

HOMESITE #116

WEST BEACH HOMESITES

PALMETTO POINT | BARBUDA OCEAN CLUB

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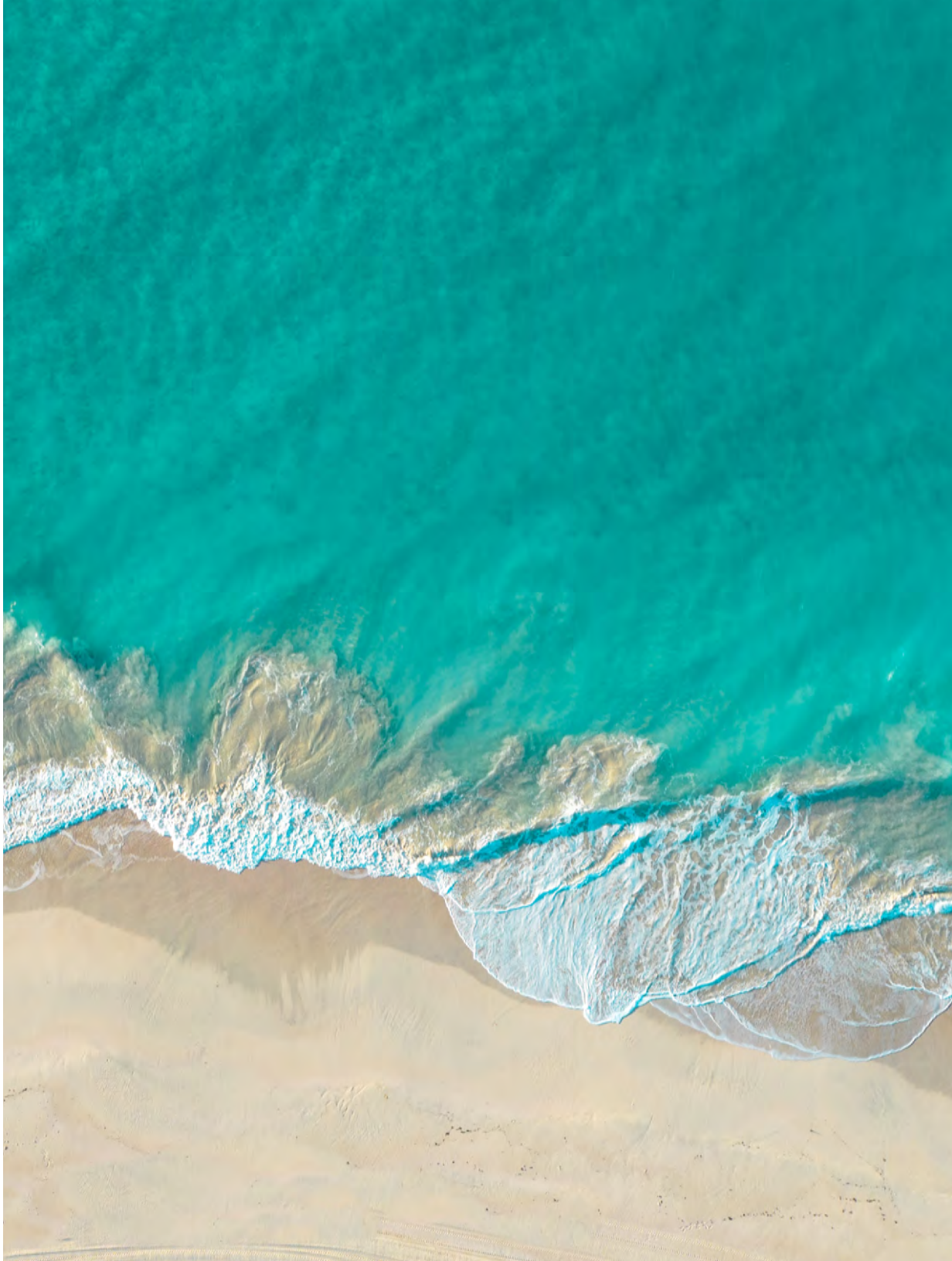
HOMESITE #116

LIST PRICE: $10,000,000

West Beach homesite #116 is one of the premier estates at Barbuda Ocean Club. This beachfront homesite provides owners with 125ft of stunning beach frontage and 1.03 acres, allowing families to create their dream island home. With incredible views and immediate proximity to the 18th hole, Sand Bar, and Beach Club Village, a home here will be located on one of the most unique stretches of beachfront in the Caribbean.

HOMESITE INFORMATION

Neighborhood:	Palmetto Point
Location:	Beachfront
Orientation:	West/NW
Homesite Size:	1.03 acres / 44,943 sqft
Building Envelope:	0.54 acres / 23,724 sqft
Beach Frontage:	125ft





Homesite #116 is within a short beach walk to the future beach club and kiter's camp, making it a prime location within Barbuda Ocean Club.

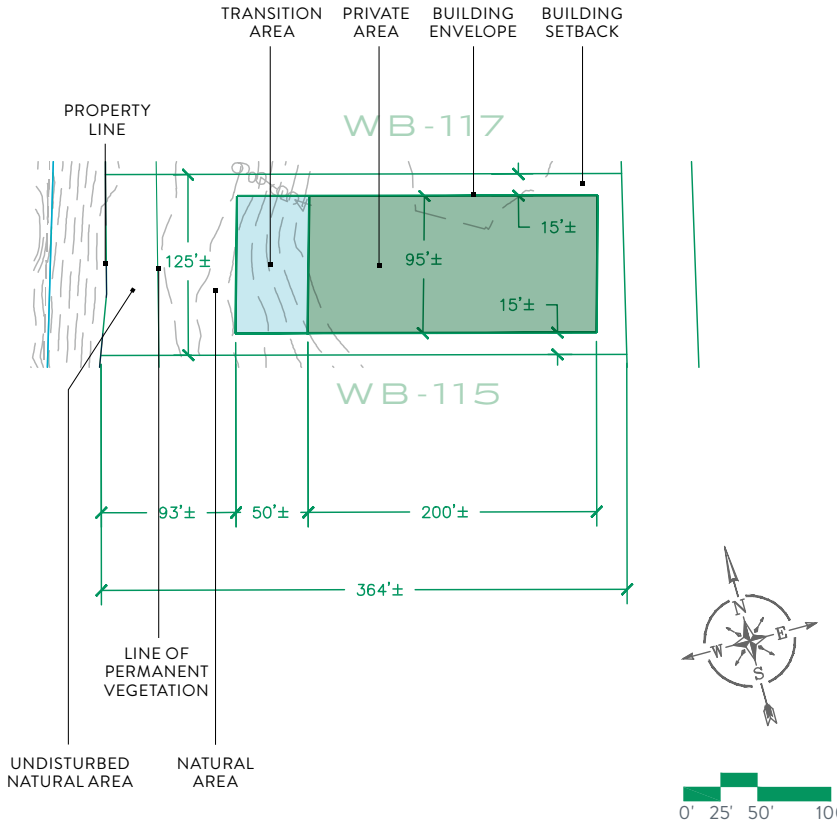

HOLE #1 / 18
SAND BAR
& FUTURE
BEACH CLUB


HOMESITE #116
1 The Shore Club & Casitas
2 18-hole Tom Fazio Golf Course
3 Frigate Bar Comfort Station
4 Bird's Nest Beach Bar
5 Future Beach Club & Village
6 Golf House & Practice Facility
7 Future "Kite Palmetto"
8 Sports Park



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Building Envelope	23,734 SF +/-	Undisturbed Natural Area	4,534 SF +/-
Private Area	18,994 SF +/-	Total Lot Area	44,943 SF +/-
Transition Area	4,740 SF +/-	Delivered Pad Elevation	+9.00'
Natural Area	16,675 SF +/-	Finished Floor Elevation	+12.00'

All linear or square footages for Vertical Construction Area within the homesite boundary lines are estimates only. This material ispresented as being representational, only, of the Vertical Construction Area and is not intended as a substitute for onsite inspection and independent determination by owner of the attributes of the homesite, which are suitablefor satisfying owner's intended purposes. The Vertical Construction Area boundaries, dimensions, areas, lot lines, topography and fe atures and/or information shown on this diagram are approximate only, based upon information that was not prepared by VITA Planning and Landscape Architecture and Discovery Land Company and which has not been independently verified, and for information only. These diagrams are not a substitute for a lot survey, and no representation regarding the accuracy or completeness of the information shown on the diagram is made. The utility easements shown on this plan are preliminary and have not beenfinalized by the Project's civil engineer. The actual locations of the utilities may vary in the field, and accordingly, the utility easements depicted on this plan may require adjustments and/or additional utility easements(s) may need to be designated prior to or after closing.

PURCHASE SCENARIO

LISTING PRICE

Palmetto Point Homesite #116	$10,000,000

ACQUISITION COSTS

Estimated Closing Costs	$20,000

CLUB / ANNUAL COSTS

Membership Deposit	$100,000*
Annual Club Dues	$55,000 (est)
Annual HOA Dues	$25,000 (est)
Annual Community Enhancement Fee	0.25% of price**







BUILDING YOUR BARBUDA HOME

At Barbuda Ocean Club, families can choose from one of our turnkey home plans or use their own architects to design a custom residence that best fits their needs. Our residences aim to blend seamlessly into the casual island lifestyle—designed to take capture the cooling Caribbean breezes, provide dramatic views, and offer true indoor/outdoor living spaces.









PALMETTO POINT

Palmetto Point will be the heart and soul of Barbuda Ocean Club. Here, you can have it all. It's big, bold, and beautiful with seven miles of beachfront, multiple beach clubs, Tom Fazio golf, expansive sports parks, it feels spacious and pristine; yet there's always a hint of fun lurking around every corner.






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