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A new perspective on island luxury.



Ocean Blue Barbados is a collection of fully-furnished luxury residences perfectly positioned in the heart of Payne's Bay, St. James- one of the island's most desirable beachfront enclaves.

Designed to capture the essence of island life, Ocean Blue blends contemporary architecture with natural beauty, creating a sanctuary of light, tranquility and connection to the coast.

Only 100 metres from the shores of Payne's Bay, it captures the essence of elevated island living and the art of living well on Barbados' Platinum Coast.

Each residence comes fully turn-key, elegantly furnished and ready for immediate occupancy or inclusion within the rental program. When not in residence, owners can optimize their investment through managed rentals, offering the opportunity to earn when not enjoying all that Ocean Blue has to offer.

Residents of the Ocean Blue development embrace a lifestyle rooted in nature and elevated by thoughtful design. Each residence offers a sense of place that feels both luxurious and deeply personal, transitioning effortlessly between high-end rental living and private retreat.





Living Spaces



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Interiors crafted for comfort and connection.

Crafted with intention, the interiors at Ocean Blue are true understated elegance.

Every residence has been thoughtfully designed to transition between stylish comfort and sophisticated coastal living, each defined by generous interiors that layer warm textures, soft neutral tones, and organic materials to create environments that are both refined and inviting.

Open-plan layouts flow naturally from living to dining spaces, anchored by fully equipped modern kitchens and framed by floor-to-ceiling glass doors. The neutral palettes, and organic elements mirror the island's beauty, creating interiors that feel both timeless and deeply connected to place.

Each unit is fully move-in ready, inclusive of all linens, premium finishes, and carefully curated details that achieve a sense of balance between sophistication and serenity.

Units



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Spacious, serene, and effortlessly elegant.

One-bedroom, One-bedroom Deluxe, Two-bedroom, Two-bedroom Deluxe & Three-bedroom units Available.

Each residence at Ocean Blue has been thoughtfully crafted to balance contemporary elegance with the easy rhythm of coastal Caribbean life. Generous, light-filled interiors layer warm textures, soft neutral tones, and organic materials, creating environments that feel both refined and deeply inviting. Fully furnished and turn-key, every home transitions effortlessly between private retreat and high-end rental-offering comfort, flexibility, and strong investment potential from day one.

Ocean Blue offers a selection of one-, two-, and three-bedroom residences, each curated to suit the needs of modern island living.

The largest homes, the three bedroom residences, feature expansive open-plan living and dining areas that flow seamlessly onto generous private terraces.

Primary suites feel like personal sanctuaries, complete with ensuite bathrooms and ample wardrobe space, while additional bedrooms are designed with versatility in mind- easily accommodating guests, children, or extended stays.

Two-bedroom and two-bedroom deluxe residences embody the same sense of calm sophistication, blending cool contemporary design with thoughtful functionality. bMany layouts include sleeper sofas for extra guests, and flexible second bedrooms that can be arranged with twin beds or a king, offering adaptability without compromising style. Western-facing plans invite abundant natural light, while open-concept kitchens equipped with high-end appliances anchor each home in effortless practicality.

The one-bedroom and one-bedroom deluxe homes offer outstanding efficiency without sacrificing comfort. These residences feel bright and modern, with open living spaces that extend naturally to private outdoor areas. Sleeper sofas and adaptable bedroom configurations further enhance usability, making them ideal for both personal enjoyment and income generation.

Across all residence types, the design ethos remains consistent: light, calm, and a seamless connection to the outdoors. Large sliding doors invite breezes and natural light into every home, while finishes, from warm woods to durable textiles, are selected for both beauty and longevity in the island environment.



Fully Delivered: Your Turnkey Ocean Blue Package.



The Ocean Blue Barbados turnkey furniture package has been thoughtfully curated to complement the island's effortless elegance while delivering the comfort, durability, and craftsmanship discerning homeowners expect.

Every piece is selected to harmonize with the property's architecture and to create a seamless move-in experience—simply open the door and begin enjoying life by the sea.

Authentic Materials. Enduring Quality.

At the heart of the package is an emphasis on real woods and natural materials. The furnishings are built to last in a Caribbean environment. The rich grains, organic textures, and warm finishes bring a refined yet relaxed sensibility to every room, ensuring each space feels both grounded and inviting.

Slipcovered Seating for Relaxed Coastal Living

All primary seating—features premium slipcovers designed specifically for tropical climates. Breathable, high-performance fabrics are chosen for their durability, stain resistance, and effortless care, while the tailored silhouettes provide a clean, sophisticated look. Slipcovers allow for easy washing or replacement, making them ideal for rental programs, family living, and the overall ease of island life.

Comfort Meets Craftsmanship

Each element of the package is crafted with comfort as much as aesthetics in mind. Cushions are filled with long-lasting, supportive materials that maintain shape and feel, even with daily use. Wood pieces are finished to withstand salt air and humidity while retaining the tactile softness and depth of natural timber.

Thoughtfully Appointed Bedrooms

All Ocean Blue Barbados apartments feature luxurious king-size beds in every master bedroom, crafted in solid wood frames that anchor the space with warmth and timeless style. Each unit is fully outfitted with high-thread count bed and bath linens, selected for their plush feel, breathability, and durability—bringing hotel-level comfort into your private retreat. All bedrooms are fitted with blackout drapery, ensuring complete privacy and a restful night's sleep. The layered window treatments help block early-morning light and create a cool, calming environment—perfect for relaxing after a day in the sun or adjusting to different travel schedules.

Fully Equipped, Home-Style Kitchens

Kitchens are thoughtfully outfitted with everything you need to make your stay feel like home. Each unit includes porcelain dinnerware, glassware, quality cookware, utensils, and serving pieces, all chosen for durability and ease of living. Premium small kitchen appliances—from kettles and toasters to blenders and coffee makers—ensure convenience and comfort, whether you're preparing a simple breakfast or a full island-inspired meal.

Cohesive Design Throughout

The entire package is curated to deliver a harmonious coastal palette—soft whites, ocean blues, natural linens, and warm woods. The result is an elevated, contemporary Caribbean aesthetic that feels bright, open, and timeless. Artwork, lighting, rugs, and accessories are thoughtfully selected to complete each room, eliminating the guesswork and ensuring a professionally designed feel.

Ready for Living and Renting—from Day One

The turnkey package is fully installed and styled, down to kitchenware, décor, and linens. For owners who intend to enjoy the home personally as well as place it into a rental program, every detail is in place for immediate use.



At Ocean Blue Barbados, you'll discover a curated selection of thoughtfully designed residences — each offering exceptional value and price points suited to a variety of buyers. The **one-bedroom units** come in **two sizes**, a cozy 620 square feet and a more spacious 750 square feet, with prices

starting from \$355,000 in the first phase. For those needing a bit more room, the **two-bedroom** options offer either 1,100 square feet or a deluxe 1,300 square feet layout, with prices starting at \$605,000. If you're looking for something truly luxurious, the **three-bedroom** units boast 1,730

square feet of elegant living space with a **western facing ocean view**, ranging from \$1,025,000. Each option balances comfort with style, perfect for settling into island life while enjoying all the modern conveniences.



Prices are quoted in USD and were correct at the time of publication.
The developer reserves the right to amend pricing, availability, and specifications without notice.
Information contained herein is for guidance only and does not form part of any contract.

Outdoor Living



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Inspired by the island, built for modern living.

The architectural design at Ocean Blue connects seamlessly with nature. Large planters on each level and expansive floor-to-ceiling sliding doors allow the interiors to flow naturally into private outdoor spaces, filling each residence with natural light and the island's cooling breezes. From the third floor upward,

most residences enjoy glimpses of the Caribbean Sea—some framed, some expansive—adding an elevated sense of place without compromising privacy.

Designed for both entertaining and quiet reflection, every space invites you to dine al fresco, watch the sky

shift as the sun dips toward the horizon, or simply unwind to the soothing sound of the sea nearby.

With lush landscaping and thoughtful view corridors, Ocean Blue celebrates a life connected to nature, effortlessly blending the indoors with the outdoors.

Ocean Blue's Location



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An aerial photograph of a modern, multi-story hotel building with a white facade and numerous balconies, situated in a lush, green, hilly area. The hotel is surrounded by dense tropical vegetation and other buildings, including a large, ornate, light-colored building in the foreground. The sky is clear and blue.

At the center
of it all – steps from
the sea, moments
from everything.

Perfectly positioned along Barbados's West Coast, Ocean Blue places you in the heart of Paynes Bay, St. James- one of the island's most coveted addresses. Easily accessible and ideally located, Ocean Blue is just minutes from world-class dining, shopping and nightlife, and a short stroll, mere 100 meters from soft white sands and crystal-clear waters.

Ocean Blue's location places you at the center of it all, offering more than just the beach.

Surrounded by iconic neighbours.

Sandy Lane, The Cliff Restaurant, and the lively Holetown district—Ocean Blue offers far more than a prime address mere steps from the Caribbean Sea. It is set within a dynamic enclave celebrated for its vibrant residential community, exceptional dining, and rich cultural energy. With its wide crescent of golden sand and crystal-clear waters, Paynes Bay, St. James is renowned for its welcoming atmosphere and stunning natural beauty.

All you need, just minutes away:

Airport- 30 mins | Holetown- 6 mins
Speightstown – 20 mins | Bridgetown – 13 mins
Limegrove Lifestyle Centre – 7 mins | Beach - 30 secs



Limegrove
Lifestyle Centre

Holetown

Sandy Lane Hotel

Sandy Lane Estate

Holder's Polo Field

The Cliff/QP Bistro


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The Lifestyle



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Easy days. Elevated living.

Life at Ocean Blue is effortlessly balanced, blending modern comfort with authentic island charm.

Begin your day with a sunrise swim or yoga session on the rooftop terrace—home to the property's most spectacular vantage point, where sweeping views of the Caribbean Sea stretch across Barbados' shimmering West Coast.

Afternoons invite exploration, from nearby beaches and cafés to the island's vibrant cultural spots. As evening settles, the rhythm shifts: ocean views and cooling breezes set the scene for cocktails at the rooftop bar, dinner at one of the acclaimed nearby restaurants, or quiet moments unwinding on your private terrace.

Whether the intention is to disconnect or discover, Ocean Blue offers a lifestyle that flows as effortlessly as the sea it overlooks—relaxed, elevated, and always in tune with the island.



Return on Investment

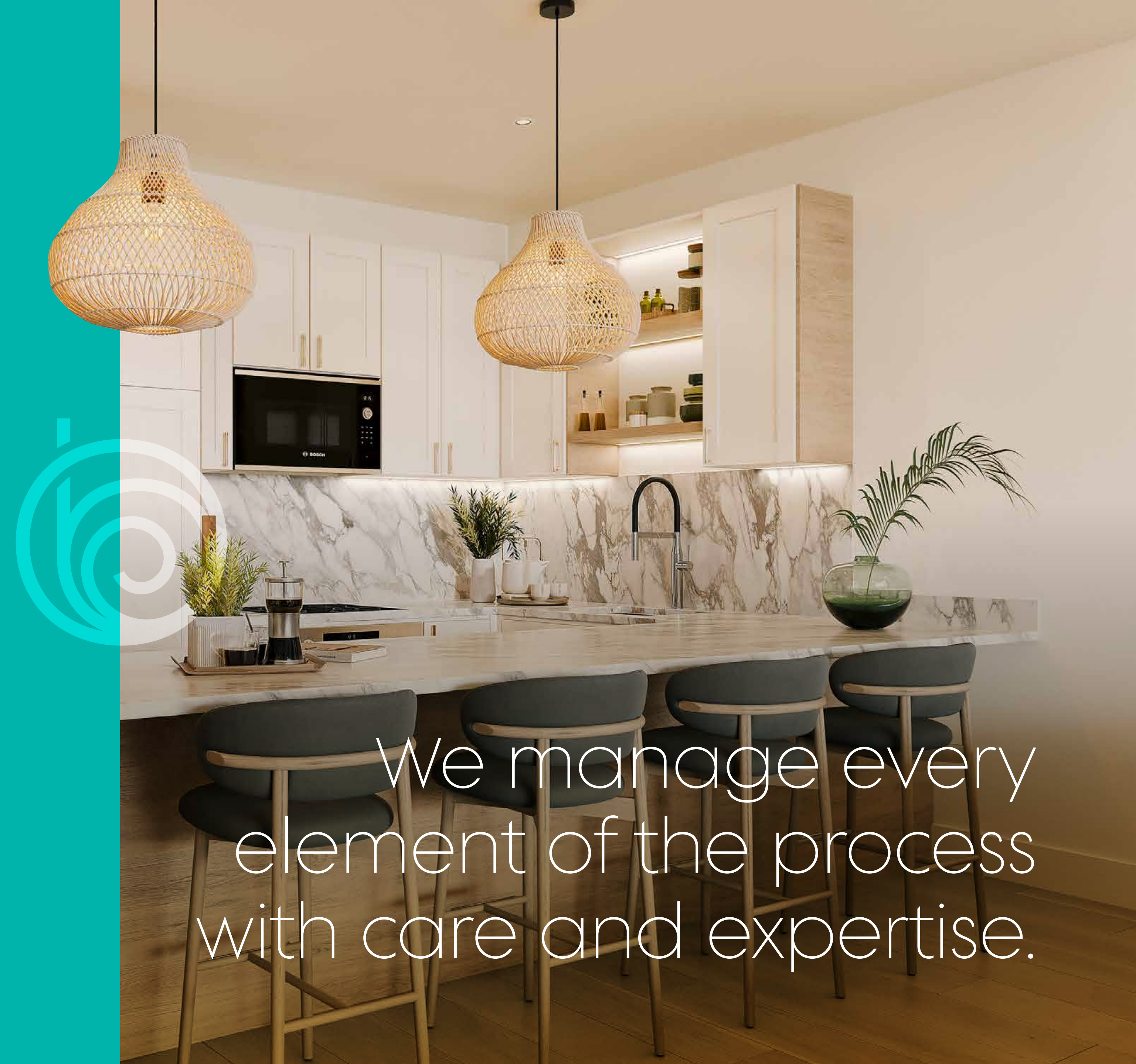


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Owners are invited to participate in our managed rental program by signing an initial rental agreement with the developer. With detailed knowledge of the site, its ownership, and its long-term vision, the developer is uniquely positioned to ensure every component of the program functions seamlessly and is aligned with the property's overall standards.

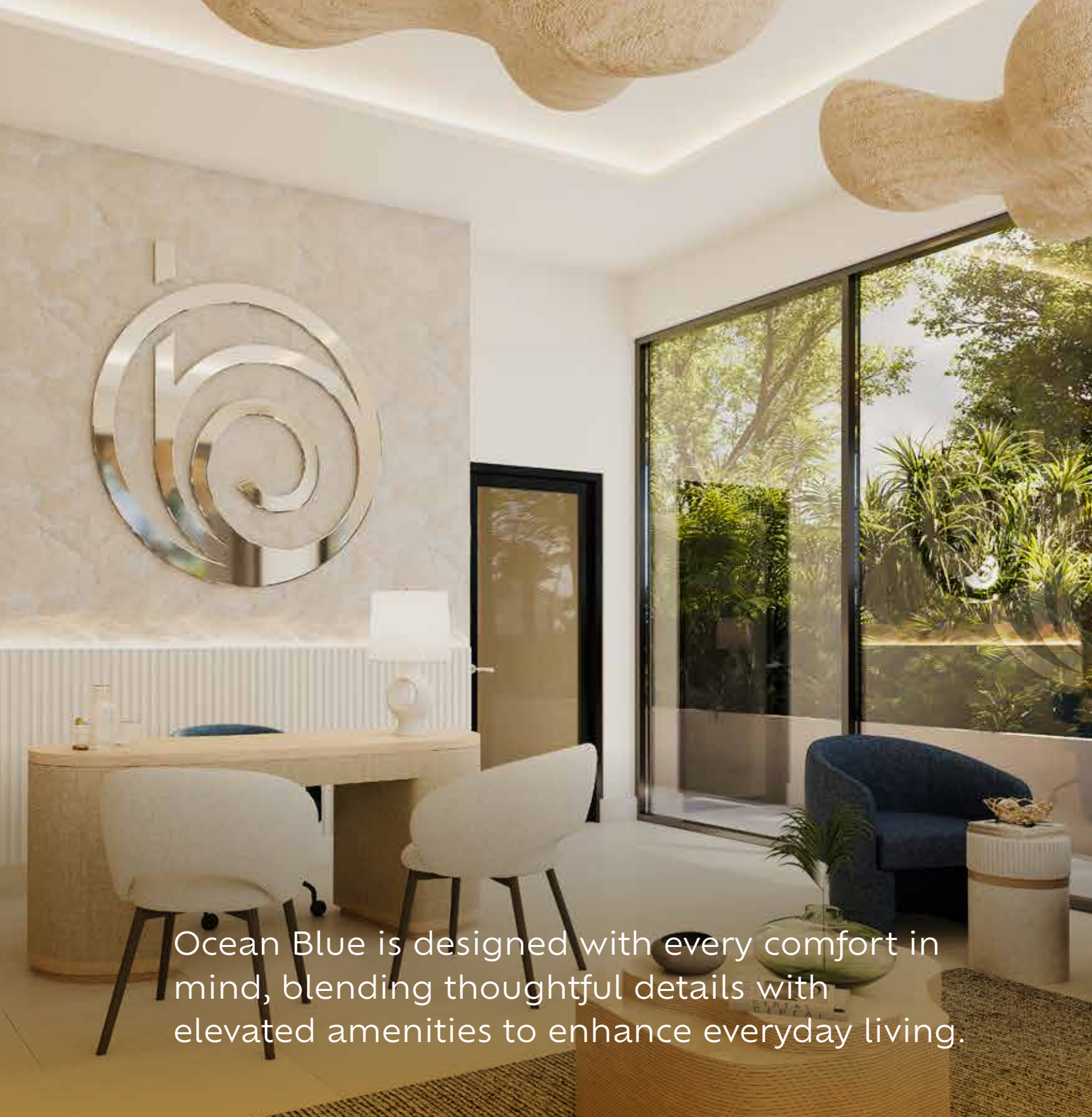
Our team brings extensive experience in the luxury rental market and a proven record of delivering strong, consistent returns for property owners. At Ocean Blue, we manage every element of the process with care and expertise, providing a fully turnkey solution. Leave the details to us—from preparing and promoting your residence to managing every aspect of operations and the guest experience. We oversee the creation of all marketing collateral, the market launch, and the full management of both the property and its rentals.

The result is a genuinely hassle-free experience, allowing owners to enjoy the benefits of their investment without navigating the day-to-day demands. Ocean Blue's prime location ensures strong appeal to both leisure visitors and business professionals seeking premium accommodations. By placing your residence under our professional management, you benefit from established marketing channels, efficient operations, and meticulous oversight—all designed to maximize occupancy and income while protecting the integrity and long-term value of your investment.



We manage every
element of the process
with care and expertise.

Your Amenities



Ocean Blue is designed with every comfort in mind, blending thoughtful details with elevated amenities to enhance everyday living.



In Residence Features:

- Air-conditioning throughout
- TVs in all bedrooms
- Modern, fully equipped kitchen with high-end appliances
- Fully furnished, inclusive of bed and bath linens
- Washer and dryer included
- Premier finishes throughout
- Ceiling Fans
- Spacious and well appointed closets

Development Amenities:

- Gated Community
- Private rooftop infinity pool with panoramic ocean views
- Rooftop lounge and bar for entertaining
- Rooftop shower and changing facilities
- Fitness and yoga room
- Security personnel, secure entry points and CCTV surveillance
- Allocated parking
- Luggage storage room for late departures
- Direct beach access across the street
- Electric Gate
- Large high-speed elevator
- Prime location, just five minutes from Hometown
- Near to top restaurants, golf courses, shopping and beach clubs



Why Barbados? A World-Class Investment Destination

- Politically stable, English-speaking nation with secure property rights.
- Currency pegged to USD = long-term financial stability
- No capital gains tax on property sales
- Open ownership for international buyers, transparent legal + banking systems
- Easy global access: direct flights from U.S., Canada & Europe
- Limited beachfront inventory → scarcity-driven appreciation
- Strong short-term rental yields supported by year-round tourism

Capital Security & Repatriation

- Barbados allows foreign currency to be freely invested in real estate and other approved projects.
- With Central Bank registration, your investment is formally recorded, ensuring full legal protection.
- This registration guarantees that both your initial capital and any profits can be repatriated in foreign currency without restriction.
- Investors benefit from a stable regulatory framework and currency pegged to the U.S. dollar, providing longterm security and confidence.

The Barbados Lifestyle Advantage; Where Investment Meets Paradise

- Prestigious Caribbean address attracting HNW families & celebrities
- Vibrant culture with European sophistication & Caribbean charm
- World-class amenities: yachting, golf, polo, fine dining & wellness
- Safe, welcoming expat community with international schools & healthcare
- Government + private investment fueling future growth in luxury real estate
- A legacy destination - enjoy today, preserve value for generations

Frequently Asked Questions

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\$355,000 – US\$1.115 million offering options for both first-time buyers and investors seeking luxury properties in the heart of Bridgetown.

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.

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.

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

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.









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