



## **Buccament Bay**

### **Overseas Property Investment in St. Vincent and the Grenadines**

**An Opportunity for the Private Investor**

Presented by

**Edward Kirwan BSc (Hons)**

in partnership with

**The Worldwide Property Group**

Edward Kirwan, Investment Portfolio Consultant, The Worldwide Property Group  
0034 654 025 358 - [enquiries@invest-in-overseas-property.info](mailto:enquiries@invest-in-overseas-property.info)  
<http://www.edwardkirwan.w-wideproperty.com>



## *St. Vincent: Location – location - location!*

St. Vincent & The Grenadines are a chain of more than thirty small islands and cays known as the Jewels of the Caribbean. Situated at the lower end of the Windward Islands in the Caribbean Sea between St. Lucia to the north, Grenada to the south and 100 miles west of Barbados, they are close to the Equator and enjoy a steady tropical climate year-round.

The island of St. Vincent is an authentic and beautifully unspoiled tropical paradise. Blessed with rich, fertile soil, the island is cloaked in lush, tropical rainforest where banana and coconut palms grow and is also home to the colourful St. Vincent parrot.

Crystal clear rivers and streams tumble down from the majestic mountainous peaks in the north of the island, forming spectacular waterfalls such as the Falls of Baleine which drop to a huge, rock-lined pool formed by the falls. Trinity Falls descends in three cascades into a circular pool, then drops another ten feet into a second pool perfect for swimming.

Dark View Falls in the forest-clad Richmond Valley on the North West of the island, is actually two separate falls in step formation, an uncommon feature for one site, which elevations of up to 229 feet.





## *St. Vincent: Location – location - location!*

At the far north of the island is the Natural Salt Pond at Owia Bay, consisting of a huge bathing pool enclosed by lava peaks and ridges. The pounding waves of the Atlantic Ocean crash into this barrier and then gently cascade into the pool.

Secluded coves and fishing villages dot the coastline and diving sites abound in the turquoise waters surrounding those volcanic islands. The diving ranges from the gentle, even lazy, to the exhilarating. The deserted cays, rocks, sand bars and lagoons are teeming with sea-life and alive with colour.

St.Vincent & The Grenadines is one of those all too rare, virtually undiscovered dive destinations and boasts an almost infinite selection of wall diving sites complete with pristine corals. SVG was awarded the 2006 "BEST DIVING ISLAND OF THE YEAR" from Caribbean World.

Abundant reef-life, normally found at 80 ft in most dive destinations around the world, flourishes in shallow-water reefs along the coast at depths of only 25 ft, with an extraordinary variety of tropical reef fish such as angelfish, sergeant majors and peacock flounder, making it perfect for snorkelling.

The Sailing in St.Vincent & The Grenadines is some of the best in the Caribbean and the world. In 2005, for the second consecutive year, it was awarded the 2005 "**BEST SAILING & YACHTING ISLAND OF THE YEAR**" from Caribbean World. While at sea you may see dolphins and whales, six types of dolphin are found in Vincentian waters, including spinner, spotted, Fraser and bottlenose. Orcas and pilot whales can also be observed.



## *St. Vincent: Location – location - location!*

St. Vincent is an ex-British colony. Colonized in 1719 and fought over by France & UK for most of the 18th century until Britain claimed the island for England in 1783, it remained a British colony until internal autonomy was granted in 1969. It gained full independence in 1979 and maintains ties in the British Monarchy represented in Barbados by the Governor General.

St. Vincent is home to the oldest Botanical Gardens in the Western Hemisphere which were founded in 1762 as a commercial breeding ground for plants brought from other parts of the world. St. Vincent was Captain Bligh's original destination when the mutiny on HMS Bounty delayed his first scheduled arrival. He eventually completed a second voyage and a descendant of one of his original breadfruit trees thrives in today's garden.

Wallilabou Bay on the west coast of St. Vincent was the principle Caribbean location for Disney's 2003 hit movie "Pirates of the Caribbean – The Curse of the Black Pearl" and sequels "Pirates of the Caribbean – Dead Man's Chest" and "Pirates of the Caribbean – At World's End". The bay was transformed into the 17th century



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## *Why invest in the Buccament Bay Beach Resort*

St. Vincent's terrain means it will **NEVER BE OVER EXPLOITED** so land is at a premium. Buccament Bay is in a prime location on the west coast and offers an excellent investment opportunity.

St. Vincent is a beautiful tropical island that is completely unspoiled and underdeveloped, yet it's just 45 minutes from Barbados by air. The island has much to offer – it is an ideal location for sailing, diving and snorkelling, and is famous for providing the principle Caribbean location for Disney's "Pirates of the Caribbean" films.

### **Huge potential for growth in tourism**

St. Vincent has huge potential for growth in tourism. Already visited by day trippers from ocean cruisers, it is a stunningly beautiful tropical island that has the potential to be an idyllic Caribbean holiday destination. The Government has recognized its potential and is providing initiatives to increase tourism on the island.

### **Tax Free Haven**

The Government's incentive to encourage investment in tourism on the island means that there will be **NO INCOME TAX** due on profits from the Buccament Bay Resort for twenty years from completion.



## OVERVIEW

- ❑ Luxury 5 Star Spa Resort (including luxury furniture package)
- ❑ 100% Financing with GUARANTEED mortgages
- ❑ Purchase at 40-50% below today's market value
- ❑ 18-24 months growth before completion
- ❑ **10% RENTAL GUARANTEE** for two years followed by 50% net room rate share
- ❑ Very high yields in the region of 20% per annum in 50/50 scheme
- ❑ 30% deposit cash flowed by the Developer
- ❑ 30 days free use per year! In a great location.
- ❑ This is an assignable contract – you can sell at ANY time

### Payment Schedule

Prices start at €75,000 up to €1.1m

€1,000 reservation fee required immediately.

30% deposit payable upon signing contracts (45 days from reservation) -

Loan repayments covered by developer.

100% finance available (subject to status)

70% GUARANTEED mortgage provided on completion against full valuation thus covering original 30% deposit and remaining costs owed to the Developer.

Buccament Bay Beach Resort will be the **ONLY 5\* RESORT** on the beautiful island of St. Vincent offering state-of-the-art facilities including a Sports Academy for football, tennis and cricket. This family orientated luxury spa resort will be managed and maintained to the highest standard by a world-class management company. Located just a 45 minute drive from the existing and proposed airports, Buccament Bay Beach Resort is situated in a prime location on the southwest coast of St. Vincent in a wide bay which enjoys the calm waters of the Caribbean Sea. Occupying around seventy acres the development stretches up from the bay into the Buccament River Valley with a backdrop of verdant mountains interlaced with nature trails. With its white sandy beach and crystal clear waters that are ideal for snorkelling and diving, Buccament Bay Beach Resort provides the perfect destination for tourists who are seeking a holiday that combines relaxation with the option for sporting activities and we expect a huge demand for accommodation.

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## *Resort Amenities*

- ❑ Buccament Bay Reception has a concierge service to provide guests with all services they require, such as restaurant and spa booking, arranging taxis and sightseeing tours.
- ❑ The library provides a peaceful, cool haven to enjoy quiet times from reading newspapers to a book.
- ❑ The Green Flash Beach Club comprises a bar and restaurant, with terraces and gardens providing relaxing shaded areas to enjoy cocktails and casual dining by day and night.
- ❑ The Harlequin Sports Academy offers expert tennis, football and cricket coaching for all ages and abilities.
- ❑ The Harlequin Fitness Centre comprises a full range of cardiovascular and physical training equipment including resistance, weight machines, treadmills, bikes, cross trainers and rowing machines.
- ❑ The Island Sanctuary Spa has indoor and outdoor treatment suites providing a range of massages, beauty treatments and holistic therapies, as well as yoga, Pilates, Reiki and meditation.
- ❑ Buccament Bay Beach Resort has several bars and restaurants which offer guests a choice of cuisine, ranging from fine dining to casual eating.
- ❑ Freshwater swimming pools and children's pools are situated within the gardens, all with a concierge service for drinks and snacks.



## *Resort Amenities*

- ❑ The Diving and Water sports Centre offers PADI tuition, snorkelling, catamaran sailing, kayaking, windsurfing and waterskiing. Deep-sea fishing and whale-watching trips can also be arranged.
- ❑ Buccament Bay shopping mall is a small collection of boutiques offering a choice of fashions, gifts, and jewellery. In most shops you have the opportunity to make your purchase at tax-free prices.
- ❑ Other entertainment is provided by a Casino and live music venue.
- ❑ Conference facilities are also available.

## *RESORT CHILDREN:*

- ❑ Kid's Club – day care for young children with closely supervised, fun-filled activities, age-appropriate toys, puzzles and games.
- ❑ Baby-sitting service is available from 7pm until midnight.
- ❑ Teen Club – young adults aged 13 and over can enjoy their own lounge with an adjoining games room providing pool, table tennis and tabletop football, and a jukebox.



## *The Island Sanctuary at Buccament Bay*

The Island Sanctuary Spa at the resort offers a range of luxurious and restorative treatments and therapies designed to stimulate, purify, soothe and de-toxify.

All products work in harmony with nature and include hot stone therapies, hydrotherapy, Shiatsu, Aromatherapy, holistic body and Thai massages, as well as a wide range of traditional beauty treatments.

This luxurious and graceful Spa is situated within the resort. Here you will discover a range of pools, steam, sauna and aroma rooms, sumptuous treatment suites and relaxation rooms designed for individuals or couples. Outdoor treatment suites are bordered by herb gardens and shaded by tropical vegetation and each contain a Yin-Yang bath for purification and restoration.





## *A GOOD ALL ROUND INVESTMENT*

### **Excellent rental potential**

Currently there are very few hotels on the island providing a total of less than 1,000 rooms, none of which offers accommodation of three stars or above so there will be huge demand for a 5 star luxury spa resort on this beautiful island. Sunny weather all year round makes it an ideal holiday destination at any time. West coast properties on neighbouring islands command a **SUBSTANTIAL PREMIUM** as they boast the quieter, more sedate waters of the Caribbean Sea as opposed to the Atlantic and the Buccament Bay Beach Resort, which is situated on the west coast of St. Vincent, will enjoy the **SAME PREMIUM**.

### **Excellent return on investment**

Property prices on St. Vincent are a fraction of those of its neighbours; but with the prospect of the increased popularity of the island as a tourist destination, high occupancy of hotels and substantial rental returns over the next few years which will attract international real estate investors. This will increase the value of property and bring an excellent return on investment. Also the Government's incentive to encourage investment in tourism on the island means that there will be no income tax due on profits from the Buccament Bay Resort for twenty years from completion.



## **ROOM RATES FOR COMPARABLE RESORTS IN THE GRENADINES:**

- Raffles, Canouan Island €250-€3,000 per night
- Palm Island resort €350-€455 per night
- Young Island resort €220-€380 per night
- Cotton House, Mustique €340-€1,950 per night

## **AVERAGE HOTEL OCCUPANCY RATES FOR NEIGHBOURING ISLANDS:**

- Barbados 85%
- Dominican Republic 87%
- Occupancy rate worldwide 70% (Average 4 Star hotel)
- With St Vincent being a 5\* resort and with expected **PREMIUM** as previously

### ***Exit Strategies for Private Investors***

As a sensible investor we are sure that you will consider the options for exit prior to making a decision to purchase.

#### **HERE ARE THE THREE MOST LIKELY CHOICES:**

1. Sell (flip) your investment prior to completion.
2. Complete the purchase, keep short to medium term and then sell.
3. Complete the purchase, refinance and keep long term.

We can consider the benefits and drawbacks of each and what kind of investment strategy would best be suited to your specific desires when you contact me.

You will also find all the information you want regarding the developer and the Worldwide Property Group.



**The Buccament Bay resort is an exclusive investment opportunity for private investors that will include properties for **all budgets**.**

**You, the private investor, have the opportunity of investing in these properties at this very early stage ensuring maximum capital growth potential whilst the resort is being developed.**

**If you have read this far, assume that:**

- 1. You are interested**
- 2. It is a superb development**
- 3. You want to find out more about investing in one**

**Of course you will need much more information but if I told you, you can own one of these units for a net investment of **£1,000****

**I don't suppose you would believe me.  
That's fine but let me prove it to you. Pick up the phone  
or visit my website for further information**

**I will be happy to hear from you and send you a brochure of the detailing the properties and discuss the finances.**

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**Please feel free to share this brochure with your friends**

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