



## Excellent 4 Bed Villa For Sale In Gemswick, St. Philip Barbados



### Agent Info

Name: ArKadia  
 Company Name:  
 Country: United Kingdom  
 Phone:  
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
 Price: USD 288,719.1

### Location

Country: Barbados  
 ZIP code: BB18093  
 Posted: May 26, 2026

Description:  
 Excellent 4 Bed Villa For Sale In Gemswick, St. Philip Barbados

Esales Property ID: es5555066

Gemswick, St. Philip

Barbados

For Sale: Exceptional Multi-Family Residential Property / Villa Opportunity

Lot 3D, Gemswick, St. Philip, Barbados

Asking Price: BDS \$580,000

Unlock a premier real estate opportunity in the serene, highly desirable neighborhood of Gemswick, St. Philip. This exceptional, well-maintained two-storey multi-family residential property offers incredible versatility. Configured as two independent 2-bedroom, 2-bathroom units, it functions perfectly as a large 4-bedroom villa, a multi-generational family estate, or a turnkey investment property with immediate rental income potential.

Property Overview



- \* Total Floor Area: 2,170 sq. ft. (198.81 sq. m)
- \* Enclosed Living Space: 1,978 sq. ft.
- \* Patios/Verandahs: 162 sq. ft. (Spread across 3 spacious patios)
- \* Lot Size: 4,619 sq. ft. (Gross) of completely flat, rectangular terrain
- \* Configuration: 4 Bedrooms, 4 Bathrooms, 2 Living Rooms, 2 Dining Areas, 2 Kitchens, 1 Laundry Area

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## Premium Structural & Interior Highlights

Built with structural permanence and premium workmanship in mind, this concrete block residence is in excellent physical and functional condition:

- \* Architectural Elements: Features a classic and sturdy hip roof system with a timber ceiling and exposed rafters, beautifully painted for an open, airy feel.
- \* Interior Finishes: Elegant, durable ceramic tile flooring stretches across both levels, complemented by a stylish trowel plastic wall finish.
- \* Kitchens: Modern layouts boasting beautiful timber-framed cupboards and premium laminate countertops.
- \* Bedrooms: All bedrooms feature spacious, built-in cabinetry.
- \* Utilities & Eco-Features: Equipped with an eco-friendly solar water heating system and reliable PVC plumbing. Both 110V and 220V electrical conduits are fully integrated throughout the building.

## Exterior Features & Security

- \* Fully Paved Yard: The expansive compound features concrete slab driveways, eliminating muddy footprints and providing parking right at your doorstep.
- \* Comprehensive Security: Enjoy absolute peace of mind with a protective concrete block and chain-link perimeter fence, security lighting, discrete security cameras, and window security bars.
- \* Water Infrastructure: Features an underground suck-well and septic tank drainage system alongside an integrated water storage tank system to guarantee consistent supply.

## An Ideal Location

Nestled at the end of a quiet, private cul-de-sac, Gemswick offers a peaceful residential retreat while remaining exceptionally well-connected:

- \* Airport Proximity: Strategically located just 3 km (approx. 5 minutes) northeast of Grantley Adams International Airport, making it an absolute dream for frequent travelers or short-term vacation rentals.
- \* Convenience & Amenities: Only 4.4 km from the Six Roads Commercial Centre, putting supermarkets, medical centers, pharmacies, fitness spaces, banking, and an array of dining options within arm's reach.
- \* School & Transit Access: Conveniently close to St. Martin/Mangrove Primary School and Princess Margaret Secondary, with fully paved roads and public transportation easily accessible.



Whether you choose to live in one level and rent out the other, occupy the entire estate as a sprawling 4-bedroom villa, or lease both units out to existing tenants, this property represents incredible value in the stable, high-demand real estate market of Barbados.

Act fast—opportunities in this price bracket do not last long! Contact us today to schedule your private viewing.

## ABOUT THE AREA

Barbados is far more than just a destination; it is a world-class hub of culture, stability, and natural beauty. Known as the 'Gem of the Caribbean,' the island offers a unique blend of sophisticated British influence and vibrant West Indian charm. With a resilient economy, a high standard of living, and a reputation for being one of the safest and most welcoming islands in the region, Barbados has become a premier choice for international property investors. Its breathtaking coastline, characterized by powdery white sands and crystal-clear turquoise waters, provides a serene backdrop for a lifestyle centered around wellness, outdoor adventure, and year-round sunshine.

Gemswick is a serene and well-established residential neighborhood nestled in the scenic parish of Saint Philip on the southeastern coast of Barbados. Characterized by its peaceful atmosphere and local charm, this community features a mix of traditional and modern multi-family residences, suburban villas, and beautifully manicured plots. It offers an ideal retreat for those seeking a quiet lifestyle away from the more commercialized tourist corridors, while still maintaining an authentic Barbadian neighborhood feel.

The area benefits immensely from its strategic positioning within Saint Philip, a parish known for its expansive flat terrain, refreshing Atlantic breezes, and agricultural heritage. Residents of Gemswick enjoy easy access to essential everyday conveniences at the nearby Six Roads Commercial Centre, which functions as the parish's primary economic hub. This bustling center hosts supermarkets, pharmacies, medical facilities, banking institutions, and an array of local dining options, ensuring that modern comforts are just a few minutes' drive away.

Nature lovers and beachgoers will find Gemswick perfectly situated near some of the island's most spectacular and rugged coastlines. Stunning, world-renowned beaches such as Foul Bay, Bottom Bay, and the historic Crane Beach are all easily accessible within a short drive. These coastal spots offer dramatic limestone cliffs, swaying coconut palms, and fine pink-and-white sands, making the area a favored destination for weekend picnics, bodyboarding, or simply relaxing by the turquoise waters of the Atlantic.

For regional and international travelers, the neighborhood boasts exceptional transit convenience. The nearest airport is Grantley Adams International Airport (BGI), located just approximately 3 kilometers (or a 5-minute drive) southwest of Gemswick. This close proximity makes the community highly attractive for frequent flyers, expatriates, and real estate investors looking to capitalize on the lucrative short-term holiday rental market.

## MAIN FEATURES:



- \* 430m2 of living space ( 4,619 sq. ft. )
- \* 4 Bedrooms
- \* 4 Bathrooms
- \* Stunning Views
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Barbados
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### **Common**

Bedrooms:	4
Bathrooms:	4
Finished sq. ft.:	420 sq m
Lot Size:	2000 sq m

### **Lease terms**

Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/UAJM-T3384/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/UAJM-T3384/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 18703-es5555066

