

Frequently asked questions

Is an attorney-at-law required for purchase?

It is not necessary to retain the services of an attorney-at-law, as ownership at East Resort is held in trust by First National Trustee Company (fntc.com) in the Isle of Man, until the year 3,000.

The property can be willed, transferred, or sold at any time, quickly and at minimal cost. The Trustee ensures that the residence is on good standing and there is no debt, prior ownership, or lien on the property.

However, should you still wish to have an attorney-at-law review the ownership documents feel free to do so.

How does the purchase process work?

For off-plan purchases, a 40% deposit is required - 2% Holding Deposit to reserve your chosen villa when you sign the purchase agreement with the remaining 38% due in 14 - 30 days, giving you time to arrange your finances to fully secure the villa.

Subsequent payments will be in 25%, 25% and 10% installments due within 15 days' notice of the Developer reaching the construction milestones of Foundation, Watertight and Practical Completion respectively.

In some circumstances, the Developer may work with you to set out bespoke payment dates based on the particulars of the sale.

How long does construction take?

Construction in most instances is generally expected to take approximately 18 months.

What does the purchase price include?

The purchase price includes appliances only. Approximately 9 - 12 months ahead of Practical Completion, the Developer will offer comprehensive Furniture & Housewares Packages as well as optional Structural Add-ons for sale.

These packages are comprehensive, including everything from cutlery and crockery to linens and art, and are highly recommended for Residents who wish to participate in the Developer's highly successful rental programme.

Is financing available?

Yes, there is Developer financing available on the latter 50% of the purchase price, payable over 5, 10 or 15 years. Many Residents use this as a bridge financing option.

For current interest rates, email live@eastresort.com.

What are the running costs of villa ownership?

There is a monthly Community Fee, which is like a Homeowners' Association Fee, for all villas. This Fee is a proportional share of the common expense of the villas, including Property Management.

In addition to the Community Fees, utilities such as water and electricity are metered and billed to Residents monthly based on usage. There are also housekeeping and maintenance costs such as air-conditioning servicing and pest control that will be billed to the Resident as required.

Can I rent my villa?

Yes, the developer offers a historically successful rental programme. Uniquely, Residents are not required to commit any minimum length of time to the rental programme. You need only indicate when you or your friends/family intend to be in residence.

There is a reservation and marketing fee on each booking received. Your rental revenue, net of this fee and credit card and trade commissions etc., is credited to your Owner Account monthly along with full reporting.

All villas will be widely promoted as vacation rentals on eastresort.com and other 3rd party websites such as airbnb.com and marketed for maximum visibility. Rental rates are set considering seasonality, competition, and other external factors.

You may also opt to rent your villa privately.

Can the Developer manage my villa?

Yes, Property Management is included in the monthly Community Fee. There is a dedicated Property Manager supported by the wider resort maintenance operation to maintain each villa as deemed necessary to maintain brand standards.

Can I leave personal effects in my villa between stays?

Yes, each villa has dedicated and secure Owner's Storage.

Are there owner referral benefits?

Yes, if you refer a friend or family member who purchases an EAST villa, you'll each earn 2% of the purchase price! Your referral will enjoy a 2% discount off their purchase while you'll have your 2% as a credit that may be applied towards incidentals or Fees.

To register an owner referral, please email live@eastresort.com.

Can I sell my villa?

Yes, you may opt to list exclusively with the Developer's Resale Programme or with private realtors. For more information on the Developer's Resale Programme, email live@eastresort.com.

Who is the developer of EAST?

Millennium Investments Ltd t/a Crane Resorts is a resort development company in Barbados, engaged in the design, construction, sale, and operation of luxury resort residences for both Shared and Residential Ownership. Properties include East Resort and Barbados' renowned Crane Resort.

Will I have access to the amenities and services of The Crane?

Yes, you will enjoy exclusive access to The Crane. There is also a complimentary round-trip shuttle service between both properties.

What on-site amenities and services are currently available at EAST?

EAST offers a variety of on-site amenities and services aimed at enhancing your overall experience including guided community hikes, personalised recommendations through our Concierge, an in-villa spa treatment menu, convenient grocery pre-stocking and villa dining delivery from The Crane restaurants, including the award-winning Zen. 2024 will also see the addition of an on-site casual eatery.

What are the future amenities that will be added at EAST?

On completion, EAST will offer a stunning array of resort amenities and services, perfectly curated for the intentional, sustainable lifestyle including an organic greenhouse, a farm-to-table café, a destination spa, a rooftop restaurant and bar, a fitness centre, tennis courts, and more!

What if the developer is no longer involved in EAST?

The Trustee is an independent 3rd party that acts as the protectorate of the ownership to guarantee your ownership rights and management of the villas. The Trustee may also assist Residents in voting to replace the management company as needed. This structure will endure independently of the Developer.