



Bacolet Bay, Grenada, W.I.

From the heart of the West Indies, a unique lifestyle and investment opportunity expected to deliver yields up to 14% on some of the property types. A Five Star Resort set in 41 acres of tropical gardens, state-of-the-art Spa and fitness centre, tennis courts, beachfront bars and restaurants, 200m white sand beach and secluded jetty

Prices from \$430,000 (£220,200)



Grenada has one of the least developed tourism industries in the Caribbean, leaving it beautifully unspoiled but with a limited supply of high quality properties. However, this does not detract from its desirability as a holiday destination as this undiscovered jewel of the Caribbean offers a real opportunity to enjoy the soul of the area with colourful clothing, aromatic Creole cooking, vibrant calypso music and tranquil palm fringed beaches.

This is a very special island. It is beautiful and unspoilt with a great infrastructure and a warm welcome. It was only in the wake of Hurricane Ivan in 2005 (the first major storm in over half a century because Grenada is outside the main hurricane belt) that the island has needed to move from spice production to tourism. The Government of Grenada is employing careful planning restrictions to ensure development is low rise, low density and limited in its scope, to create and maintain an upmarket holiday destination.



Financials

Tourist demand on the island is set to grow 2.8% per year between 2008 and 2017. Growing visitor numbers combined with the current undersupply of high quality properties should mean that resort properties continue to deliver high yields with yields of up to 14% on some of the property types.

Maintenance and rental management is provided for the current owner by a reliable local company.

The Lemon Tree Company

We are a niche service in the huge and often impersonal world of international property and finance. We offer a highly specialised service sourcing the property, and often the acquisition finance too, for UK and Overseas buyers and borrowers. The Lemon Tree Company also uses trusted contacts who may complete the provision of vital services for the best solution to you, the individual client.



"Grenada is one of the really special and largely unspoiled Caribbean Islands. The Lemon Tree Company has worked with the Bacolet team on previous occasions and we have been impressed by their commitment to quality and detail. I strongly recommend this impressive resort."

Chrissie Ballantyne, The Lemon Tree Company



Property Types

- ⌘ Cottages, one bed, 864 sqft, from US\$430,000
- ⌘ Villas, one bed, 1349 sqft, from US\$580,000
- ⌘ Apartments, two bed, 1103 sqft, from US\$550,000
- ⌘ Villas, two bed, 2647 sqft, from US\$925,000
- ⌘ Luxury villas, cliff top location, front line, bespoke design availability, from US\$4m

