



Sugar Water

St. James

\$3,400,000

Ref: AR-1004

Sugar Water – Apes Hill Club, is a modern, eco-conscious residence set on nearly two-thirds of an acre of beautifully manicured grounds, Sugar Water blends contemporary design with a deliberate commitment to sustainability. The property is tucked away in a private, elevated position, benefitting from constant cooling breezes off the Atlantic and overlooking the 3rd fairway and green at Apes Hill Club. This 4,634 sq. ft. home follows an open-plan layout anchored by roll-shutter doors in the main living area, which create a seamless indoor–outdoor flow while providing security when closed. Designed for entertaining, the home centres around an eighty-foot infinity-edge pool with views across the gardens and golf course. All four bedrooms are ensuite and furnished with king beds, private outdoor...

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Rosebank, Derricks, St. James, BB24008, Barbados



Gallery



Property Description

Location: St. James

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All four bedrooms are ensuite and furnished with king beds, private outdoor patios, and shuttered openings that invite natural ventilation and cooling breezes. The primary suite features a generous seating area, a large ceiling fan, and direct access to the pool terrace.

The kitchen is fully outfitted with high-end appliances including a Wolf gas range, full-size refrigerator and freezer, and a wine fridge. Additional features include a utility room with laundry, storage, and a two-piece bathroom; a wine cellar built into the cliff face; and a dining area seating ten, complete with retractable shade screens that automatically close in the rain. The covered poolside lounge offers relaxed seating with uninterrupted views.

The home is designed for efficient, resilient living. Solar panels support the property’s electrical needs, including the pool pumps, and ensure continuity during outages. A sophisticated water system—including a 10,000-gallon rainwater storage facility—supports irrigation and pool use. The unfinished 3,500 sq. ft. basement provides abundant storage and houses the water infrastructure.

Security is comprehensive, with a manned entry gate, regular patrols from Apes Hill security staff. Sugar Water can accommodate up to four vehicles at the front entrance accessed via an automatic gate.

Sugar Water is a rare offering at Apes Hill—private, environmentally forward, and thoughtfully designed for modern Caribbean living.

With the purchase of Sugar Water a new owner is eligible to be a member of the Apes Hill Club.

EJL - MM

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Additional Info

For Sale	Beds: 4	Baths: 4
Type: Active Lifestyle, Gated Community	Land Size : 25340 sq ft	Floor Area : 4634 sq ft
Furnished	Landscaped Garden	Swimming Pool

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Amenities

24-hr Security

Air-conditioned Bedrooms

Golf

Patio

Sundeck

Tennis Court(s)

Terrace

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