



PROPERTY OVERVIEW

What is Ocean Grove?

Ocean Grove is a boutique gated community of three bespoke residences located 21 steps from Gibbs Bay in St Peter, Barbados. Each of Ocean Grove's five-bedroom all-suite residences are meticulously designed and furnished by our in-house design team. Comforting spaces offer laid-back sophistication and approachable luxury, while drawing inspiration from awarding winning interior and architectural design destinations such as Australia, the Greek islands, Ibiza, and St Barthelemy. Natural tones, clean lines, playful patterns, and lots of natural light combine to create spaces that feel modern, but warm. Photovoltaic panels supplement the property's energy needs through net metering and an electric vehicle with each home provides comfortable transportation.

Where is Ocean Grove?

Ocean Grove is centrally located in Gibbs and directly across from Gibbs Bay. The sand on Gibbs Bay can be reached within 21 steps from Ocean Grove. The site is bound by a footpath to the North, residential properties to East & South, and the coast road to the West.

What size are the residences?

Ocean Grove's residences each follow the same design. A residence has 7,200 sq. ft. of living area, a 2,400 sq. ft. swimming pool and a further 1,205 sq. ft. of pathways, covered parking and other non-living areas.

Is there a sea view?

Yes, from each owner's bedroom suite, terrace and bathroom, there is a sea view. When standing in the owner's suite the average person is 28' higher than the coast road.

Within each residence itself, you'll find:

- MG ZS EV Electric SUV
- Electric Moke
- 3 private parking spaces (charging station)
- Panoramic and impressive entrance
- Sunken living/conversation pit
- Private office/meeting room
- Expansive swimming pool
- 5 all-suite bedrooms
- 1,500 sq ft owner's suite w/sea views, wet bar, and private plunge pool
- Owner secured storage
- Back of house chef, butler & cleaning stations



What services are offered at Ocean Grove?

Ocean Grove is a boutique gated community tailored for a no-hassle ownership experience. Grove Group's hospitality division provides owners, guests, and rental clients an on-demand hotel level management and rental service.

Serviced community:

- House management
- 24/7 maintenance
- Facilities management
- Administration
- Cleaning & laundry operations
- Chef & butler services
- Rental pool/hotel style rental operation
- Concierge
- Electric cars
- Arrival & departure logistics
- Beach lifestyle services

Who is the developer of Ocean Grove?

Grove Group was established in 2016 by the husband & wife team of Suzanne Koshnoodi & Maxwell Mulligan developing top-quality, value turn-key homes with exclusive management post completion. Each development is in a sought-after West Coast location and within walking distance to popular beaches, bars & restaurants.

Their bespoke projects first arrived in Barbados with Mullins Grove in 2017, followed by Garden Grove in 2019 and Palm Grove in 2021.

Grove Group's track record and successful projects over these recent years have cemented their position in Barbados's desirable West Coast property market.

DESIGN DETAILS & RESIDENCE FEATURES

Are there different fixed finish options for the residences?

Ocean Grove was designed by our in-house team with a premium fixed finish package. Interiors are sleek, stylish, and sophisticated, yet remain cozy and inviting. The design features wood elements and splashes of patterns and texture that provide a welcoming, modern aesthetic. Please refer to the renderings for a visual perspective. All finishes (and construction) will be detailed in the construction contract.

What areas of the house are Air Conditioned?

All internal living areas are Air Conditioned. The main living room, dining & kitchen are in unison. The office/meeting room has its own independently controlled system. As does the media room, gym, and each bedroom (including bathrooms). What are the ceiling heights? Ceiling heights are typically 11 feet 6 inches. This reduces to a minimum of 9 feet 6 inches where ceilings are vaulted, have soffits or necessary for Air Conditioning infrastructure.



Can I buy my residence furnished?

As part of our development role, we manage the interior design and furnishing of each property. There are multiple benefits. Firstly, being on a Caribbean Island the vast majority is imported which increases costs and can be a logistical challenge. Through consolidation and experience our team brings efficiencies otherwise lost. Secondly, through our experience and networks we obtain developer pricing. These savings are then passed onto our clients.

What home automation does each residence feature?

Each residence features a ventilated equipment closet serving as the hub for all incoming internet/tv/telephone services, equipment hosting, power conditioning and battery back-up. Ubiquity based technologies is used to provide a scalable and comprehensive Smart home through its WIFI solution for easy maintenance & troubleshooting. Key features include main gate intercom & access control, CCTV & security, music (Sonos) & video entertainment in all indoor & outdoor zones, A/C integration & control.

Where can I store my personal effects if I rent?

Each residence comes with a secured owner storage area located in the master suite. It is a well ventilated and fitted out wardrobe/storage area that can also be customized. Should there be a need for additional space, we can create additional storage areas.

CONSTRUCTION PROCESS

What is the build time?

Ocean Grove is a 18-month build program with final landscaping, commissioning, testing, snagging and furniture installations taking 2-3 months. Regular progress reports and updates will be communicated throughout construction.

How often will I be able to see my residence during construction?

Accompanied access is not restricted however it is preferred to be arranged 24 hours in advance. Each owner or their representative will have a final orientation and completion walk-through.

Does each home come with a manual?

The Developer will provide a homeowner manual and helpful hints to ensure a long life of building systems and appliances.

Who are the team members integral to the process?

The purchaser and vendor attorneys will work closely during the initial stages. Once construction commences, a qualified surveyor certifies each stage of construction which triggers the impending stage payment. The Developer is hands on and will act as Owner Liaison assisting with inspections, managing all meetings and on hand over, all snag and defect items. After



you've moved into Ocean Grove, there is a smooth transition to our hospitality & villa management team.

PROPERTY MANAGEMENT

What is the property management structure?

The Ocean Grove Property Owners Association (POA) is legally responsible for the common areas and appoints a managing agent. Whilst each owner is responsible for the management of their residence, Grove Group's hospitality division will manage each residence.

PROPERTY OWNER'S ASSOCIATION (POA)

What is and who manages a POA?

The Association is tasked with the responsibility for managing all common areas, common land, common area lighting, common area utilities, security, the beach club access, road-side boundary wall, entrance/exit gates, driveway, and common area landscaping & irrigation. A managing agent is nominated to manage the POA.

Who manages the Ocean Grove POA?

From the outset Grove Group's hospitality division will be appointed to manage the POA. Should there be need for change, this appointment is reviewed at the end of year.

What is the POA Board composition?

The POA Board will be composed of three persons, one person representing each property.

How is working capital funded for the Association?

The yearly budget is presented at the start of a year. Each owner will contribute three months POA dues in advance to ensure the POA is continually funded.

What do the POA dues include?

POA dues include the following: common area property insurance (security hut, gates, public liability), POA management, common area maintenance and engineering services, water, sewer, trash/recycling, basic phone, TV and internet to security hut, electrical service, common area property maintenance, security & camera monitoring equipment, and nighttime security.

Where do I dispose of trash?

A trash and recycling area is located on the common land and managed by the POA.

How do I get more acquainted with the POA?

Prior to closing, Grove Group will provide you with a homeowner handbook. It will include a section on the POA. This will explain much of the above and more.



MANAGEMENT & RENTALS

Who manages each of the villas?

Grove Group's hospitality division successfully manages each of our completed developments. This includes rental pool operations, which effectively runs like a hotel and therefore benefits from concessions for providing a tourism product. Each home is contracted to be managed by the Grove Group for the first 5 years after which the contract is reviewed.

What costs will I be responsible for as an owner?

In addition to the POA, each owner is responsible for their land tax, building's insurance and the costs associated for running the property such as utilities, housekeeping, pool & landscape maintenance, etc. These are offset through the rental program.

Are there restrictions on renting my residence?

Rentals are managed through the Grove Group.

What are the benefits from Grove Group managing the Ocean Grove residences and POA?

Each of the Grove Group's developments are designed for overseas ownership and require all residences to be managed by our hospitality division. Whilst providing a no hassle ownership experience, this structure enables us to achieve maximum efficiencies with running costs and rentals.

Are there concierge services?

All owners and guests will have direct access to all the services offered by Grove Group. This includes:

- On-site security and personnel presence
- Grove Group's hospitality concierge
- 24/7 maintenance accessibility along with regular maintenance programs
- Private chefs, butlers, and housekeeping

Will Ocean Grove be pet-friendly?

Residents at Ocean Grove are allowed to have pets; each owner who rents their residence may determine if they would like to allow pets. There are no restrictions on breeds once the pet does not shed, must be safe & house trained, and their existence cannot create a nuisance to other residents. Of course, you must follow all POA rules and regulations regarding pets and be diligent about picking up after your pet

Which television, internet, and phone services will be available?

Television, internet and phone services will be available via fiber from either Flow or Digicel and provided to each residence.



TRANSPORTATION AND PARKING

Where do I park?

Each Ocean Grove residence has three private parking spaces in front of their home. In addition, the entrance drive has been designed to maximize space, creating areas for an additional 5-6 guests, delivery, or service vehicles.

How do owners and renters enter the community?

Owners and registered guests will be able to open the vehicular entrance gate with a transmitter or smartphone app. A keypad at the entrance will provide direct communication to each residence and the security hut. The vehicular exit gate opens when a car approaches. The pedestrian gate will be operated via a coded keypad.

Where will guest check-in and drop-off occur?

At the vehicular entrance gate there is a security hut with bathroom. This will be the central security & CCTV monitoring station. From here Grove Group's team members will welcome & receive all guests. When receiving short term rental guests for the first time or returning owners, our hospitality team will settle everyone in and be available until required.

GETTING TO OCEAN GROVE

How good is the air service into Barbados Grantley Adams International Airport?

Air service is excellent. British Airways, Virgin Atlantic and Aer Lingus fly from London, Manchester & Edinburgh. Jet Blue and American Airways fly from a selection of US cities such as Miami, New York, Atlanta, Carolina, Boston. Regionally there are direct flights to Trinidad, St Lucia, Grenada, St Vincent, Antigua, and Jamaica. In the shoulder seasons, services reduce from most destinations.

How do I get to and from the airport?

The airport is only 40-minutes by car.

BUYING A PROPERTY IN BARBADOS

Property purchasing and ownership in Barbados has historically been extremely popular with non-residents. The purchase procedure is sophisticated, transparent, and simple. There are no restrictions to non-nationals, nil Capital Gains Tax, nil Inheritance Tax and Special Entry Permits are available for High-Net-Worth Individuals.