

Springcourt - your Barbados home-from-home

Apartments from just \$350,000

Villas from just \$495,000

If you love Barbados and plan to return year after year, then now is the time to purchase your own property on the island. Imagine walking into your own air-conditioned home ready to enjoy a cool drink on your own patio, stroll in the beautifully landscaped gardens or take a dip in the azure-blue swimming pool. Springcourt makes that dream a reality.

Springcourt is a unique development of just 25 air-conditioned villas and apartments perfectly situated for the beach, shops, restaurants and golf club. Each one is built to the luxury standards of a Barbados mansion, but without the grand scale or the millionaire price tag.

If you thought you had to be rich and famous to afford your own home in Barbados, think again. Springcourt puts the celebrity lifestyle within reach of everyone. Read on to find out more.



Phase Two – available now for completion in 2022

All the properties in phase one of this highly popular development have been sold. Phase two is due for completion in 2022. This represents a golden opportunity to purchase off-plan to secure your dream holiday home, invest as a buy-to-let or combine both, and gain an income as well as enjoying your own place when you visit the island.

Currently available are:

- 4 one-bedroom apartments
- 4 two-bedroom villas
- 3 three-bedroom apartments

Due to the success of phase one, demand is likely to be high, so early viewing is recommended. To book an appointment to view Springcourt, please email gerald@spring-court.com

Try before you buy

If you think you would enjoy owning a holiday home, but want to be sure, why not book a holiday at Springcourt? Let us know you are a potential purchaser, and if you go on to buy after your stay, we'll deduct \$2000 from your purchase price. For more details email helen@spring-court.com



About Springcourt

Attractive neo-Colonial style buildings with a textured stone finish are painted in a palette of classical pastel colours. Inside the rooms are spacious and airy, with an open-plan living space opening out onto a patio or balcony. Every kitchen is fitted out to a high standard with granite worktops and top-of-the-range kitchen appliances featuring brands like Smeg, Bosch and Westinghouse

Whether you buy an apartment or a villa, you'll enjoy all the comforts of home. Air conditioning comes as standard as well as ceiling fans in every room.

The residents' swimming pool and landscaped gardens are maintained all year round as part of the service agreement, which also includes buildings insurance, repairs and ongoing improvements. Other services can be arranged at additional cost including maid service, cleaning, laundry, dry cleaning and personal cook.

Location

"An excellent location, close to a wonderful concentration of restaurants, entertainments and fine beaches, adjacent to an inviting 9-hole golf course. A gold-star piece of real estate"

Keith Bell, Owner

Springcourt is a 20 minute stroll from the pristine Accra Beach in Rockley, Christchurch, on the South East coast, one of the island's most idyllic settings.

Springcourt also has excellent transport links, being just 15 minutes' drive to the airport and ten minutes to Bridgetown, the bustling capital of Barbados.

Set in a peaceful cul-de-sac next to the Rockley Resort Golf Course with the rolling hillsides behind, Springcourt is an oasis of peace and tranquility, yet on the doorstep you'll find a host of lively cafes, relaxed bars and upscale restaurants, giving you the best of all possible worlds.

"It's very peaceful but close to all necessary shops and good restaurants. Accra Beach is one of the nicest on the island – lovely and smooth and white. The other people are really friendly and the staff are very nice and always helpful."

Steven, long term resident tenant



Properties

Buildings G & H
Available

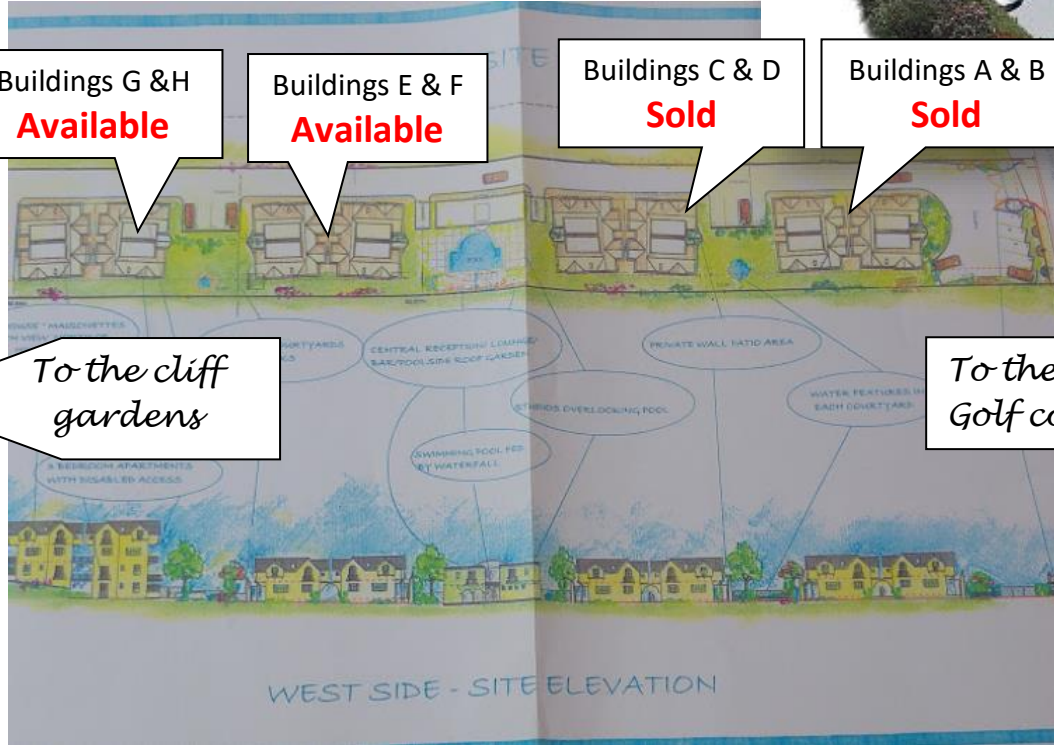
Buildings E & F
Available

Buildings C & D
Sold

Buildings A & B
Sold

To the cliff gardens

To the beach and Golf course

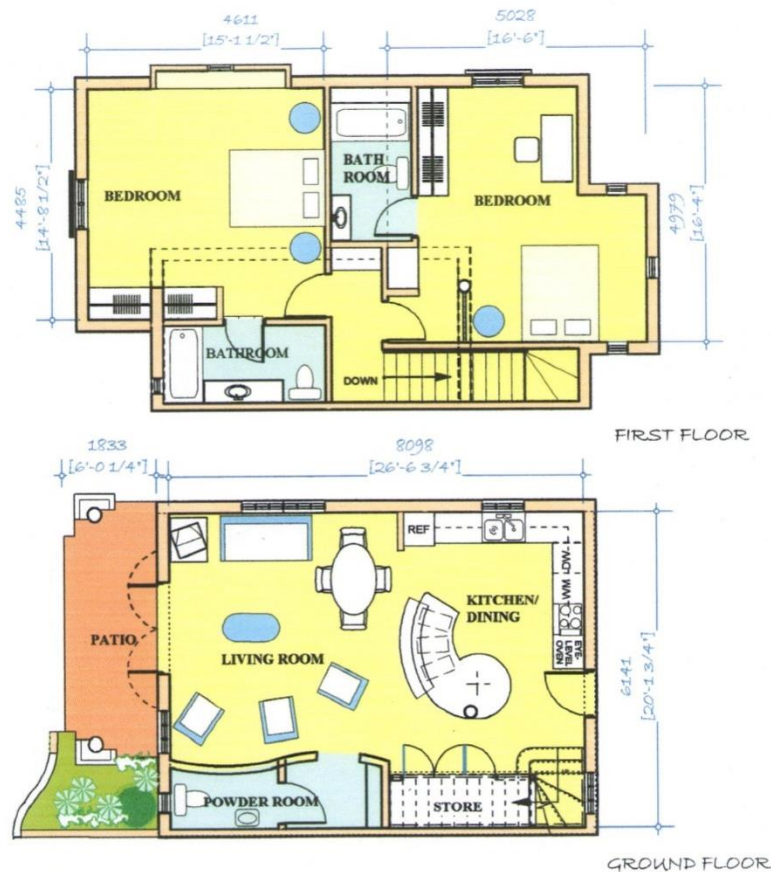


Properties in buildings A, B, C and D fully constructed

Properties in buildings E, F, G and H under construction - available for completion in 2022

Building/no	Type	Bedrooms	Bathrooms	Aspect	Size sq. ft.	Price US\$
E11	Villa	2	2.5	East	1400	495,000
E12	Villa	2	2.5	West	1400	495,000
F14	Villa	2	2.5	East	1400	495,000
F15	Villa	2	2.5	West	1400	495,000
G16	Apartment	3	2	Lower Ground Floor	1230	525,000
G17	Apartment	3	2	Upper Ground Floor	1230	525,000
G18	Apartment	1	1	East	700	350,000
G19	Apartment	1	1	West	700	350,000
H20	Apartment	3	2	Ground Floor	1230	525,000
H21	Apartment	1	1	East	700	350,000
H22	Apartment	1	1	West	700	350,000

Villa– typical layout



Specifications

No of Bedrooms 2

No of Bathrooms 2 1/2

No of Patios 1

First Floor Square Footage 60.07 sq m (646 sq ft)

Ground Floor Square Footage 61.30 sq m (660 sq ft)

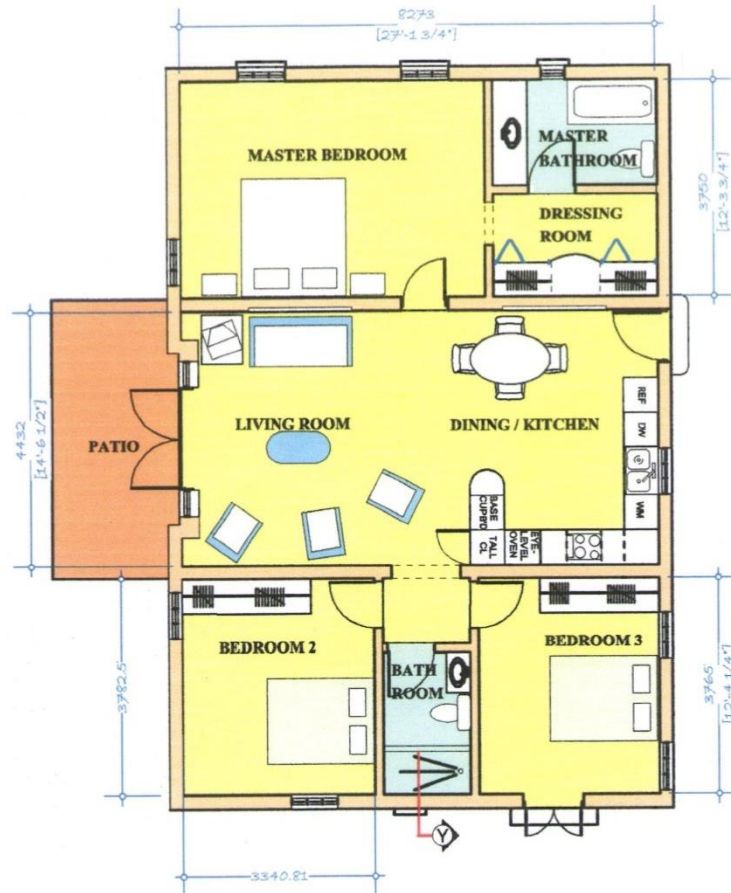
Overall Square Footage 121.37 sq m (1306 sq ft)

Springcourt E11, E12, E14 and E15

The two-bedroom villas have an integrated living/kitchen area with a cloakroom on the ground floor and two spacious bedrooms with en-suite bathrooms on the first floor. Air conditioning is included and the kitchen is fully fitted with top brand appliances including Westinghouse, Bosch and Smeg.

\$495,000 (50% deposit – discounts available for larger deposits)

Three-bedroom apartment– typical layout



Specifications

No of Bedrooms - 3
No of Bathrooms - 2
No of Patios - 1

Overall Square Footage 113.74sq m (1224 sq ft)

Springcourt G16, G17, and H20

The three bedroom apartments have an integrated living/kitchen area. Three spacious bedrooms one with en-suite. Air conditioning is included and the kitchen is fully fitted with top brand appliances including Westinghouse, Bosch and Smeg. Note: The first floor of Building G is on the same level as the ground floor of Building H.

\$525,000 (50% deposit – discounts available for larger deposits)

One-bedroom apartment– typical layout



Springcourt G18, G19, H21, H22

The one-bedroom apartments have a spacious integrated living/kitchen and generously sized bedroom with separate doorway to the bathroom. Air conditioning is included and the kitchen is fully fitted with top brand appliances including Westinghouse, Bosch and Smeg. Note: The first floor of Building G is on the same level as the ground floor of Building H.

\$350,000 (50% deposit – discounts available for larger deposits)

It's easy to own a property in Barbados

There are no restrictions on foreign ownership of property in Barbados except for one condition: non-residents must obtain permission from Barbados' Central Bank. This is a simple formality and not difficult to obtain, but failing to do so will void your purchase. The Central Bank of Barbados also requires registration of all money brought into the country.

To reserve a property, simply fill in the [Reservation Form \[MH1\]](#) and return it to 12 Docklands, Pilton Hertfordshire SG5 3QF UK with a \$5,000 non refundable reservation fee. Cheques should be made payable to Helen Springer Business Account . This will secure the unit for you, and the reservation fee will be deducted from the price when you go on to purchase.

On agreement for sale, a deposit of 50% of the purchase price is payable, with the remainder on completion.

Discounts for higher deposits

You also have the option to pay a larger deposit and receive a reduction on the purchase price as follows:

- Pay 70% deposit and get 5% off the purchase price
- Pay 90% deposit and get 10% off the purchase price

What to do next

- Book a viewing of one of the completed apartments and the apartments under construction. Email gerald@spring-court.com to arrange a time
- Stay at Springcourt. (\$2,000 will be refunded should you go on to purchase). Email helen@spring-court.com to book your 'try before you buy' vacation.
- Call us for more information on +44 (0)1462 713 685 or email enquiries@spring-court.com with your questions

About Helen Springer – Director of Springsibs Inc, developers of Springcourt



Springcourt is the brainchild of Helen Springer ARICS. Helen was born in Barbados and studied in the UK to where she became a qualified Chartered Surveyor, and pursued her career.

For many years she dreamed of owning a holiday home on the Island, but it seemed an impossible goal as Barbados was the playground of the rich and famous.

While on holiday on the Island, she realized that there was a way to achieve all the luxury of a celebrity mansion without the millionaire price tag, simply by building on a smaller scale, close to the beach but without a beach frontage.

At last the dream of Barbados home ownership was within reach and Helen set to work on creating Springcourt. Phase one has been enormously popular, with all units sold, either as holiday homes or as investments yielding up to 8% a year. Phase two is now in construction and Helen is delighted that demand is just as strong for her unique vision of Barbados home ownership.