



**Old soul,
new heart**



The Steel Building

Pricing & Availability

Aerial View of The Steel Building at The Pierhead



**The Steel
Building**

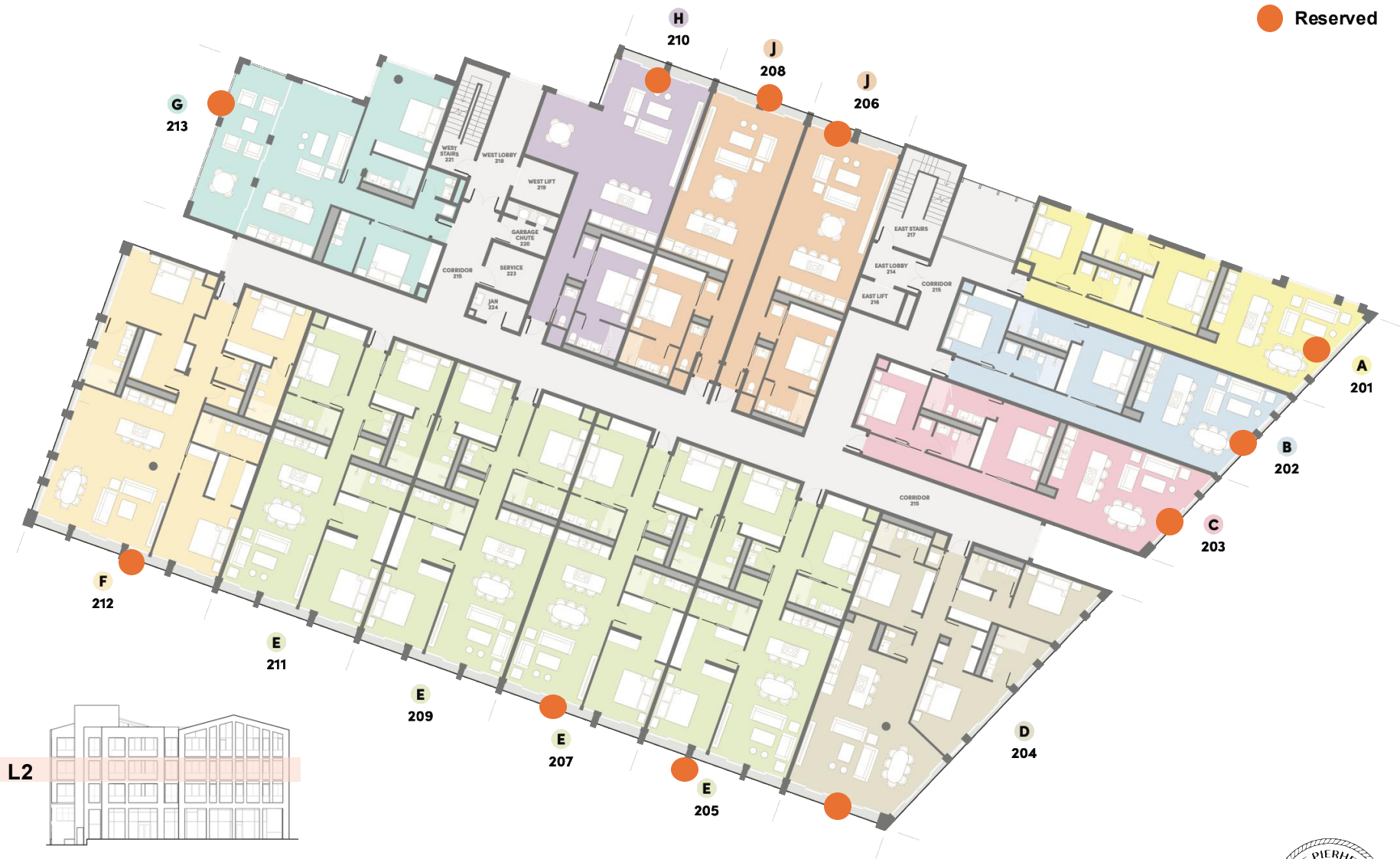
Level 1 (2nd Floor)

Apartment Type	Area #	Area (SQF)	Price - USD
Type A	101	1154.59	750,500
Type B	102	1078.48	710,000
Type C	103	1114.20	725,000
Type D	104	1649.31	1,114,000
Type E	105	1452.62	1,020,000
Type E	107	1452.62	1,020,000
Type E	109	1452.62	1,020,000
Type E	111	1452.62	1,060,000
Type F	112	1899.21	1,520,000
Type G	113	1446.62	1,130,000
Type H	110	1179.45	680,000
Type J	106	1005.10	580,000
Type J	108	1005.10	580,000



Level 2 (3rd Floor)

Apartment Type	Are a #	Area (SQF)	Price - USD
Type A	201	1154.59	770,000
Type B	202	1078.48	720,000
Type C	203	1114.20	740,000
Type D	204	1649.31	1,200,000
Type E	205	1452.62	1,090,000
Type E	207	1452.62	1,090,000
Type E	209	1452.62	1,090,000
Type E	211	1452.62	1,130,000
Type F	212	1899.21	1,570,000
Type G	213	1446.62	1,200,000
Type H	210	1179.45	710,000
Type J	206	1005.10	610,000
Type J	208	1005.10	610,000



Level 3 (4th Floor)

Apartment Type	Area #	Area (SQF)	Price - USD
Type A	301	1154.59	1,020,000
Type B	302	1078.48	950,000
Type C	303	1114.20	980,000
Type D	304	1649.31	1,570,000
Type E	305	1452.62	1,420,000
Type E	307	1452.62	1,420,000
Type E	309	1452.62	1,420,000
Type E	311	1452.62	1,420,000
Type F	312	1899.21	1,900,000
Type G	313	1446.62	1,450,000
Type H	310	1179.45	950,000
Type J	306	1005.10	810,000
Type J	308	1005.10	810,000





View of Beach Club, The Steel Building and Bridge House from Carlisle Bay





Location

Explore the spaces that will shape tomorrow's Bridgetown.

- | | | |
|--|--|--|
|  Restaurant |  Beach Club |  Free Wifi |
|  Retail |  Gym |  Open Space |
|  Bar |  Museum |  Parking |
|  Music |  Local Artist |  Toilets |
|  Bakery |  Coffee | |
|  Mini-Mart | | |

178

Apartments

35

Food & Beverage, Retail
and Cultural Spaces

21,000

Total Developed Area (m²)





FAQs



Who are the developers behind The Pierhead Project?

Neville Isdell is an Irish businessman, former chair and CEO of The Coca-Cola Company and president of the WWF. In 2016 he launched EPIC – The Irish Immigration Museum which for the past three years was voted the best tourist attraction in Europe. Neville has been a long standing visitor to Barbados and has bought several properties on the island over the years. In 2020 he acquired The Pierhead site which previously housed the Waterfront Café, a favorite spot of his on the island to visit to listen to jazz and enjoy the local cuisine. He took advantage of the opportunity to own the site when it became available for sale to create the first mixed-use district in the island's capital of Bridgetown.

What makes this development different from other projects in Barbados?

This development is the first of its kind in Barbados, combining cutting-edge design, sustainable building practices, and a focus on community living. It offers a unique blend of modern architecture, luxury amenities, and environmentally-conscious features, all while being strategically located in the heart of Bridgetown—close to key business, shopping, and cultural hubs.

Where is the development located?

The project is located in the heart of Bridgetown, Barbados' capital city and fronts on to the Careenage Waterfront. Its central location offers easy access both to the south and west coasts and is also within close proximity to shops, restaurants, entertainment making it ideal for both residents and investors.

What is the expected completion date of the development?

The first phase of the development is expected to be completed by Winter 2027. This first phase will include a block of 39 condominiums, retail and restaurant facilities and a beach clubs. Pre-sales are already underway, and units will be available for occupancy as soon as construction is finalized.

What types of properties are available for sale?

This development features luxury condominiums designed to cater to various needs. Whether you're looking for a one-bedroom pied-à-terre is for easy lock-up go or a larger three bedroom apartments for longer stays, there are options to suit every lifestyle.



What are the key amenities of the development?

This development offers an extensive range of amenities, including:

- A fully equipped wellness center and gym
- Secure, covered parking spaces
- On-site concierge and 24/7 security
- A private courtyard garden with landscaped green spaces
- Modern retail spaces for shopping and dining
- Museums and civic spaces including historic Screw Dock, the only one of its kind left in the Western Hemisphere.

Is the development eco-friendly?

Yes, sustainability is at the core of this development. The project incorporates energy- efficient systems, water-saving technologies, and sustainable building materials. The developers are committed to minimizing our environmental footprint while providing residents with a comfortable and modern living experience.

Can I purchase as a foreign national?

Yes, foreign nationals can purchase property in Barbados. The process is straightforward, and the experienced agents at Altman Real Estate will assist you with all the legal and regulatory requirements. Barbados has a favorable property ownership policy for international buyers, making it an ideal destination for real estate investment.

What are the legal requirements for purchasing property in Barbados?

To purchase property in Barbados, you will need to meet the following requirements:

- A valid passport or government-issued ID
- Proof of income or financing for the purchase
- A deposit (usually 10% of the purchase price)
- Legal fees and stamp duty (typically 1.5 - 2% for property valued under US\$2 million)

Your agent can provide more details and can assist with the entire process, from contract signing to closing.

What is the price range for the properties?

Prices for the properties vary depending on size and location within the development. The starting prices are expected to range from US\$600,000 – US\$1.9 million offering options for both first-time buyers and investors seeking luxury properties in the heart of Bridgetown.

Will there be rental opportunities in this development?

Yes, there will be opportunities for short-term and long term rentals, making it an ideal investment opportunity. The prime location in Bridgetown, combined with luxury amenities, means your property could attract both tourists and business professionals looking for premium accommodations.

How will the development impact the local community?

This development prioritizes community integration by featuring retail spaces, green areas, and amenities designed for local engagement. The developers aim to elevate the Bridgetown area and draw more visitors, while also generating new jobs and business opportunities that will benefit the broader community. Importantly, The Pierhead is located within Barbados' World Heritage Site, steeped in the region's rich history and culture.

Are there any tax incentives or benefits for property buyers?

Yes, Barbados offers several tax incentives for property buyers, including:

- No capital gains tax on property sales
- A reduced stamp duty rate for certain property types (It's always advisable to consult with a local tax advisor to fully understand the potential tax benefits when buying in Barbados.)
- 25% rebate of land tax for rental apartments

Can I schedule a site visit or tour of the development?

Yes, we would be happy to arrange a private tour for you. Our sales agents at Altman Real Estate can schedule a time for you to visit the development, and get a feel for the location. Virtual tours are also available for overseas buyers who may not be able to visit in person.

Is there a homeowners association (HOA) or management team in place?

Yes, the development will have a homeowners association (HOA) responsible for maintaining common areas, managing amenities, and ensuring that the property remains in pristine condition. A professional onsite management team will handle day-to-day operations, ensuring the smooth running of the development. Homeowners will be included on the Board of Management.

How can I reserve a property?

To reserve a property, you can place a US\$10,000 refundable deposit and sign a reservation agreement with our sales team at Altman Real Estate. Once the deposit is received, the unit will be marked as reserved, and we will guide you through the remaining steps in the purchasing process, including contract signing and financing arrangements. The signed reservation agreement along with the deposit takes the apartment off the market until a legal contract is prepared.

Are pets allowed in the development?

Yes, pets are welcome! We understand that pets are an important part of your family, and our development is designed to accommodate pet owners, with outdoor spaces for pets to enjoy.

What kind of security measures are in place?

Security is a top priority. The development features 24/7 security personnel, secure entry points, CCTV surveillance, and access control systems to ensure the safety of residents and their property.

Is there Parking Availability?

Parking will be available to all apartment buyers at the Pierhead at a cost to be agreed as part of the final Sales process.

Cost is estimated at BDS\$400.00 per month. We are also looking into the possible sale of parking spaces to apartment buyers.

The Pierhead will guarantee at least one parking space per apartment located as follows:

- On an interim basis at the Pointe, adjacent to The Pierhead Beach Club and then
- On a permanent basis either:
 - In Bridge House OR
 - In a specially designed and custom-built parking centre approximately 75 meters from The Pierhead. This parking centre will be serviced by The Pierhead valet parking team. Additional spaces may be available on request.

How can I get more information or contact the sales team?

For more information or to speak with a sales representative, you can contact Altman Real Estate by phoning **246-537-0840**, emailing realestate@altmanbarbados.com, or visit our on-site sales office at The Pierhead. Our team is available to assist you with any questions or concerns you may have.

These FAQs are designed to provide potential buyers and investors with key information about this exciting new development in Bridgetown, Barbados. For personalized assistance, please don't hesitate to contact the team at Altman Real Estate.



Contact Us

Altman Real Estate Group, Lead Realtors to The Pierhead

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