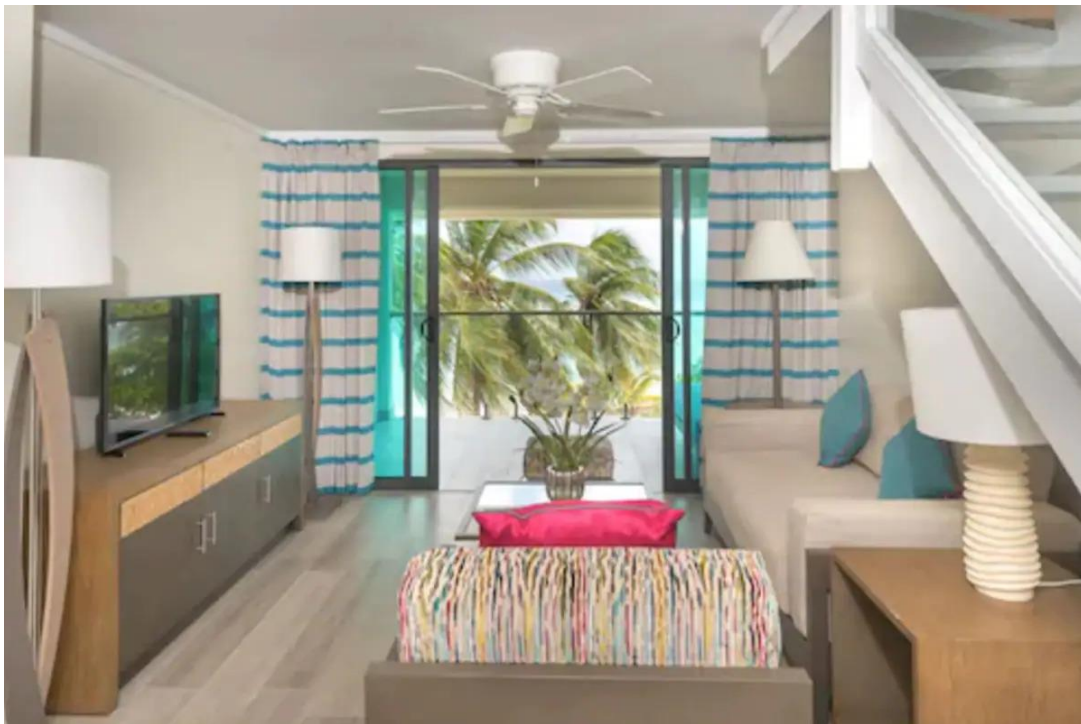
There is no restriction on nationals or non-nationals purchasing land or property in Barbados.

Barbados has a fixed exchange rate, two Barbados dollars to one US dollar. and foreign buyers are subject to the usual "exchange-control approval"

WHY THE SANDS BARBADOS?

If you've ever dreamed of owning property in a beautiful, tropical paradise, owning property at the Sands Resort in Barbados will make those dreams a reality. This is a once-in-a-lifetime opportunity. Now there is no risk, it is fully built and is fabulous. The people are friendly, the culture is rich, and it is one of the most sought-after vacation destinations in the world! More than half a million tourists a year come to indulge in the gorgeous white beaches and the clean, clear, and azure waters. The Sands Resort has nearly 2.5 acres of paradise on the waterfront, is only a few short minute walk from the incredible Barbados nightlife and shopping scene, and its local geography makes for an unusually private calm, and tranquil beaches. With the professional property management team, you won't have to worry about your property going into disrepair. They'll care for it year-round, so whether renters or yourself come to experience the perfect vacation, you can be certain that they'll experience nothing but a perfect property.

IMAGE GALLERY



























Price/Availability Schedule & Accommodation Matrix				
Unit	Floor	Price	Type	Name
34	2N	\$323,465	Studio	Terrace Studio
40	2N	\$323,465	Studio	Terrace Studio
72	2W	\$332,495	Studio	Terrace Studio
5	1E	\$426,535	1 Bed	Garden 1 Bed
9	2E	\$426,535	1 Bed	Terrace 1 Bed
25	1N	\$379,285	1 Bed	Garden 1 Bed
28	1N	\$372,250	1 Bed	Garden 1 Bed
30	1N	\$356,290	1 Bed	Garden 1 Bed
38	2N	\$387,160	1 Bed	Terrace 1 Bed
39	2N	\$383,800	1 Bed	Terrace 1 Bed
41	2N	\$367,315	1 Bed	Terrace 1 Bed
58	3N	\$361,225	1 Bed	Jr. Penthouse 1 Bed
10	2E	\$507,190	2 Bed	Terrace 2 Bed
42	2N	\$484,720	2 Bed	Terrace 2 Bed
44	2N	\$504,565	2 Bed	Terrace 2 Bed
73	2W	\$510,340	2 Bed	Terrace 2 Bed
4	1E	\$568,615	2 Bed Duplex	Garden Duplex
8	1E	\$482,935	2 Bed Duplex	Garden Duplex
13	3E	\$573,970	2 Bed Duplex	Jr. Penhouse Duplex
14	3E	\$573,970	2 Bed Duplex	Jr. Penhouse Duplex
17	3E	\$507,190	2 Bed Duplex	Jr. Penhouse Duplex
18	3E	\$507,190	2 Bed Duplex	Jr. Penhouse Duplex
19	3E	\$507,190	2 Bed Duplex	Jr. Penhouse Duplex
20	3E	\$507,190	2 Bed Duplex	Jr. Penhouse Duplex
21	3E	\$505,615	2 Bed Duplex	Jr. Penhouse Duplex
26	1N	\$500,575	2 Bed Duplex	Garden Duplex
57	3N	\$505,615	2 Bed Duplex	Jr. Penhouse Duplex
59	3N	\$510,340	2 Bed Duplex	Jr. Penhouse Duplex
60	3N	\$499,000	2 Bed Duplex	Jr. Penhouse Duplex
61	1W	\$610,000	2 Bed Duplex	Garden Duplex
64	1W	\$510,340	2 Bed Duplex	Garden Duplex
65	1W	\$510,340	2 Bed Duplex	Garden Duplex
82	3W	\$521,365	2 Bed Duplex	Jr. Penhouse Duplex
PH1	5W	\$1,186,500	2 Bed Penthouse	Penthouse

			Dual	Link	
View	sq. ft	per/sq.ft	Suite	Floor Plan	PUP
Oasis, Garden & Architectural	479	643		4B	\$3,804
Oasis, Garden & Architectural	488	631		4A	\$3,804
Pool View	456	695		4C	\$3,804
Ocean, Garden & Architectural	673	603		1A	\$4,200
Ocean, Garden & Architectural	673	603		1A	\$4,200
Oasis, Garden & Architectural	673	533		1A	\$4,200
Oasis View	673	523		1A	\$4,200
Oasis, Garden & Architectural	673	499		1A	\$4,200
Oasis View	673	545		1A	\$4,200
Oasis View	673	540		1A	\$4,200
Oasis, Garden & Architectural	673	515		1A	\$4,200
Ocean, Garden, Architectural	673	506		1A	\$4,200
Pool View	953	504		2C	\$5,700
Garden & Architectural	966	474		2A	\$5,700
Ocean, Garden, Architectural	967	494		2A	\$5,700
Pool View	966	501		2A	\$5,700
Ocean, Garden & Architectural	1,001	542		3B	\$5,700
Garden & Architectural	975	468		Dup	\$5,700
Ocean View	1,001	547		3B	\$5,700
Ocean View	1,001	547		3B	\$5,700
Pool View	953	504	Y	3D	\$5,700
Pool View	953	504	Y	3D	\$5,700
Pool View	953	504	Y	3D	\$5,700
Pool View	953	504		3B	\$5,700
Pool, Garden & Architectural	975	491		Dup	\$5,700
Oasis View	966	491		3A	\$5,700
Garden & Architectural	953	503		3B	\$5,700
Ocean, Garden, Architectural	1,064	455		3B	\$5,700
Ocean, Garden, Architectural	953	496		3B	\$5,700
Ocean View	966	491		3A	\$5,700
Pool View	954	507	Y	3D	\$5,700
Pool View	954	507	Y	3D	\$5,700
Pool View	975	508	Y	3C	\$5,700
Ocean View				5A	\$8,496

Waterfront

Beachfront

West Block

Phase 1

Penthouse 2		Penthouse 1 \$1,186,500			Penthouse	Studio
Unit 75 2 Bedroom 2 Story 857 SF 130 Terrace Model 3A	Unit 76 2 Bedroom 2 Story 859 SF 138 Terrace Model 3B	Unit 77 2 Bedroom 2 Story 859 SF 138 Terrace Model 3B	Unit 78 2 Bedroom 2 Story 859 SF 138 Terrace Model 3B	Unit 79 2 Bedroom 2 Story 859 SF 138 Terrace Model 3B	4th Floor	One Bedroom
# 61 \$610,000 2 Bedroom 2 Story 857 SF 130 Terrace Model 3A		Unit 70 2 Bedroom 2 Story 837 SF 135 Terrace Model 2C	Unit 71 2 Bedroom 2 Story 837 SF 135 Terrace Model 2C		3rd Floor	Two Bedroom
		Unit 62 2 Bedroom 2 Story 837 SF 135 Terrace Model 2C	Unit 63 2 Bedroom 2 Story 837 SF 135 Terrace Model 2C		2nd Floor	Two Bedroom 2 Story
					1st Floor	Three Bedroom
						Penthouse

Beachside Restaurant

Bar

East Block

Phase 2

Penthouse	Penthouse 3		Penthouse 4		
4th Floor	# 22 1 Bdrm 567 SF 128 Terrace Model 1A	# 15 2 Bdrm 859 SF 138 Terrace Model 3B	# 14 \$573,970 2 Bedroom 2 Story 859 SF 138 Terrace Model 3B	# 13 \$573,970 2 Bedroom 2 Story 859 SF 138 Terrace Model 3B	Unit 12 2 Bedroom 2 Story 859 SF 138 Terrace Model 3B
3rd Floor	# 16 1 Bdrm 567 SF 128 Terrace Model 1A				
2nd Floor	# 09 \$426,635 1 Bdrm 567 SF 128 Terrace Model 1A	# 04 \$568,615 2 Bedroom 2 Story 859 SF 138 Terrace Model 3B	Unit 03 2 Bedroom 2 Story 859 SF 138 Terrace Model 3B	Unit 02 2 Bedroom 2 Story 859 SF 138 Terrace Model 3B	Unit 01 2 Bedroom 2 Story 859 SF 138 Terrace Model 3B
1st Floor	# 05 \$426,635 1 Bdrm 567 SF 128 Terrace Model 1A				

Poolside

1st Floor	# 64 \$510,340 2 Bedroom 944 SF 110 Terrace Model 3D	2nd Floor	2 Story 944 SF 110 Terrace Model 3D	3rd Floor	Unit 80 2 Bedroom 2 Story 944 SF 110 Terrace Model 3D	4th Floor	
	# 65 \$510,340 2 Bedroom 944 SF 110 Terrace Model 3D				Unit 81 2 Bedroom 2 Story 944 SF 110 Terrace Model 3D		
	Unit 66 2 Bedroom 865 SF 135 Terrace Model 3C				# 82 \$521,365 2 Bedroom 865 SF 135 Terrace Model 3C		
	# 67 Studio 344 sq ft 129 of Terrace Model 4C	# 72 \$332,495 Studio 344 sq ft 129 of Terrace Model 4C			# 83 Studio 344 sq ft 129 of Terrace Model 4C		
	Unit 68 2 Bedroom 858 SF 135 Terrace Model 2A	# 73 \$510,340 2 Bedroom 858 SF 135 Terrace Model 2A			Unit 84 2 Bedroom 2 Story 944 SF 110 Terrace Model 3D		
					Unit 85 2 Bedroom 944 SF 110 Terrace Model 3D		
	Unit 69 3 Bedroom 1126 SF 261 Terrace Model 2D	Unit 74 3 Bedroom 1126 SF 261 Terrace Model 2D			Unit 86 3 Bedroom 1126 SF 261 Terrace Model 2D		

EXECUTIVE LOUNGE	# 17 \$507,190 2 Bedroom 944 SF 110 Terrace Model 3D	Unit 11 2 Bedroom 837 SF 135 Terrace Model 2C	BACK OF HOUSE	
	# 18 \$507,190 2 Bedroom 944 SF 110 Terrace Model 3D			
	# 19 \$507,190 2 Bedroom 944 SF 110 Terrace Model 3D	# 10 \$507,190 2 Bdrm 837 SF 135 Terrace Model 2C		
	# 20 \$507,190 2 Bedroom 859 SF 138 Terrace Model 3B			
	# 21 \$505,615 2 Bedroom --- SF --- Terrace Model DUP	# 8 \$482,935 2 Bedroom 944 SF 110 Terrace Model 3D		
5th Floor	4th Floor	3rd Floor	2nd Floor	1st Floor

1st Floor	Unit 23 3 Bedroom 266 Terrace Model 2B	# 24 Studio 357 sf 128 Terrace Model 4B	# 25 \$379,285 1 Bdrm 567 SF 128 Terrace Model 1A	RECEPTION		# 26 \$500,575 2 Bedroom 2 Story 857 SF 130 Terrace Model 3A	Unit 27 1 Bdrm 567 SF 128 Terrace Model 1A	# 28 \$372,250 1 Bdrm 567 SF 128 Terrace Model 1A	# 29 Studio 368 sf 130 Terrace Model 4A	# 30 \$356,290 1 Bdrm 567 SF 128 Terrace Model 1A	Unit 31 2 Bedroom 858 SF 138 Terrace Model 2A	GYM 567 SF 128 Terrace Model 1A	SPA		
2nd Floor	Unit 33 3 Bedroom 266 Terrace Model 2B	# 34 \$323,465 Studio 357 sf 128 Terrace Model 4B	# 35 1 Bdrm 567 SF 128 Terrace Model 1A	Unit 36 2 Bedroom 858 SF 138 Terrace Model 2A	# 37 1 Bdrm 567 SF 128 Terrace Model 1A		# 38 \$387,160 1 Bdrm 567 SF 128 Terrace Model 1A	# 39 \$383,800 1 Bdrm 567 SF 128 Terrace Model 1A	# 40 \$323,465 Studio 368 sf 130 Terrace Model 4A	# 41 \$367,315 1 Bdrm 567 SF 128 Terrace Model 1A	# 42 \$484,720 2 Bedroom 858 SF 138 Terrace Model 2A	Unit 43 1 Bdrm 567 SF 128 Terrace Model 1A	# 44 \$504,565 2 Bedroom 858 SF 138 Terrace Model 2A		
3rd Floor	Unit 45 3 Bedroom 266 Terrace Model 2B	Unit 46 2 Bedroom 2 Story 857 SF 130 Terrace Model 3A	# 47 1 Bdrm 567 SF 128 Terrace Model 1A	Unit 48 2 Bedroom 859 SF 138 Terrace Model 3B	Unit 49 2 Bedroom 859 SF 138 Terrace Model 3B	Unit 50 1 Bdrm 567 SF 128 Terrace Model 1A	Unit 52 1 Bdrm 567 SF 128 Terrace Model 1A	Unit 53 1 Bdrm 567 SF 128 Terrace Model 1A	Unit 54 2 Bedroom 2 Story 857 SF 130 Terrace Model 3A	Unit 55 1 Bdrm 567 SF 128 Terrace Model 1A	Unit 56 2 Bedroom 859 SF 138 Terrace Model 3B	# 57 \$505,615 2 Bedroom 859 SF 138 Terrace Model 3B	# 58 \$361,225 1 Bdrm 567 SF 128 Terrace Model 1A	# 59 \$510,340 2 Bedroom 859 SF 138 Terrace Model 3B	# 60 \$499,000 2 Bedroom 859 SF 138 Terrace Model 3B
4th Floor															

North Block