



The Liming

INVESTOR PACK



PREPARED BY The Liming



Real Estate

- BC. Beach Cottage
- HC. Hill Cottage
- B. Beach Villa
- R. Ridge Villa
- RT. Ridgetop Villa



MODERN **Caribbean** LIVING

The Liming Hotel - A Premium Hospitality Investment in the Heart of the Caribbean

The Liming Hotel presents an exceptional boutique hospitality investment opportunity in Bequia, one of the Caribbean's most coveted and unspoiled destinations. This intimate luxury property features elegantly appointed suites and villas, thoughtfully designed to capture the essence of authentic Caribbean charm while delivering contemporary comfort and world-class amenities to discerning travellers.

Strategically positioned on the picturesque island of Bequia in the Grenadines, The Liming Hotel attracts a sophisticated clientele of international visitors, sailing enthusiasts, and luxury travellers seeking an exclusive Caribbean retreat away from the crowds of mainstream destinations.

Key Investment Highlights Include:

- **Strong revenue potential** in a supply-constrained market where luxury accommodation commands premium rates year-round, supported by consistent demand from the Caribbean's affluent tourism segment.
- **Appeal to ultra-high-net-worth guests** who prioritize privacy, exclusivity, and authentic experiences, often booking extended stays and returning seasonally.
- **Strategic location advantages** with direct access to world-class sailing waters, proximity to exclusive anchorages, and connection to the broader Grenadines yacht charter circuit.
- **Established operational platform** with experienced hospitality management, proven guest loyalty, and immediate revenue generation capability for investors seeking turnkey hospitality returns.

Capital Appreciation: A Resilient and High-Growth Market

The Caribbean luxury hospitality sector has demonstrated exceptional resilience and capital appreciation, significantly outperforming many traditional investment markets. According to recent market analysis:

- Standalone home prices have roughly doubled since 2020 across premium Caribbean destinations, with ultra-luxury properties experiencing even stronger performance.
- Bequia and the broader Grenadines market has seen luxury waterfront properties appreciate by 45-65% since 2019, driven by increased demand from high-net-worth international buyers seeking exclusive Caribbean retreats.
- The limited supply of developable beachfront land in Bequia, combined with strict planning controls, has created a supply-constrained environment where premium hospitality assets consistently outperform broader real estate indices.

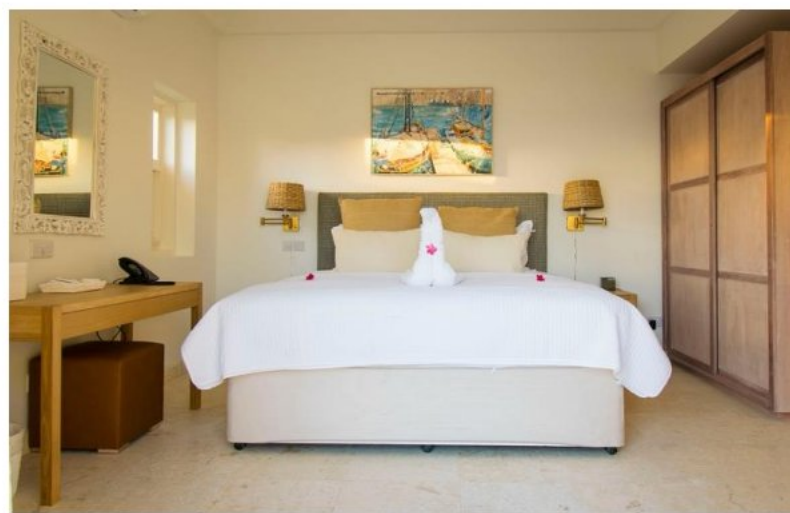
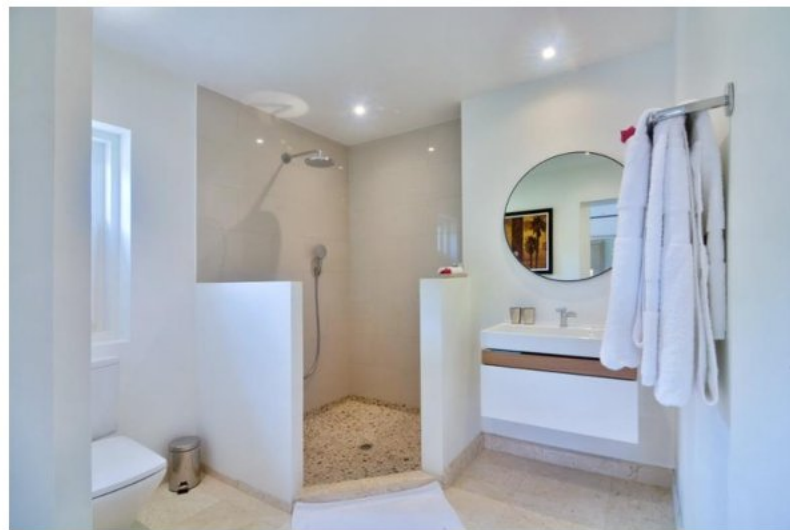
This appreciation is underpinned by structural factors including growing global wealth concentration, increased focus on exclusive travel experiences post-pandemic, and Bequia's unique positioning as an authentic, uncommercialized destination that cannot be replicated. Following the 2020-2021 downturn in the travel industry due to the COVID-19 pandemic, the market continues to improve and flourish with luxury boutique properties like The Liming positioned to benefit from sustained demand growth and continued capital appreciation.

AVAILABLE Cottages



The cottages form part of the hotel and are sold as such. Owners have 5 weeks of usage per annum with blackout dates over festive period (Christmas and new Year) if they are in rental pool. All Villas and Plots sales have the option of rental pool or not.

Villa	Sale Price	Rental Value	Annual Rent	Yield
1 Bed	\$599,999	\$3,499	\$42,000	7.00%
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2 Bed	\$1,250,000	\$7,292	\$87,500	7.00%
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SPEC LIST

Living Room

- Sliding door extended to terrace
- Coral tiled floors and skirting
- Recessed LED ceiling lighting
- Finished in white emulsion paint.
- Remote controlled AC unit
- Private terrace with direct access to private pool
- Digital/Cable connection point & telephone point in kitchen-lounge
- Remote control ceiling fan

Kitchens

- Designer kitchens by Kitchen intentional
- Induction hob & stainless-steel oven
- Integrated fridge/freezer, dishwasher and extractor hood
- LED lighting beneath wall units
- Stainless-steel sink with feature chrome tap
- Glass splash-back behind hob
- Recessed LED ceiling lighting

Bathrooms

- Contemporary white ceramic sanitary ware by Kohler
- Chrome filler taps
- Thermostatic chrome "waterfall" shower and hand-held mixer above bath
- Chrome towel radiators (bathroom & en-suite)
- Recessed LED lighting and electric shaver/charging point

Bedrooms

- Fully fitted bedrooms
- Spotlights and remote fans
- Digital/Cable point & telephone point (principal bedroom)
- Remote AC conditioning

Building Spec

- External pool and terrace with underdeck water storage
- Concrete traditional structure
- Enviroshake roof coverings
- External access paths throughout resort
- Light and 24hr security onsite
- On site desalination plant with backup generators
- External garden and grounds maintained on a daily basis

Energy Efficiency

- Solar water heating on roof
- Remote Control Air conditioning to all rooms and remote-control ceiling fans for air control
- Louvered good and window screens
- water storage tanks and recycling