

Hurry! Only a Few ocean front suites remain. The rest are garden view

News

Buccament Bay, Harlequin's 1st Caribbean resort opened in 2010 wins two prestigious World Travel Awards. Details >> <http://www.harlequin.propertiesabroad.com/news.bhp>



The Harlequin Hotel – Barbados

Investment guide

Introducing Harlequin's 2nd exciting new 5 star *freehold* hotel in Barbados...

THE OPPORTUNITY

- Invest in **freehold** suites with just £99,000 deposit (30%) on £330,000 purchase price. Balance is non-status financed
- Suitable for SIPP and SSAS Investment
- Guaranteed min 10%/yr rental income for 2 to 10 years (9% net of all costs). This rises to a potential 30%/year return on cash
- 30 days free use each year (excluding SIPP purchases)
- All marketing and maintenance of your property is included

THE HOTEL

- The property comes fully and elegantly furnished
- Luxury beach front Boutique Hotel – Opening Nov/Dec 2013
- Stunning white Caribbean beach in SW Barbados
- Will be served by private airline
- Designed to compete with Sandy Lane Hotel
- Some anticipated facilities:
 - Spa by ESPA *the world's leading spa providers*
 - Trader Vic's bars and restaurants – Mai Tai Lounge
 - Pat Cash Tennis Academy - gymnasium + more



All CGI's are of the H Hotel upon completion



Beach and H Hotel prior to expansion and renovation

THE INVESTMENT



The sales launch is proving a spectacular success

This is a high quality investment opportunity. Freehold suites in the first H Hotel Barbados sold out very quickly, beginning with pre-launch prices of £250k, with the last few properties selling at well over £400k just a few months later.

If you missed out on the first hotel, we are offering you the chance to invest in this second Harlequin Hotel. Prices begin at just £290,000 (£330k for sea front).

Reserve your property for just £1000.

Then 45 days to increase this to 30% (SIPP purchasers have 90 days)

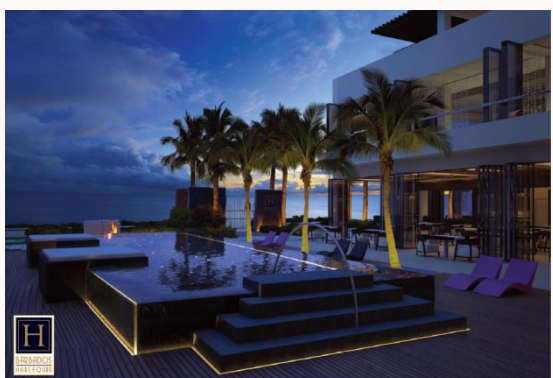


All management, renting, furnishing and general hassle is taken care of. Expected room rates are over £400/night for single room suites and £700 for a two bedroom suite. Returns modelled on a cautious 70% occupancy/year. Following your chosen guaranteed rental term of 2 to 10 years, net income is shared equally with you and the hotel.

You enjoy free use for 30 days per year (excluding SIPP). This alone is worth between £15k and £24k *every year*.

Your Returns

[Income and Costs Breakdown PDF](#)



Pool & Garden View Studios

Ground Floor Studio **Sold out**

First Floor Studio

Second Floor Deluxe Suite

Prices now

30% deposit
(your input)

Price from
Dec 2012

£290,000

£87,000

£TBA

£305,000

£91,500

£TBA

Ocean Front Studios

Ground Floor Deluxe S **Sold out**

First Floor Deluxe Suite

Second Floor Studio **Sold out**

£320,000

£96,000

£TBA

£330,000

£99,000

£TBA

Ocean Front 2 bed suite

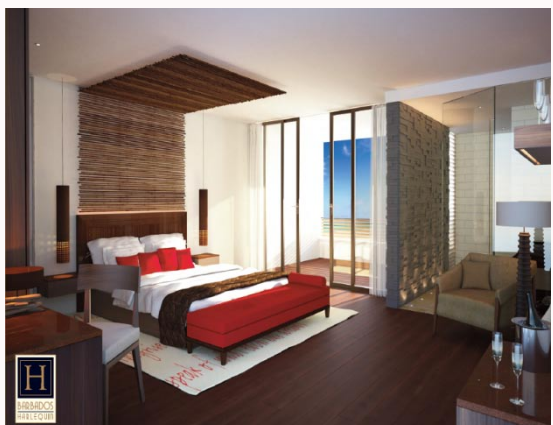
Ground floor **Sold out**

First Floor **Sold out**

Second Floor **Sold out**

Prices increase further December 2013

*This hotel, in line with all Harlequin hotels, is wheelchair friendly.



To reserve a property and beat the price increase, **CLICK HERE**

Images...



These CGI's also represent The Harlequin Hotel

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Current track record of Harlequin property prices

Harlequin's business model encourages investors to buy off-plan freehold properties by offering 5 star resort properties at prices up to 50% below current market value. Near on-plan properties have less time to increase during its off-plan phase so the discount is less.

Harlequin is accelerating its build programme to open resorts sooner.

5* Buccament Bay Resort St Vincent: Opened officially April 2011: minimum 100% increase at opening. Two best new Caribbean hotel Global Travel Awards already won. Just nominated for the best new hotel in the world award.

4* Hotel Blu St Lucia: opened Apr 2012. Sales commenced summer 2011. Increases so far of 10% +.

5* H Harlequin Hotel Barbados: anticipated opening Summer 2013; approx 30% price increase during sales phase between July 2011 and Feb 2012 by which time they were sold out. Prices are anticipated to rise further by opening date.

5*The Hideaway Las Canas Resort – Dominican Republic: anticipated opening early 2014; 53% increase last 12 months. More increases expected between now and opening.

5* Harlequin Hotel Barbados (HH&R's second hotel). Anticipated opening commencing Nov 2013. Sales began June 2012. Pre-launch suites mostly all sold by August 2012.

Studios are anticipated to increase to £400,000 by hotel opening.

Notes

¹Not for SIPP purchases.

²50/50 net room share is when the income generated by the property is split evenly with the resort (minus any shared costs such as maid service etc). This income structure will be based on the occupancy levels of the resorts. Income across similar properties will be pooled.

³The maintenance charge includes insurances and a sink fund to periodically refurbish the property and replace furnishings etc to maintain 5 star standards.

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This document is drawn from Official Harlequin figures. The only change is that we have erred on the side of caution and **modelled on 70% occupancy rather than the targeted 85%**

NB. Harlequin Hotels & Resorts are referred to in this document as either Harlequin or HH&R