

OWNERS MANUAL

mullins grove

GROVE GROUP
BARBADOS

Ideally positioned on Barbados' Platinum Coast,
Mullins Grove's location can never be replicated.
An architectural masterpiece, a beacon across the sea,
it offers 21 condo residences artfully detailed with lifestyle in mind.

Here, possibilities are open as wide as the horizon.

Finishes & Inclusions

LIVING / DINING / TERRACE

Floor	Select porcelain
Skirting	Painted timber / PVC
Walls	Concrete/Gypsum painted
Ceiling	Flat white paint on set plasterboard
Internal doors	Flat internal doors with paint finish
External doors	Powder coated aluminum with glass
Lights	LED downlights and/or LED strip lighting
Fans	Multi-speed electric
Air-conditioning	Wall mount

KITCHEN

Floor	Select porcelain
Cabinetry	Timber paint finish with soft close hardware
Countertop / Splash back	Natural or engineered stone
Island	Natural or engineered stone
Kitchen Sink	Stainless Steel
Tapware	Select kitchen mixer
Lights	LED downlights and/or LED strip lighting
Appliances	Dishwasher, microwave, cooktop
Fridge/Freezer	Integrated

BALCONY

Floor & Raised Deck	Select porcelain, external grade
Balustrade and Railing	Wood / PVC Louver
Lights	LED ceiling and wall lights

BEDROOMS

Internal Floors	Select porcelain
Master Wardrobe & Owner Closet	Paint
Guest Wardrobe	Paint finish with hinged doors
Curtains / blinds	Linen Integrated ceiling mounted
Skirting	Painted timber / PVC
Walls	Concrete/Gypsum painted
Ceiling	Flat white paint on set plasterboard
Internal Door	Flat internal doors with paint finish
External Door	Flat external door with paint finish
Lights	LED downlights
Air-conditioning	Wall mount

ENSUITES AND POWDER ROOMS

Master Cabinetry	Wall hung natural or engineered stone basin and vanity with soft close hardware
Guest & Powder Room Cabinetry	Wall hung vanity with engineered stone counter & backsplash with undermount ceramic basin & soft close hardware
Taps	Vanity, Bath, Shower – Select mixer(s)
Windows	Powder coated aluminum with glass
Toilets	Wall and/or floor mounted
Accessory – Fit- tings	Wall mounted towel, hand towel, robe hook and toilet paper holder
Floors	Select porcelain tiles
Walls	Select porcelain tiles
Doors	Flat internal doors with paint finish
Ceiling	Flat white paint on set plasterboard
Lights	LED downlights
Air-conditioning	Wall mount

Furniture Itinerary

LIVING

Area Rug
Lounge chair x 2 in two bedroom
Side table x 2
Console table (2 bedroom only)
Coffee Table
Coffee Table accessories
Throw pillows
Floral arrangement
Wall Art
Floor lamp
Television

KITCHEN

Island stools
Fully fitted kitchen equipment and appliances
Full fitted dining accessories
Full fitted dinnerware
Fully fitted glassware and silverware

DINING

Dining Table
Dining chairs x 4 in one bedroom / x 6 in two bedroom
Floral Centerpiece
Dining accessories, linens, place mats et al
Glassware and silverware
Wall Mirror (large)

PRIMARY SUITE

King bed
Side table x 2
Lamp x 2
Area Rug
Mirrors
Television
Bed throw, throw pillows, room accessories
Bathroom stool
His/her bathroom accessories
Bathroom floral accessory
End of Bed Bench

OUTDOOR LIVING

Couch
Lounge chair
Coffee table
Side table x 2

LINENS

Fully equipped bed and bath linens (multiple)
Dining Room and Lounge Room linens (multiple)
Pool and beach towels (multiple)

GUEST BEDROOM 1

Twin bed x 2
Side table x 2
Lamp x 2
Wall Art
Area Rug
Full length mirror
End of Bed Bench
Television
Bed throw, throw pillows, room accessories

EXTERNAL MATERIALS



INTERNAL MATERIALS





Mullins Grove, A Pure Oasis

Seamlessly integrated with natural elements of the Caribbean, each home is designed to afford the maximum possible space, luxurious bedrooms and bathrooms, and inventive layouts inside and out.

Offering the utmost seclusion, spectacular amenities, and the perfect balance of indoor/ outdoor living.

Mullins Grove is an architectural statement designed harmoniously within an environment that is raw and pure.

A startling contrast, a vivid experience.
A rejuvenation.

FACT SHEET

mullins grove

GROVE GROUP
BARBADOS

Timeless moments. Coastal masterpiece.

Gracing the epicenter of Barbados' most iconic coastal playground is Mullins Grove, a Condominium Hotel a mere 200-yard leap from Mullins beach. Offering hassle free ownership and a return on investment, Mullins Grove 2.0 is a new exclusive collection of 21 one-and two-bedroom residences promising something truly beguiling.



Artfully detailed with lifestyle in mind

DEVELOPER

Grove Group

INTERIOR ARCHITECTURE & DESIGN

Grove Group

HOTEL & PROPERTY MANAGEMENT

Grove Group Resorts

LOCATION

- Casuarina Drive, Mullins, St Peter
- 200 yards from Mullins Beach
- 10 mins drive to Hometown
- 5 mins drive to Speightstown
- 40 mins drive to Airport

BUILDING OVERVIEW

- 2 buildings, 3 floors each w/elevator
- 21 private residences
- 1 and 2 bedrooms
- Private balconies for every residence
- Owners' private storage
- Private parking

BUILDING AMENITIES

- Welcome reception & concierge
- Zen Garden
- Elevator access in both buildings
- Kids club & recreational room
- Wellness and fitness center
- Lower-level sun deck with pool
- Rooftop café, bar and lounge
- Outdoor Sower

ROOFTOP

- Western views
- Infinity pool and waterfall overlooking Western views
- Wraparound balcony with Lounge Sitting Areas
- Covered Owners Lounge, Café and Bar Area
- Sunbed and umbrella deck

HOTEL & RESIDENTIAL SERVICES

- On-site hospitality management
- Grove Group concierge
- 24-hour presence (reception and evening security)
- On-site property maintenance
- On-site housekeeping team
- Grove Group electric car rental service & charging station
- Front-door grocery and package service
- Poolside Lounge chairs and Day beds

RESIDENCE FEATURES

- Floor-to-ceiling sliding glass doors and windows
- Generous living areas with ceiling height of 9' to 11'
- Built in unit washer and dryer
- Pre-wired for high-speed communications and data connection

GOURMET KITCHENS

- Integrated appliance package
- Premium hardware and drawer pull
- Electric cooktops, microwaves, dishwasher, and refrigerator/freezers
- Contemporary stainless steel under-mounted sink
- Elegant, imported stone countertops and backsplashes
- Gourmet faucet with integral sprayer

SPA-LIKE BATHROOMS

- Primary bathrooms offer rain showers and custom double sink vanities
- Premium hardware and drawer pull
- Elegant, imported stone vanity countertops
- European bathroom fixtures, features, and accessories
- Frameless shower glass
- Tile finished floors and walls



FLOOR PLANS

mullins grove





GROVE GROUP
BARBADOS

Site & Rooftop Plan



Disclaimer: The particulars are set out as a general outline for the guidance of intending purchasers and do not constitute an offer or contract. All descriptions, dimensions, references to conditions and necessary permutations for use and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each item, and where necessary seek advice. No third-party supplier or their agents has any authority to make or give any representations or warranty in relation to this property. All depicted furnishings are for decorative purposes only. Sizes are subject to change in accordance with variations in the contract.



- A**  **Exclusive Pool Club**
- B**  **Rooftop Bar & Cafe**
- C**  **Private Parking**
- D**  **Private Pool**

Ground Floor

mullins grove

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A



Pool

B



Welcome Reception/ Office

C



Kids Club Rec Room

D



Zen Garden

Grove 3

Grove 3
GROUND LEVEL



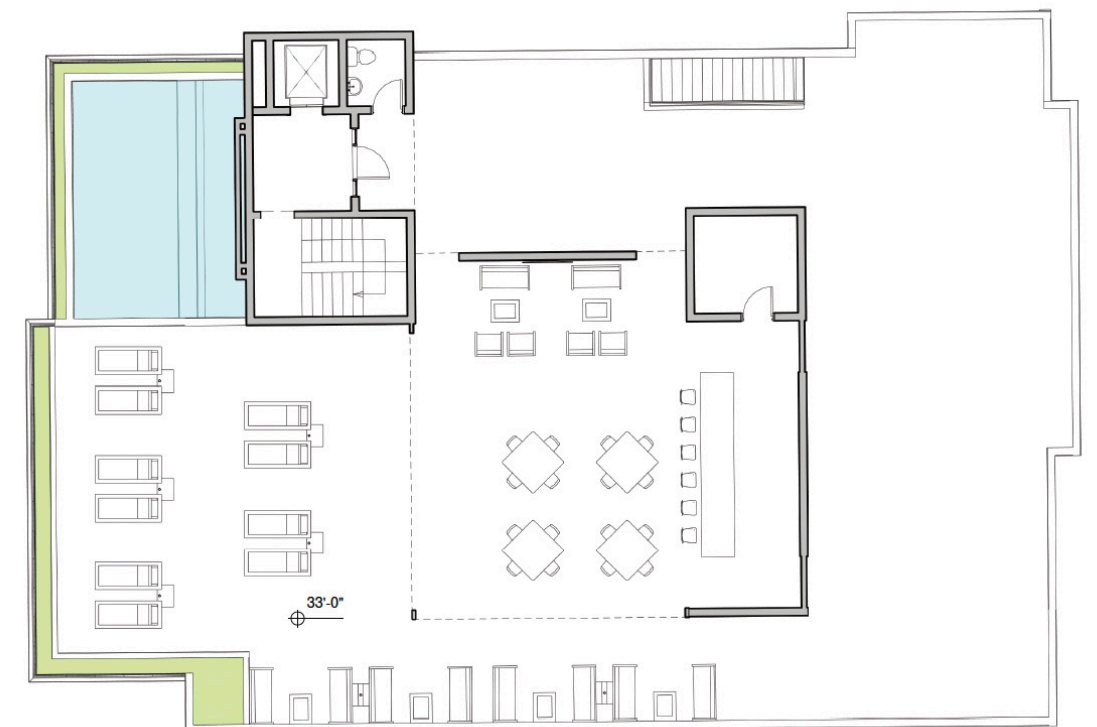
Grove 3
FIRST LEVEL



Grove 3
SECOND LEVEL









Grove 3
ROOF LEVEL



Grove 3

Unit G3-2

Ground Floor

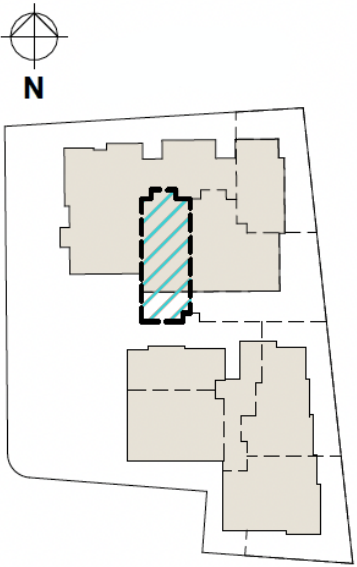
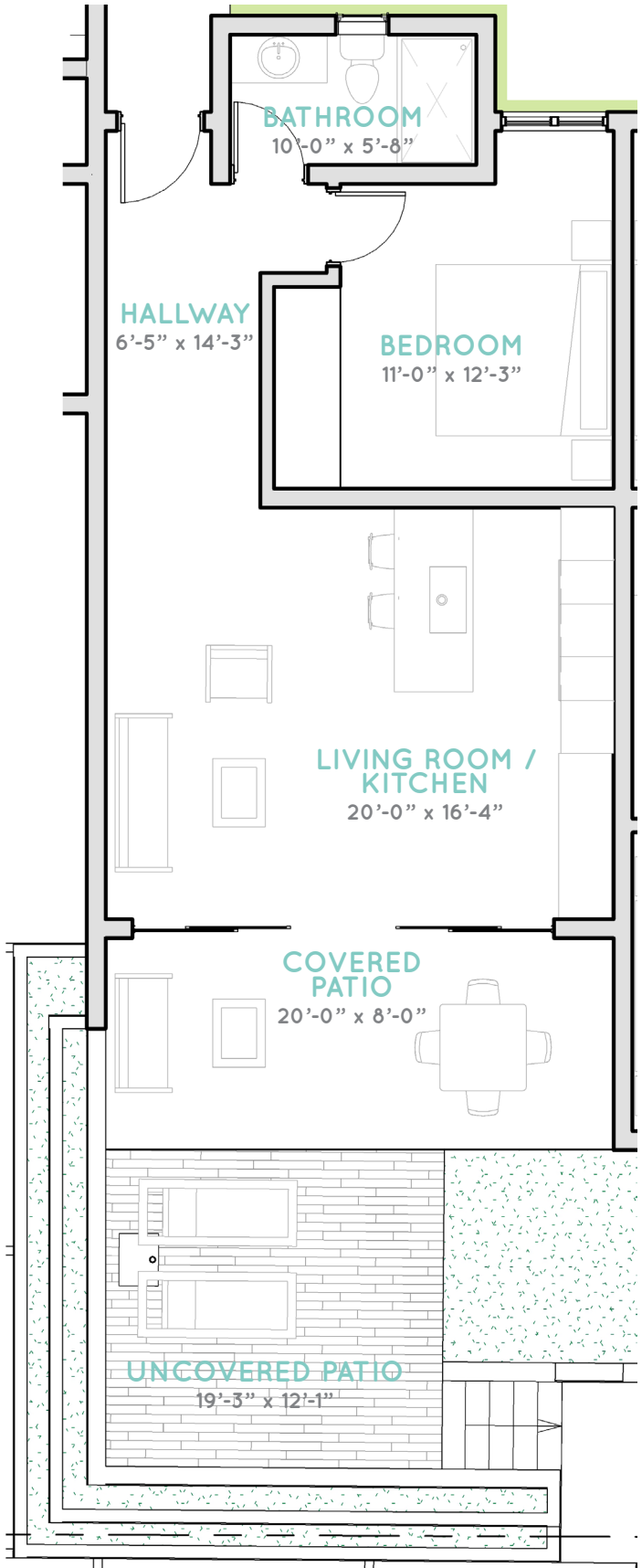
-  Bedroom
-  Bathroom
-  Livingroom
-  Kitchen
-  Covered Patio
-  Uncovered Patio
-  Private Garden

Unit G3-2 Areas

Internal
640 sf

Covered Patio
161 sf

Uncovered Patio
301 sf



Grove 3

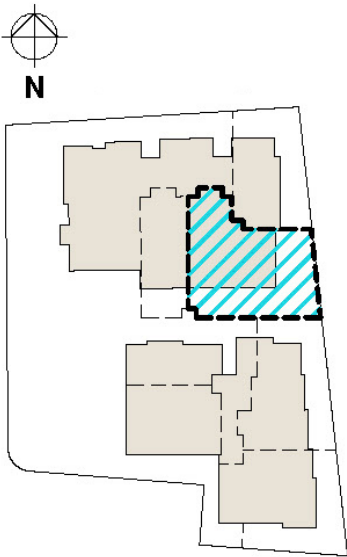
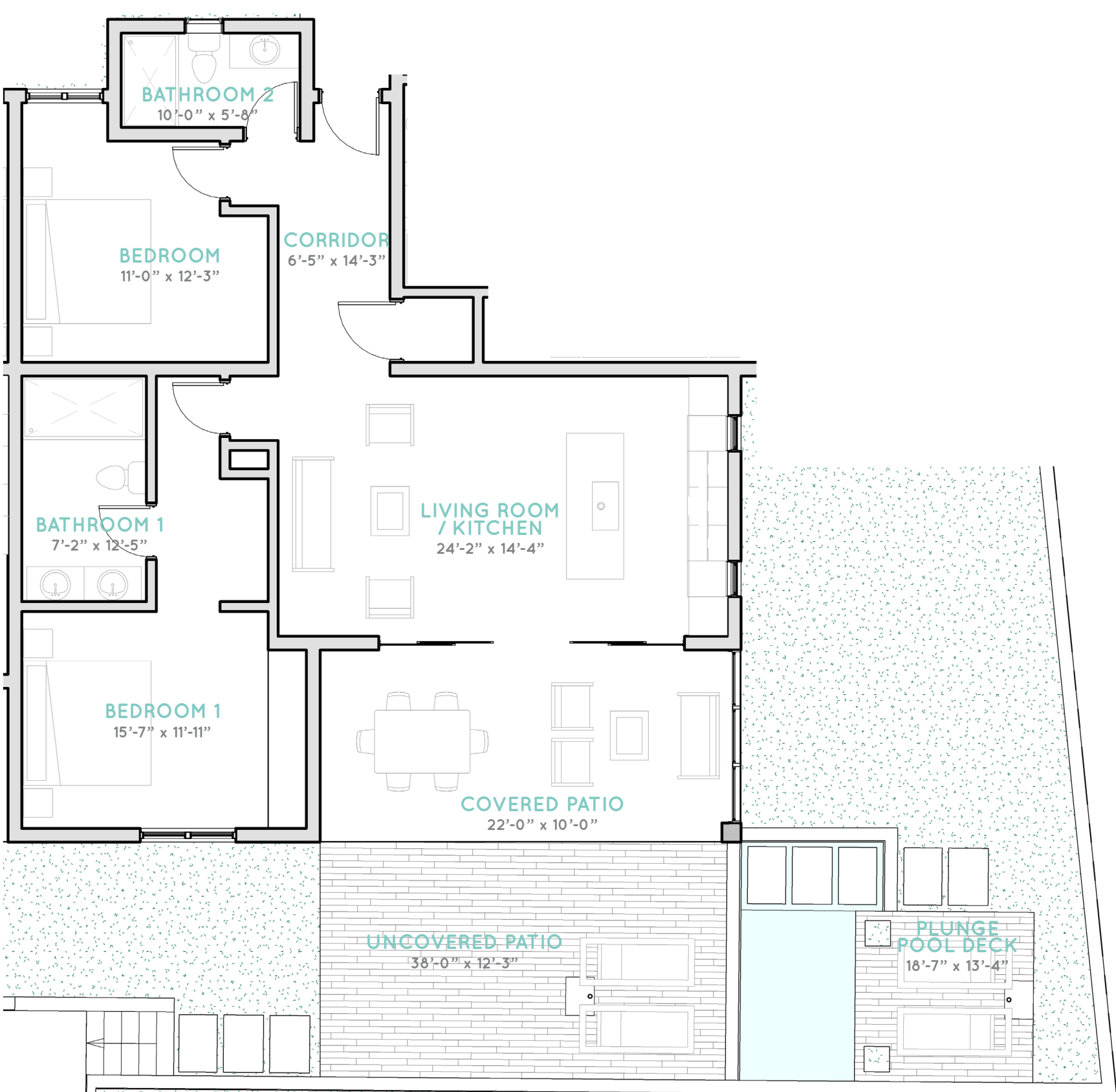
Unit G3-3

Ground Floor

-  2 Bedrooms
-  2 Bathrooms
-  Livingroom
-  Kitchen
-  Covered Patio
-  Uncovered Patio
-  Plunge Pool Deck
-  Private Garden

Unit G3-3 Areas

- Internal
1,037 sf
- Covered Patio
221 sf
- Uncovered Patio
221 sf



Grove 3

Unit G3-4

Ground Floor

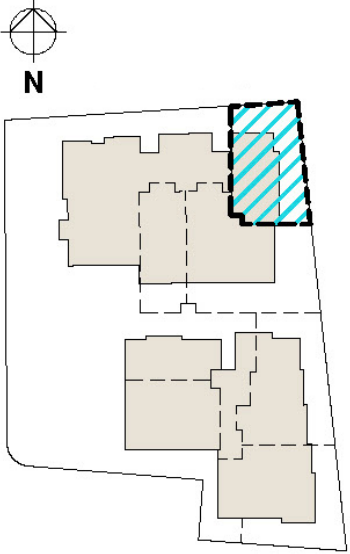
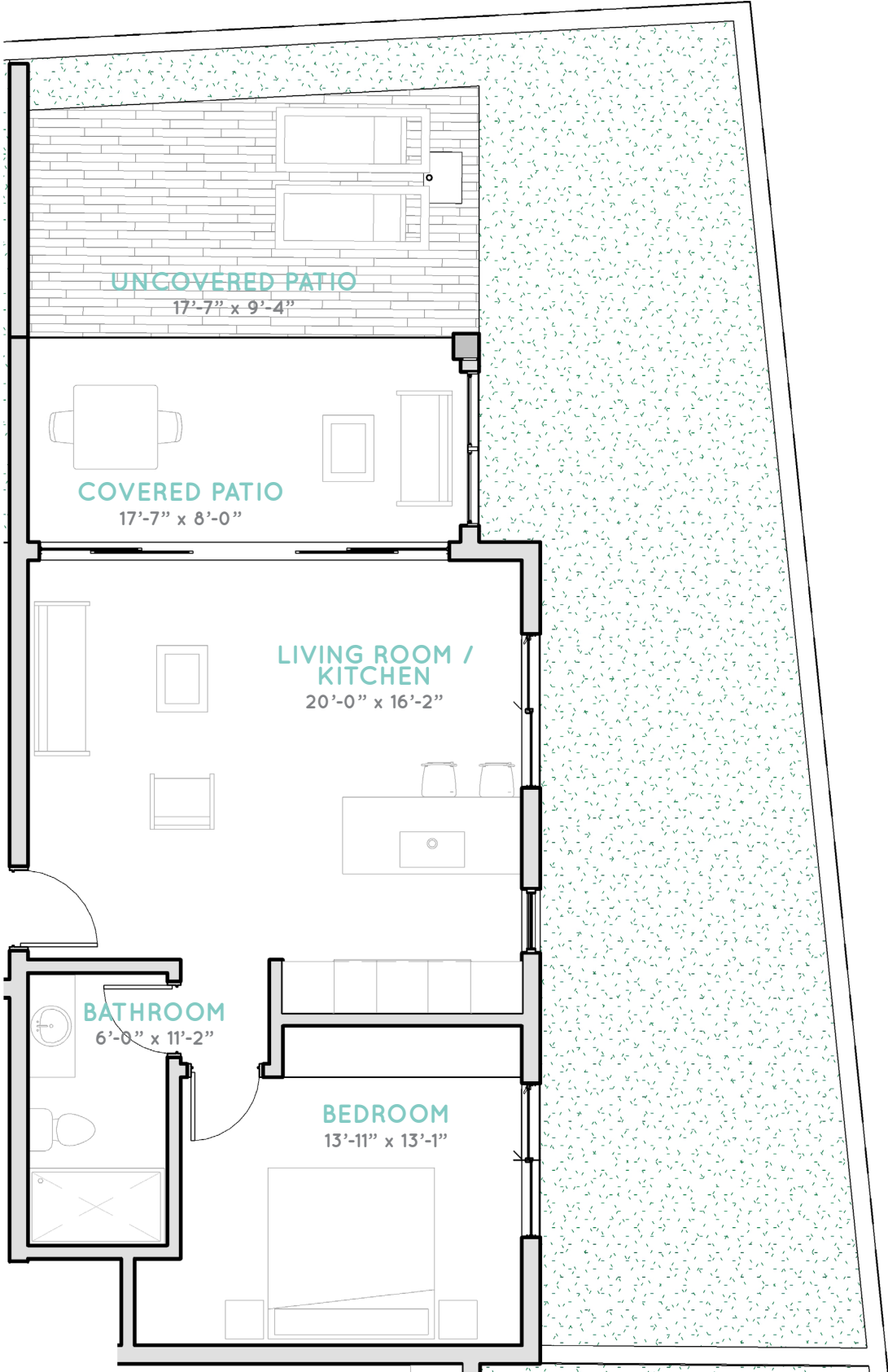
-  Bedroom
-  Bathroom
-  Livingroom
-  Kitchen
-  Covered Patio
-  Uncovered Patio
-  Possible Plunge Pool
-  Private Garden

Unit G3-4 Areas

Internal
610 sf

Covered Patio
147 sf





Uncovered Patio
822 sf



Grove 3

Unit G3-5 / G3-9

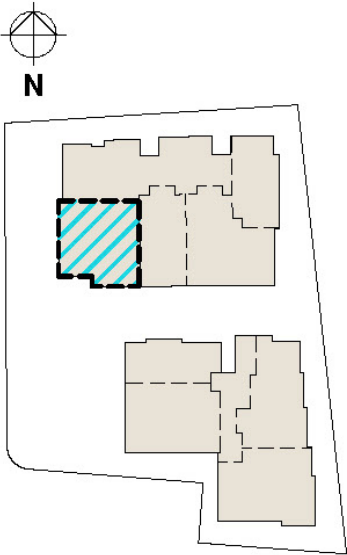
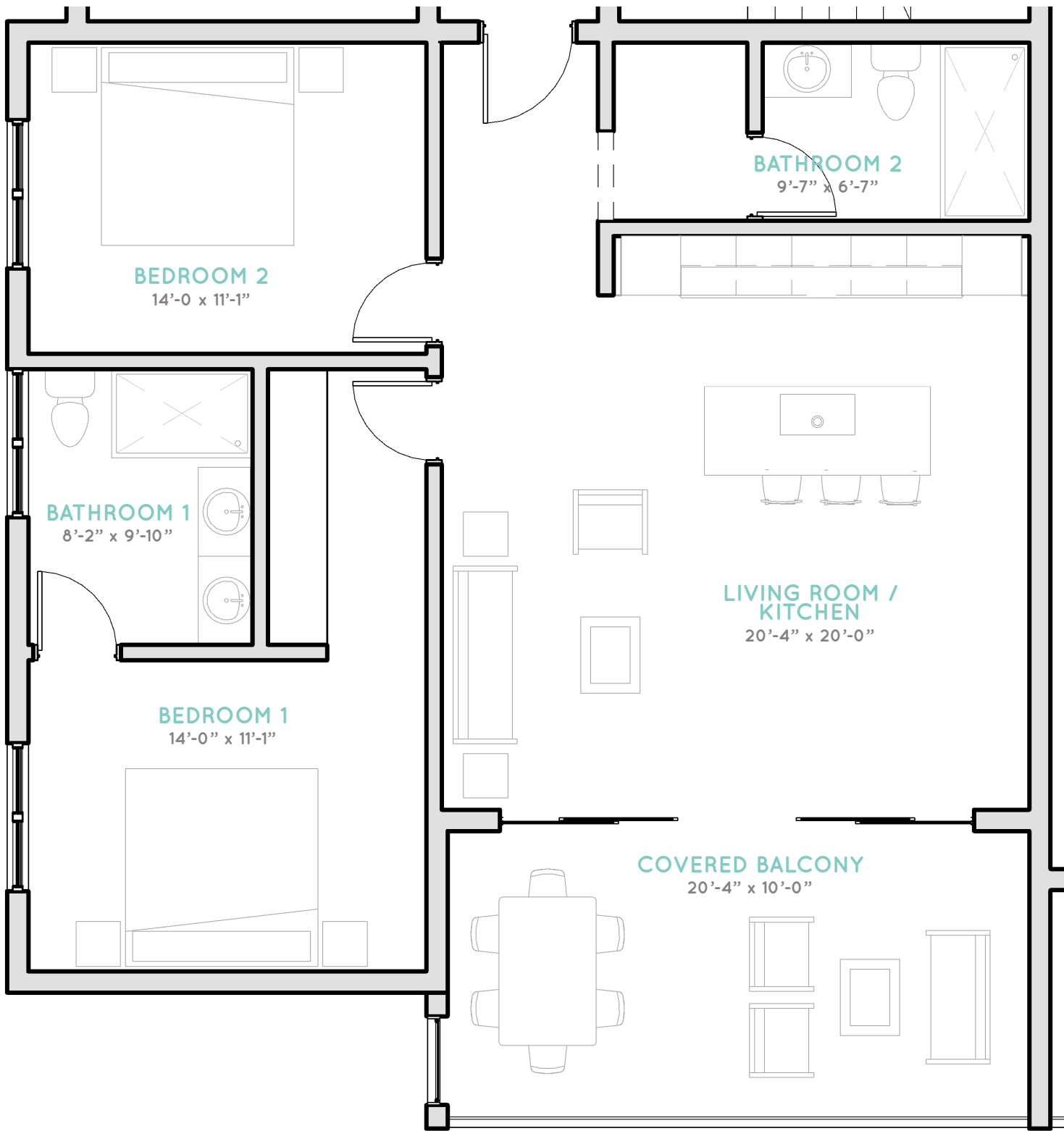
First Floor / Second Floor

-  2 Bedroom
-  2 Bathroom
-  Livingroom
-  Kitchen
-  Covered Balcony

Unit G3-5
Unit G3-9
Areas

Internal
996 sf

Covered Balcony
204 sf



Grove 3

Unit G3-6 / G3-10

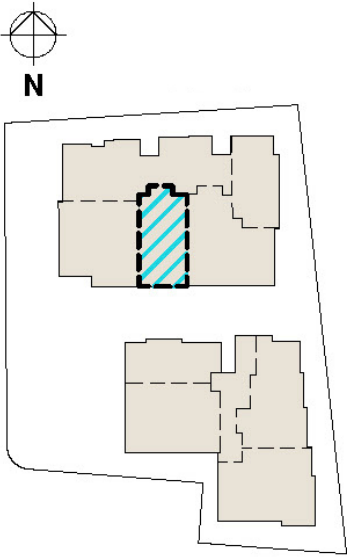
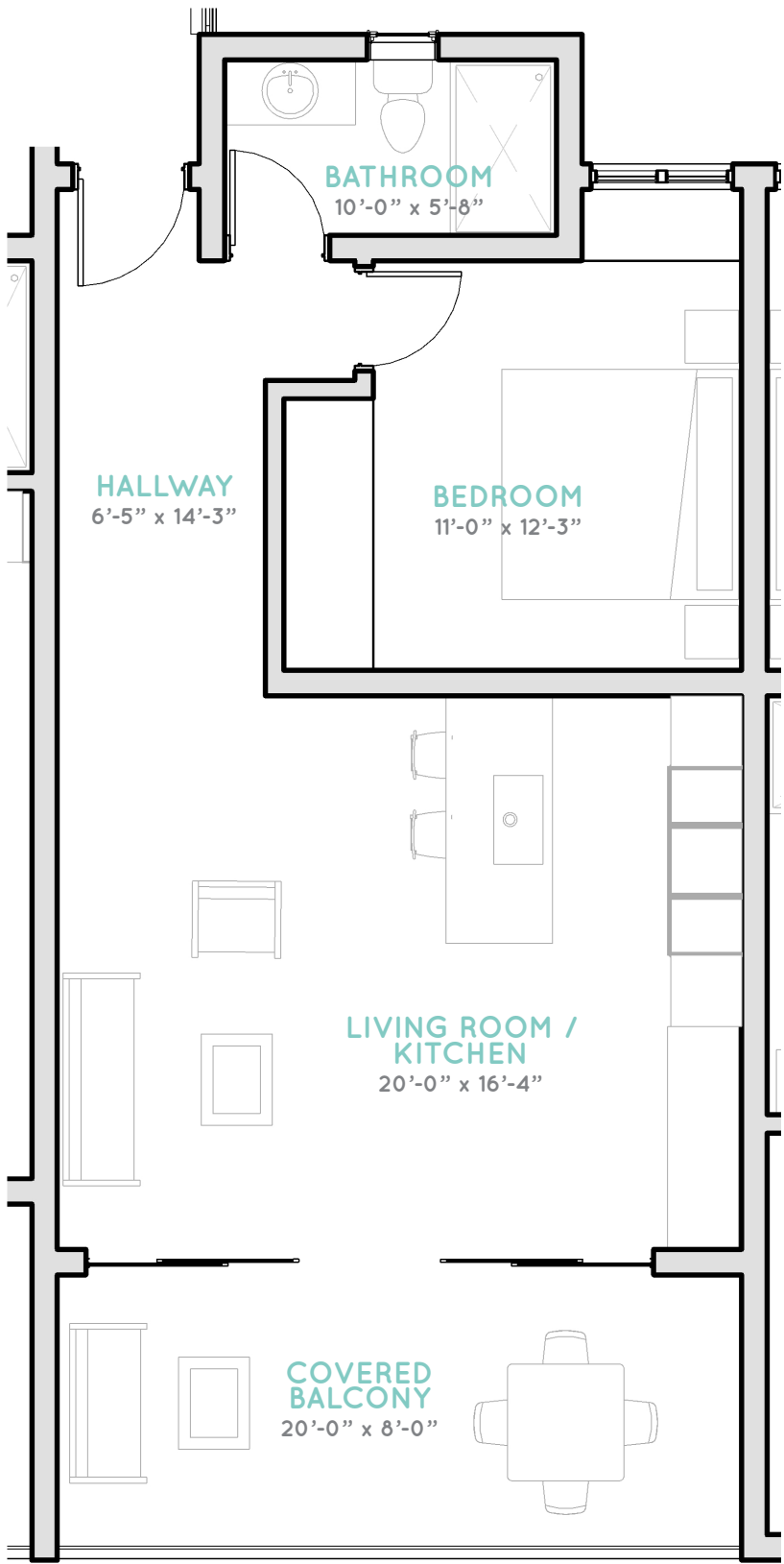
First Floor / Second Floor

-  Bedroom
-  Bathroom
-  Livingroom
-  Kitchen
-  Covered Balcony

Unit G3-6
Unit G3-10
Areas

Internal
649 sf


Covered Balcony
161 sf



Grove 3

Unit G3-07 / G3-11

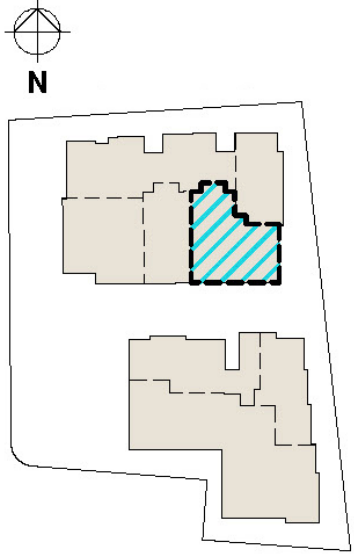
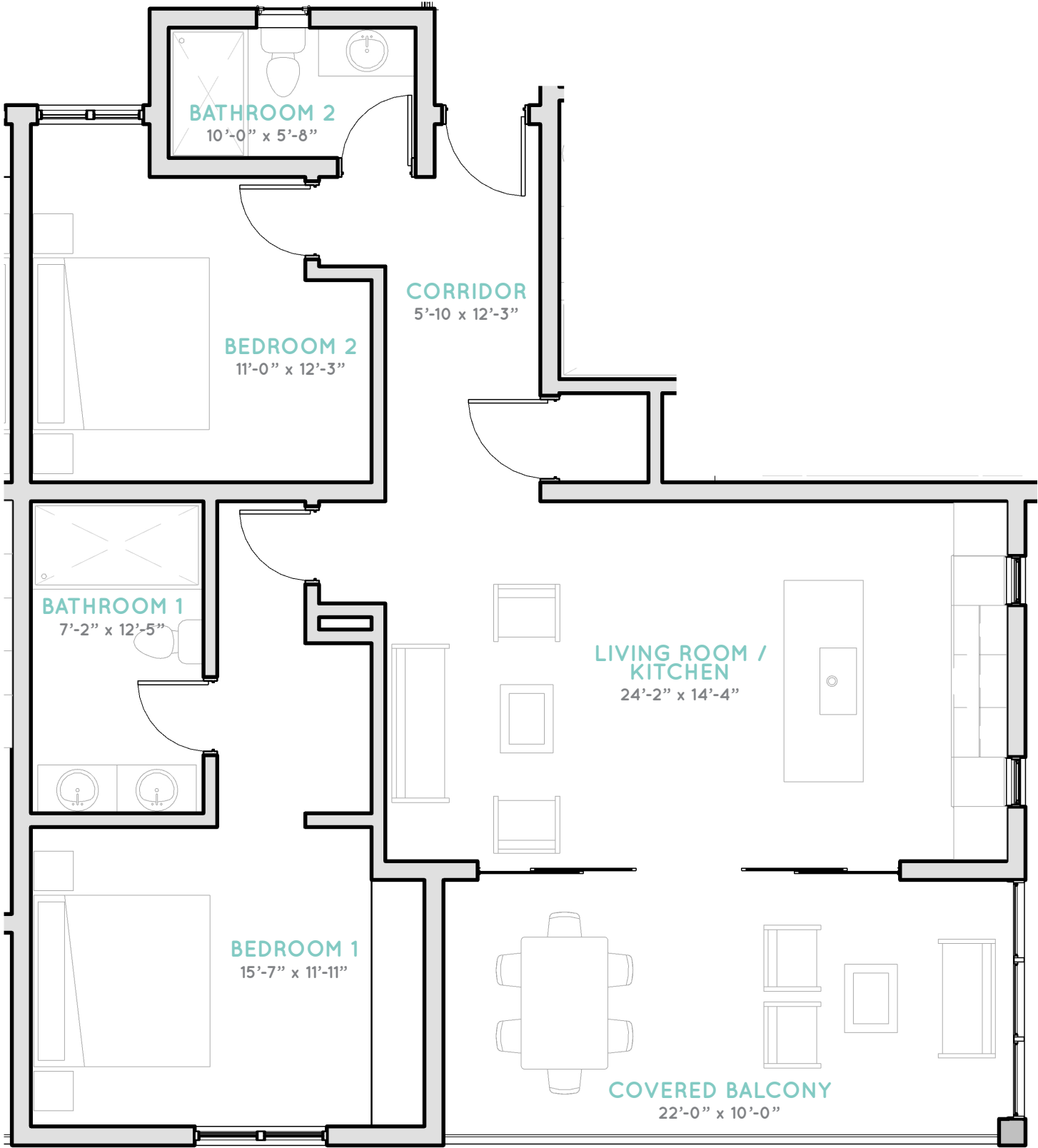
First Floor / Second Floor

-  2 Bedroom
-  2 Bathroom
-  Livingroom
-  Kitchen
-  Covered Balcony

Unit G3-7
Unit G3-11
Areas

Internal
1,037 sf

Covered Balcony
221 sf



Grove 3

Unit G3-8 / G3-12

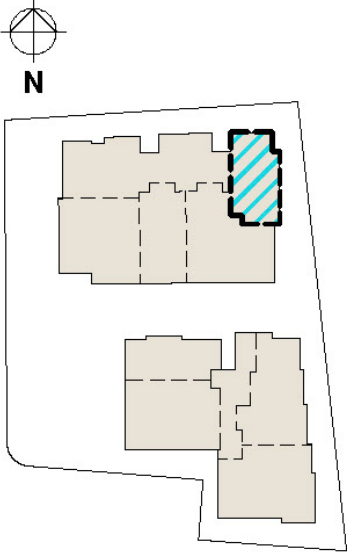
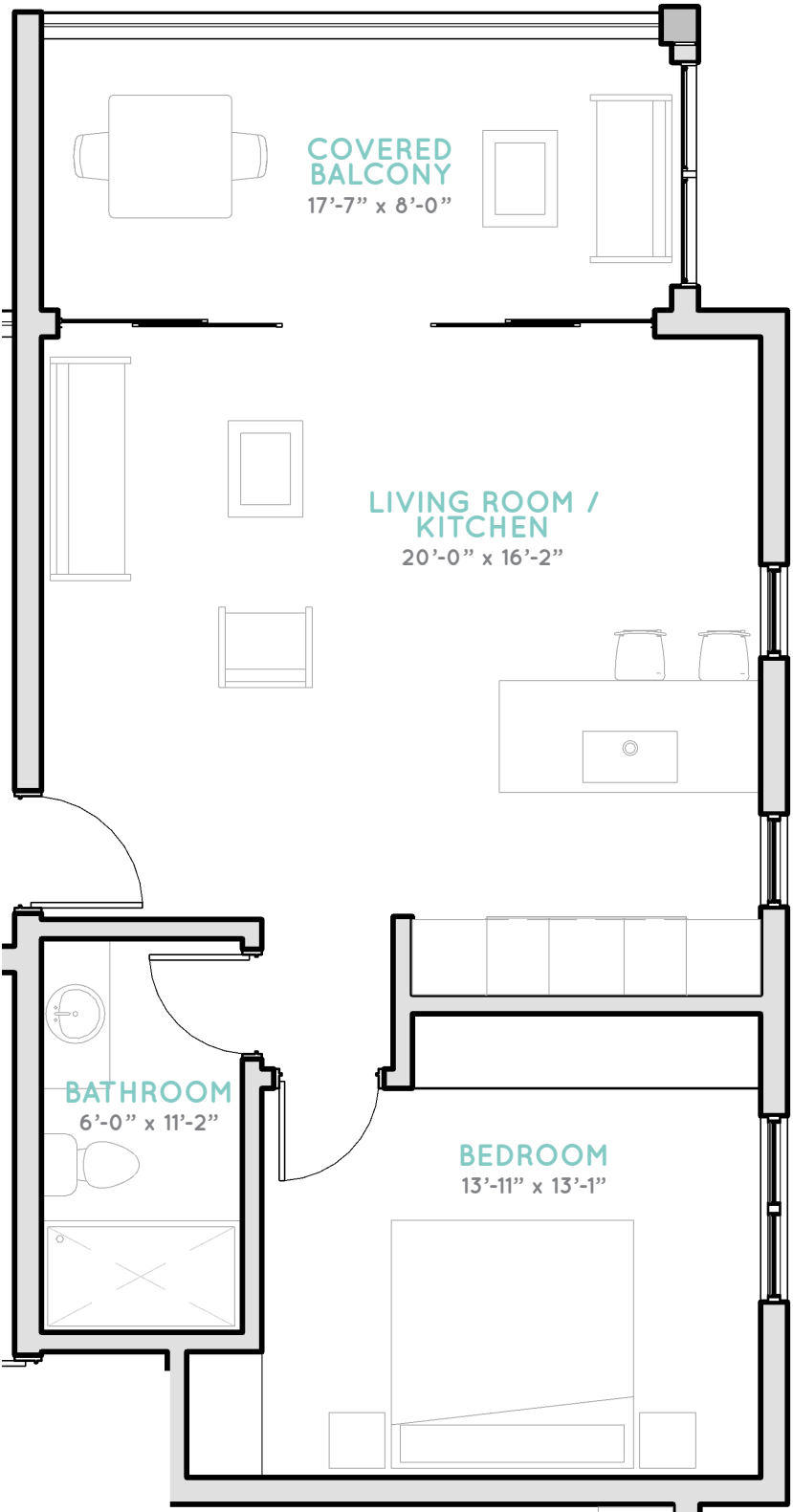
First Floor / Second Floor

-  Bedroom
-  Bathroom
-  Livingroom
-  Kitchen
-  Covered Balcony

Unit G3-8
Unit G3-12
Areas

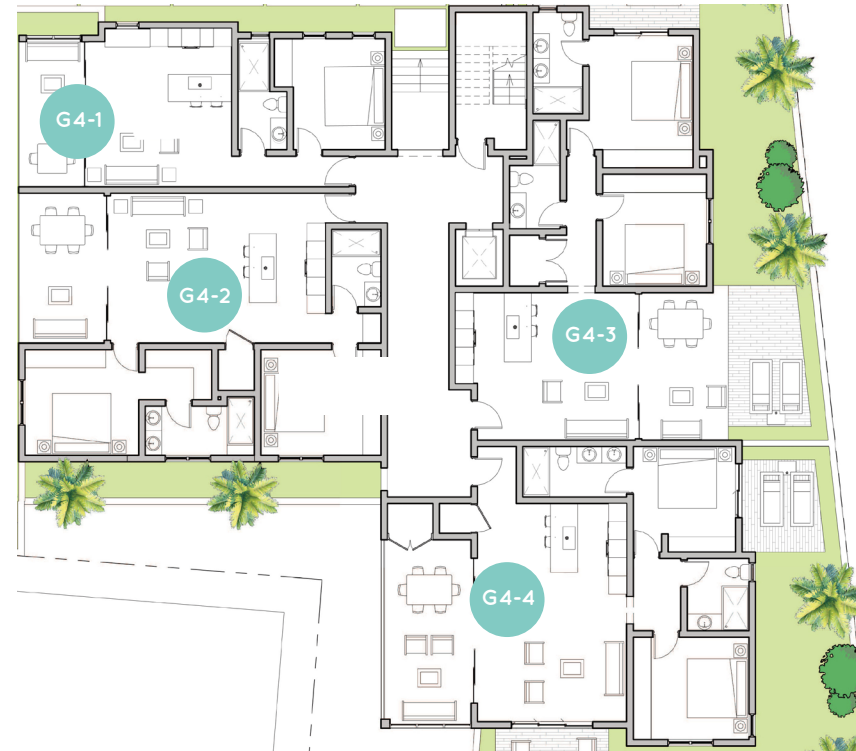
Internal
610 sf

Covered Balcony
132 sf

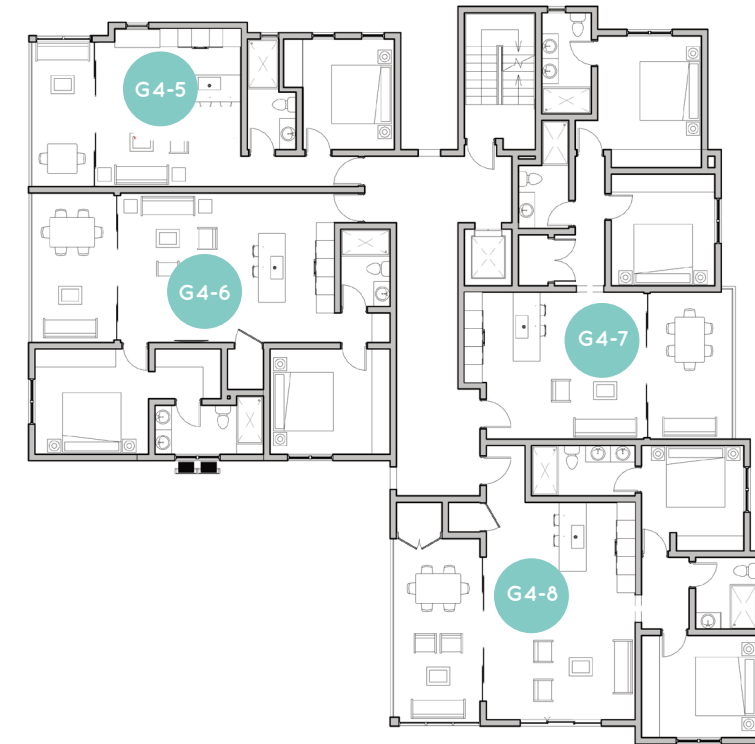


Grove 4

Grove 4
GROUND LEVEL



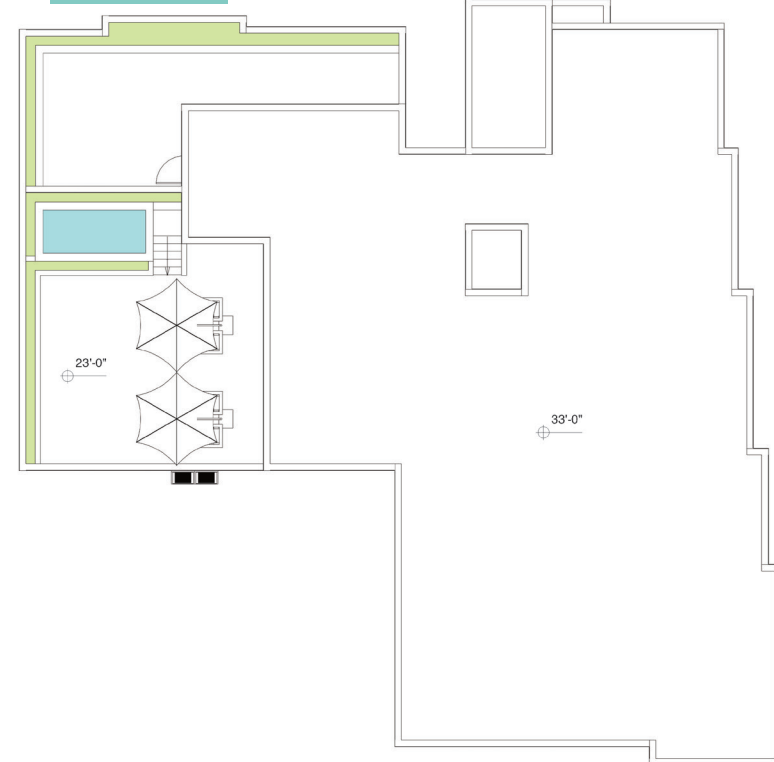
Grove 4
FIRST LEVEL



Grove 4
SECOND LEVEL






Grove 4
ROOF LEVEL



Grove 4

Unit G4-1

Ground Floor

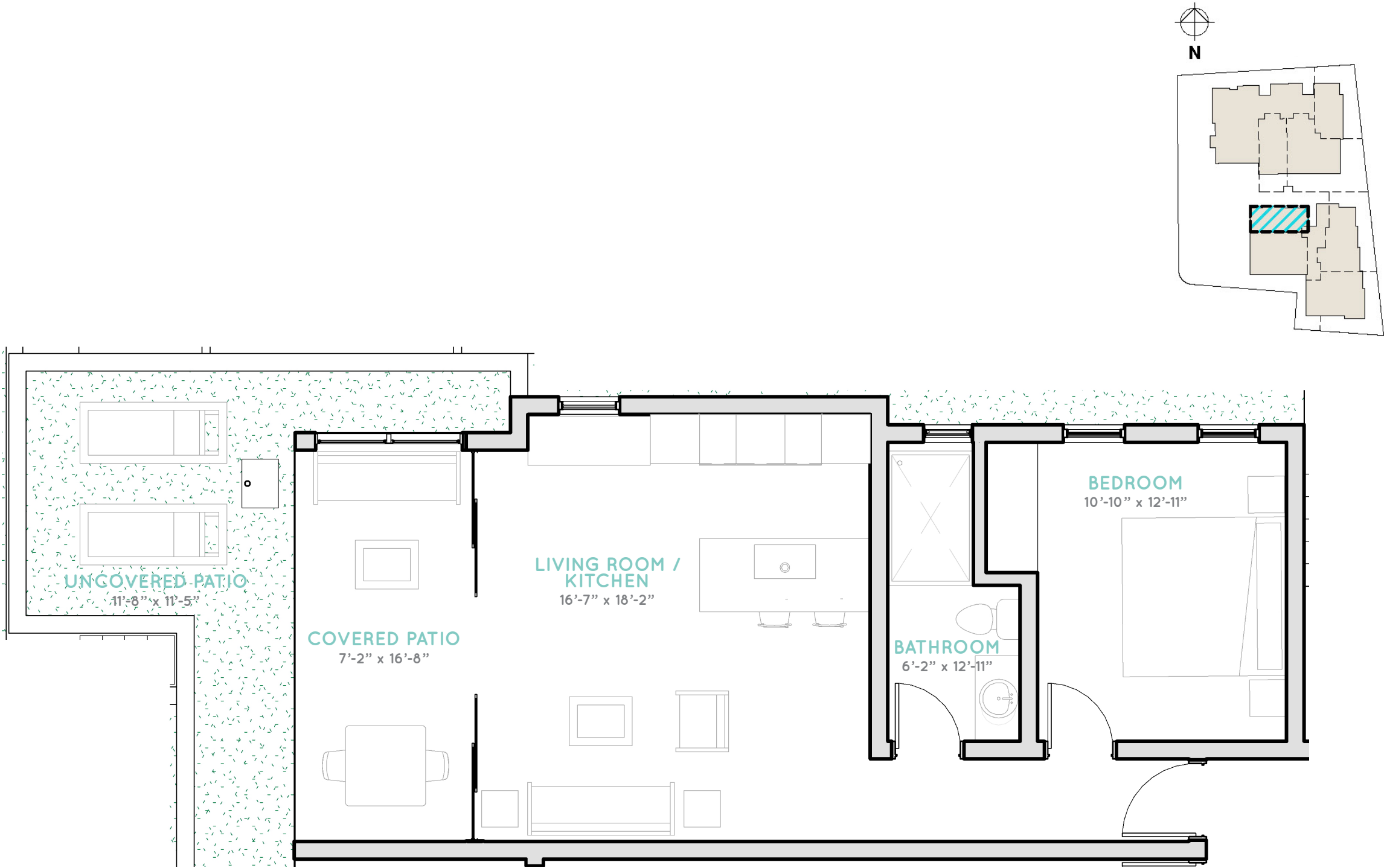
-  Bedroom
-  Bathroom
-  Livingroom
-  Kitchen
-  Covered Patio
-  Uncovered Patio
-  Private Garden

Unit G4-1
Areas

Internal
573 sf

Covered Patio
118 sf

Uncovered Patio
199 sf



Grove 4

Unit G4-2

Ground Floor

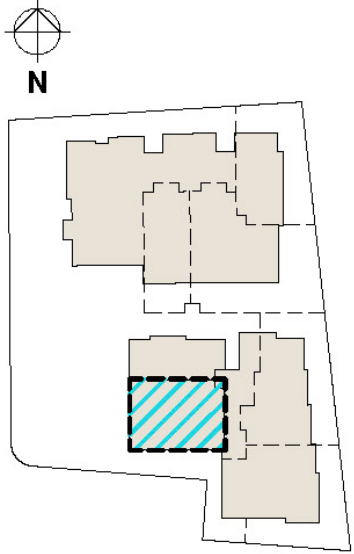
-  2 Bedroom
-  2 Bathroom
-  Walkin Closet
-  Livingroom
-  Kitchen
-  Covered Patio
-  Uncovered Patio
-  Private Garden

Unit G4-2 Areas

Internal
1,014 sf

Covered Patio
164 sf

Uncovered Patio
323 sf



Grove 4

Unit G4-3

Ground Floor

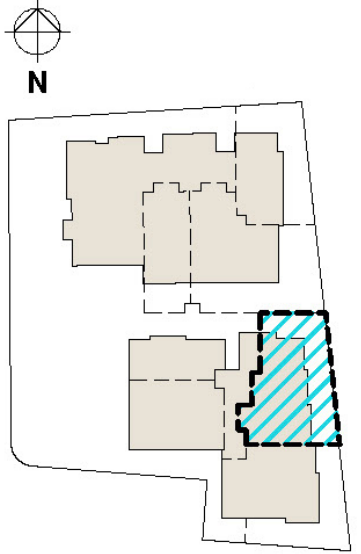
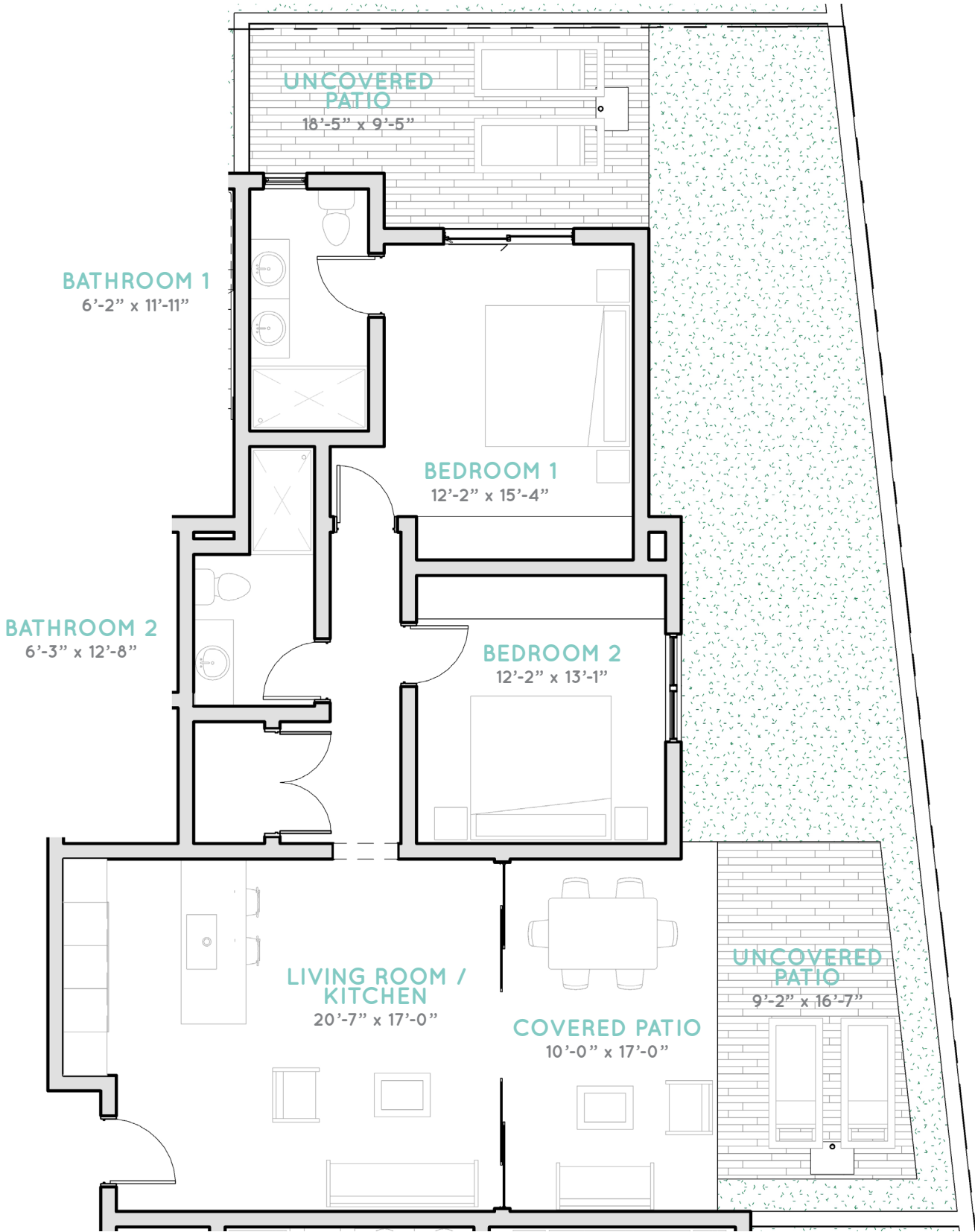
-  2 Bedroom
-  2 Bathroom
-  Livingroom
-  Kitchen
-  Covered Patio
-  2 Uncovered Patios
-  Private Garden
-  Possible Plunge Pool

Unit G4-3 Areas

Internal
937 sf

Covered Patio
170 sf

Uncovered Patio
763 sf



Grove 4

Unit G4-4

Ground Floor

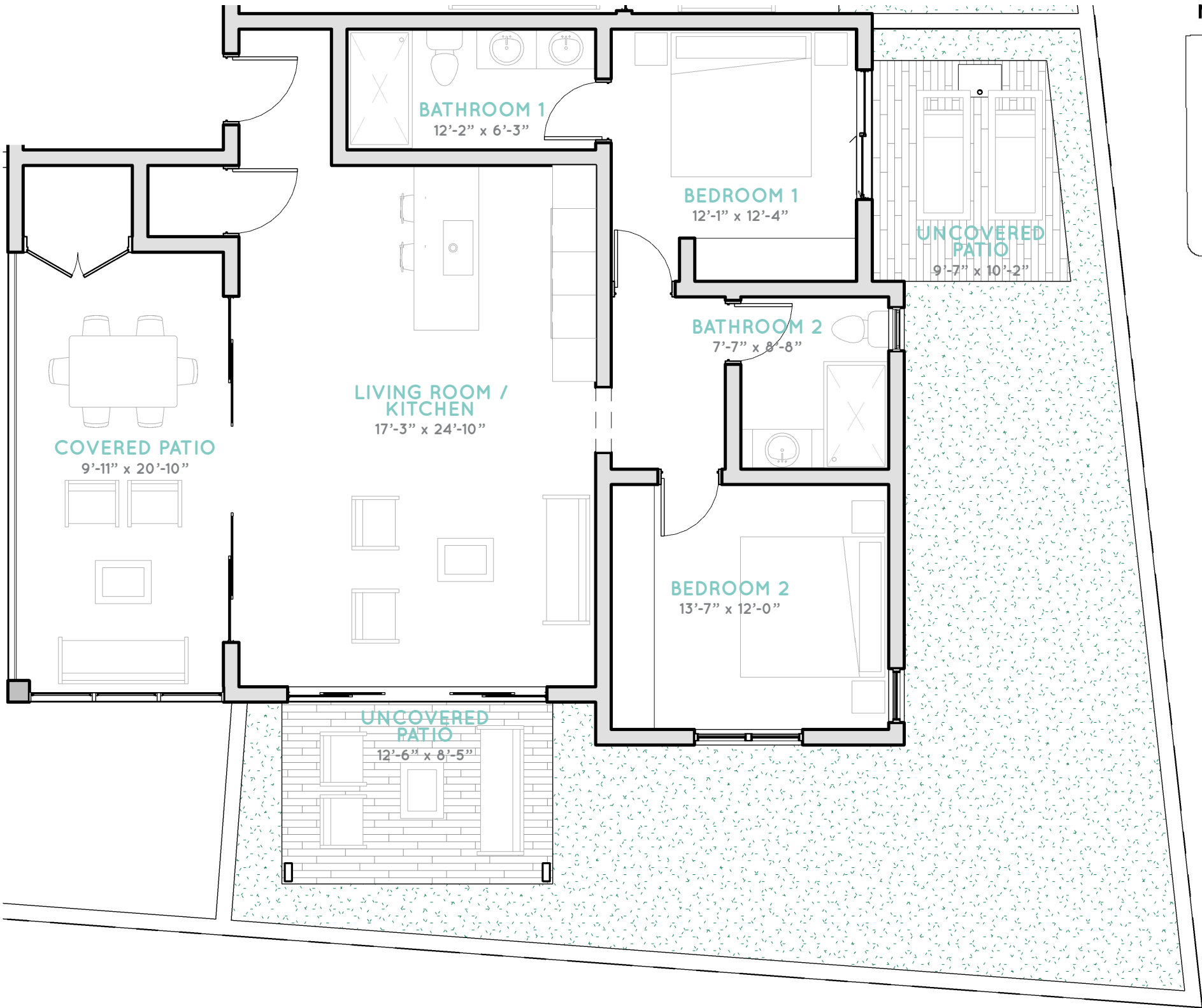
-  2 Bedroom
-  2 Bathroom
-  Livingroom
-  Kitchen
-  Covered Patio
-  2 Uncovered Patios
-  Private Garden
-  Possible Plunge Pool

Unit G4-4 Areas

Internal
963 sf

Covered Patio
231 sf

Uncovered Patio
863 sf



Grove 4

Unit G4-5

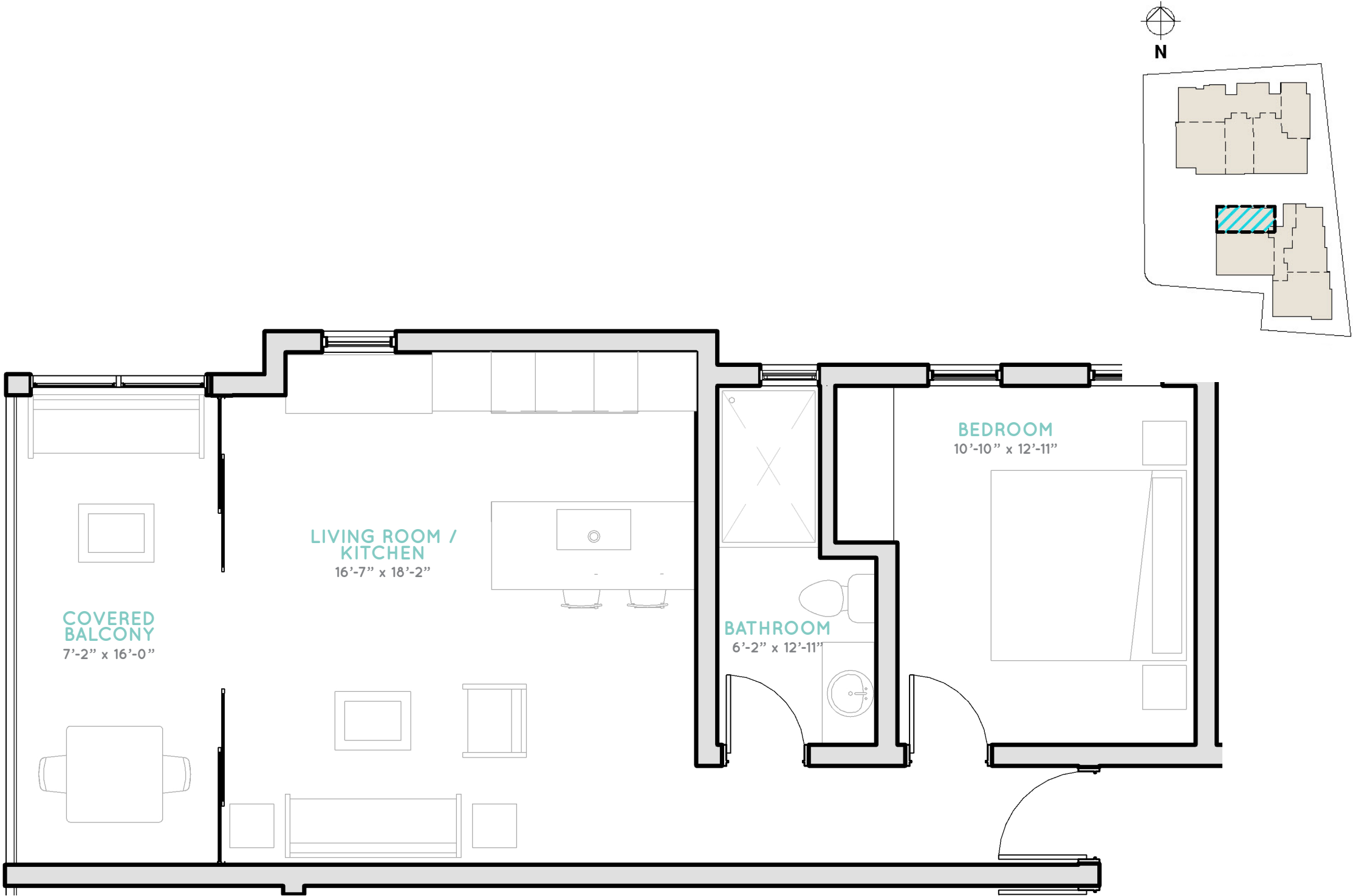
First Floor

-  Bedroom
-  Bathroom
-  Livingroom
-  Kitchen
-  Covered Balcony

Unit G4-5 Areas

Internal
573 sf

Covered Balcony
118 sf



Grove 4

Unit G4-06

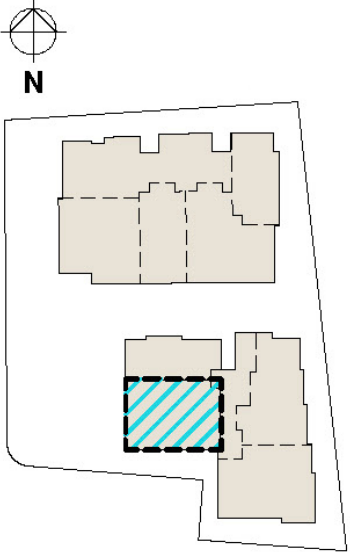
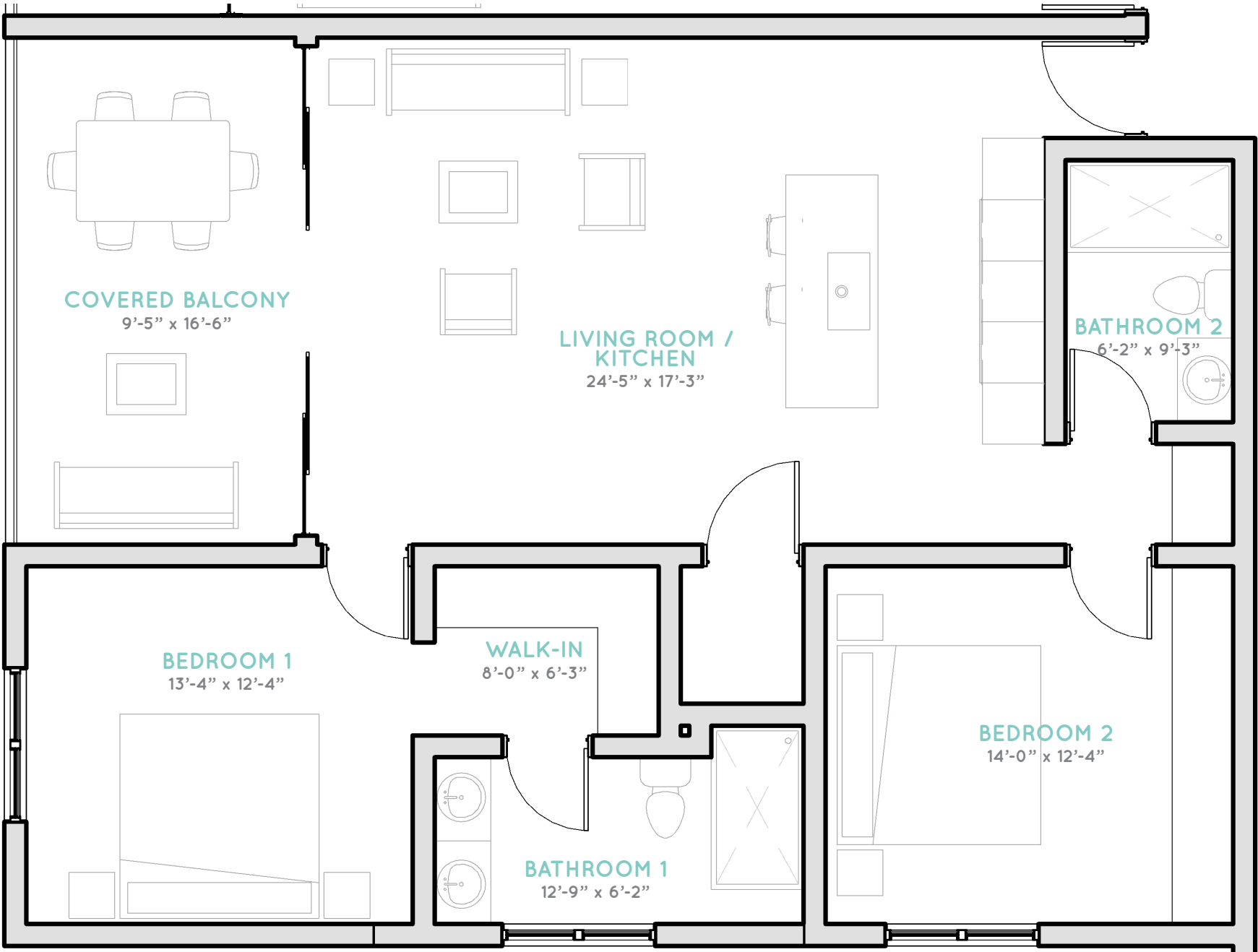
First Floor

-  2 Bedroom
-  2 Bathroom
-  Walkin Closet
-  Livingroom
-  Kitchen
-  Covered Balcony

Unit G4-06 Areas

Internal
1,014 sf




Covered Balcony
164 sf



Grove 4

Unit G4-7

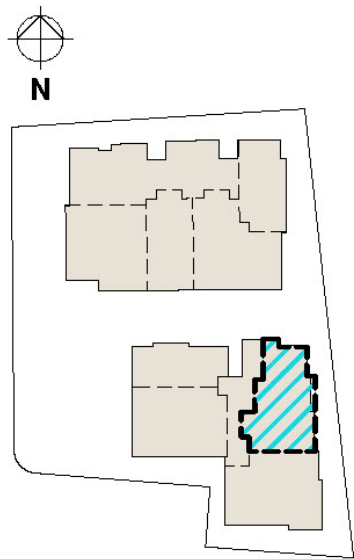
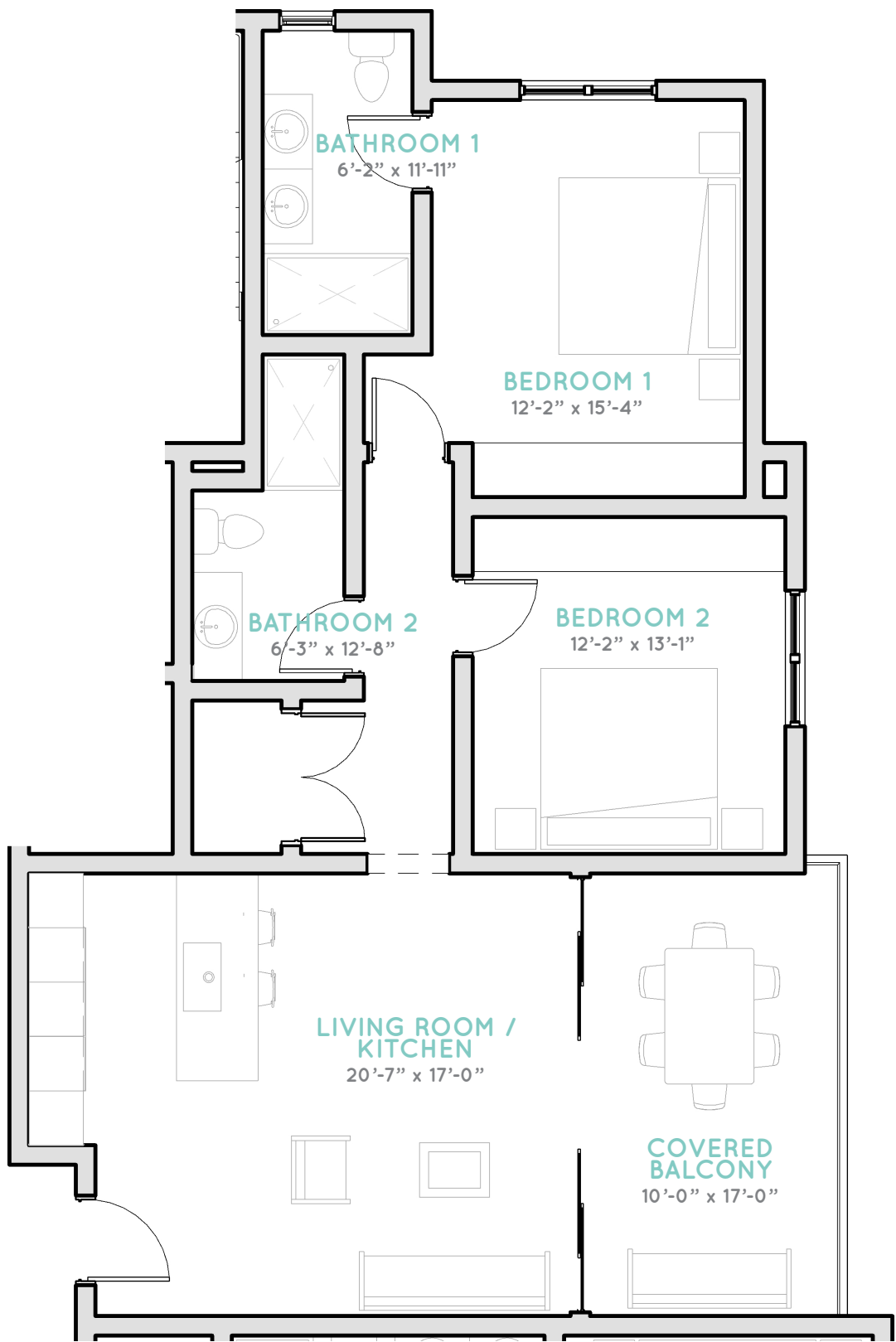
First Floor

-  2 Bedroom
-  2 Bathroom
-  Livingroom
-  Kitchen
-  Covered Balcony

Unit G4-7 Areas

Internal
937 sf





Covered Balcony
168 sf



Grove 4

Unit G4-8

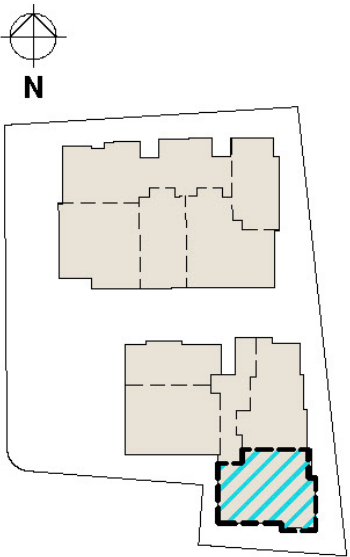
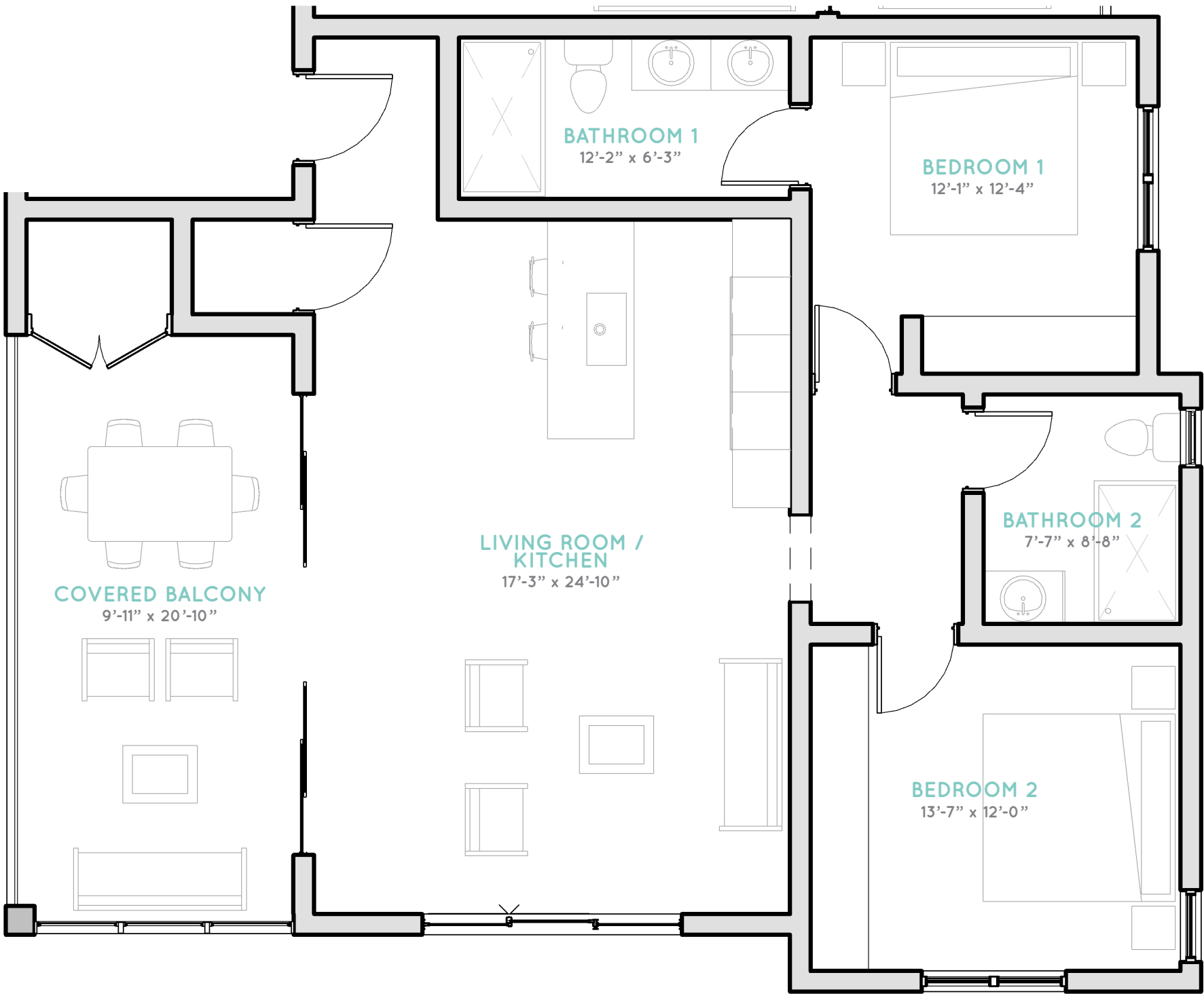
First Floor

-  2 Bedroom
-  2 Bathroom
-  Livingroom
-  Kitchen
-  Covered Balcony

Unit G4-8 Areas

Internal
984 sf

Covered Balcony
231 sf



Grove 4

Unit G4-9

Second Floor

-  4 Bedroom
-  3 Bathroom
-  Walkin Closet
-  Livingroom
-  Kitchen
-  Covered Balcony
-  Covered Patio
-  Uncovered Patio
-  Plunge Pool

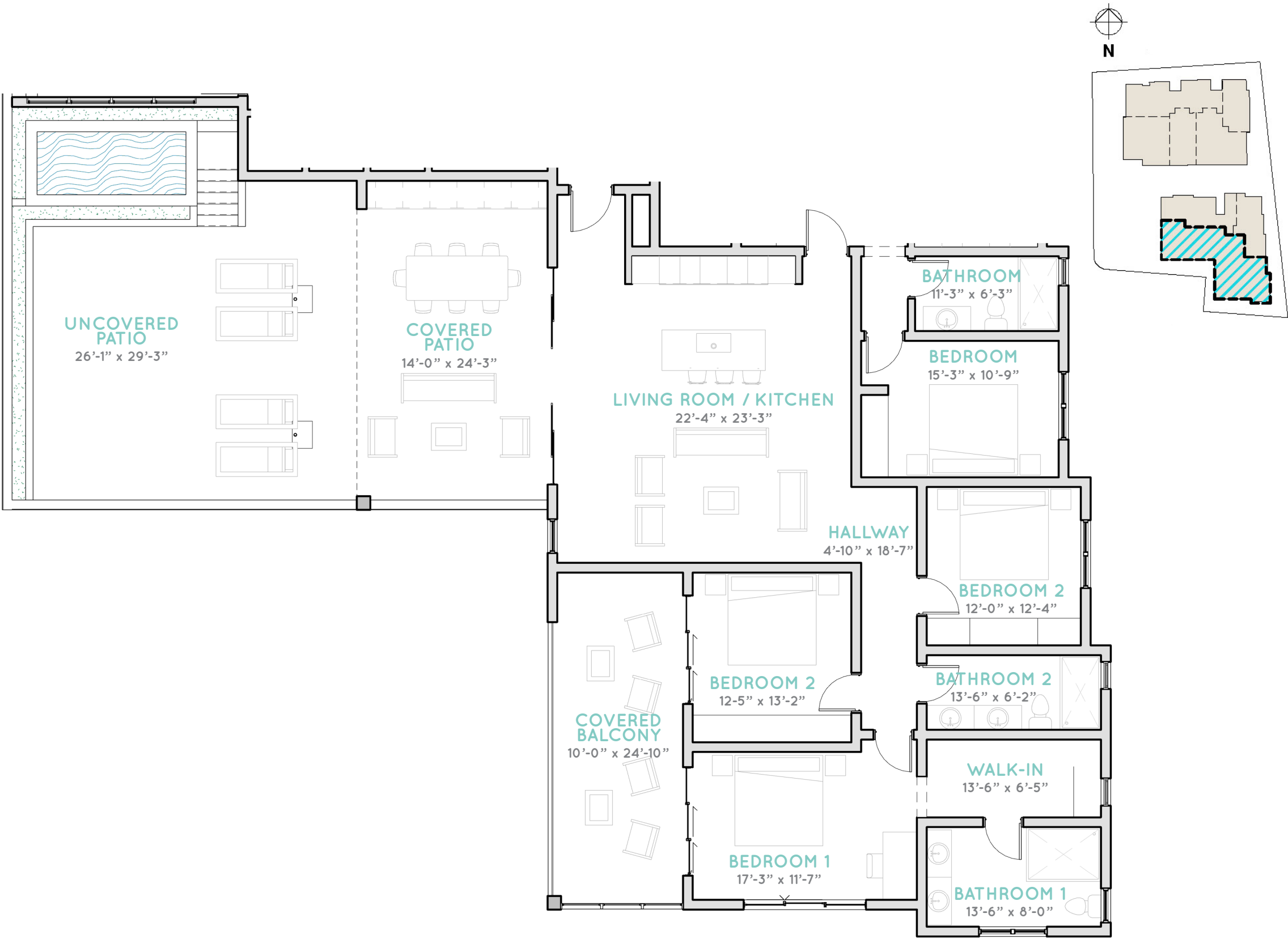
Unit G4-9
Areas

Internal
1,436 sf

Covered Balcony
248 sf

Covered Patio
341 sf

Uncovered Patio
728 sf



THE NUMBERS





Rental Return

Nestled under the Grove Group Resorts umbrella, Mullins Grove Hotel (MGH) is responsible for the management of Mullins Grove; Proprietors Unit Plan and the Rental Pool Operation.

Since launching in 2017, each of our Mullins Grove owners have been free from the burden of running costs and instead received an income. Our hands-on managerial approach even produced an income during the pandemic through dynamic cost cutting and income efficiencies.

Below shows a breakdown of expected income and expenses after owner usage averaging 9 weeks/yr.

ESTIMATED ANNUAL RUNNING COSTS IN US\$

Unit Type	Common Services	Land Tax	Annual Total	Quarterly Total
1 BR	\$3,964	\$398	\$4,362	\$1,090
2 BR	\$6,433	\$1,935	\$8,368	\$2,092

ESTIMATED ANNUAL DISTRIBUTION OF PROFITS FROM RENTAL POOL IN US\$

Unit Type	Profits
1 BR	\$18,740
2 BR	\$23,948

ESTIMATED ANNUAL RETURN (RENTAL PROFITS LESS RUNNING COSTS) IN US\$

Unit Type	Profits
1 BR	\$14,378
2 BR	\$15,580

* 5-year rental pool. 3 months owner usage (1 month Dec 15th - April 14th & 2 months April 15th - December 14th)



Republic Bank Limited

Financing Options

Grove Group has pre-arranged BDS\$ financing for qualified non-resident, non-national purchasers. Benefits from BDS\$ loans include.

- Protection from international interest rate increases
- BDS\$ rental pool income can be used towards BDS\$ mortgage payments

Qualification

- 30% of property purchase price equity payment
- 35% Total Debt Service Ratio
- Verifiable evidence of; Income, Assets, Liabilities, Good credit checks

Loan Terms

- Minimum 30% equity payment
- 3.5% variable interest rate
- Interest only during construction
- Interest plus capital payback 30 years

MG2.0 mortgage calculation examples

	Acquisition		Annual			
	Purchase Price	Deposit	Mortgage	PUP + Property Tax	Hotel Income	Balance
Average 1 bed US\$	\$320,381	\$96,114	(\$12,085)	(\$4,362)	\$18,740	\$2,293
Average 2 bed US\$	\$490,075	\$147,023	(\$19,388)	(\$8,368)	\$23,948	(\$3,808)
Average 1 bed BDS\$	\$640,763	\$192,229	(\$24,169)	(\$8,724)	\$37,480	\$4,587
Average 2 bed BDS\$	\$980,150	\$294,045	(\$38,777)	(\$16,736)	\$47,896	(\$7,617)