



THE BERMUDIANA BEACH OWNERS CLUB

Your Gateway Into Paradise


bermudiana
BEACH RESORT
TAPESTRY COLLECTION
by Hilton™

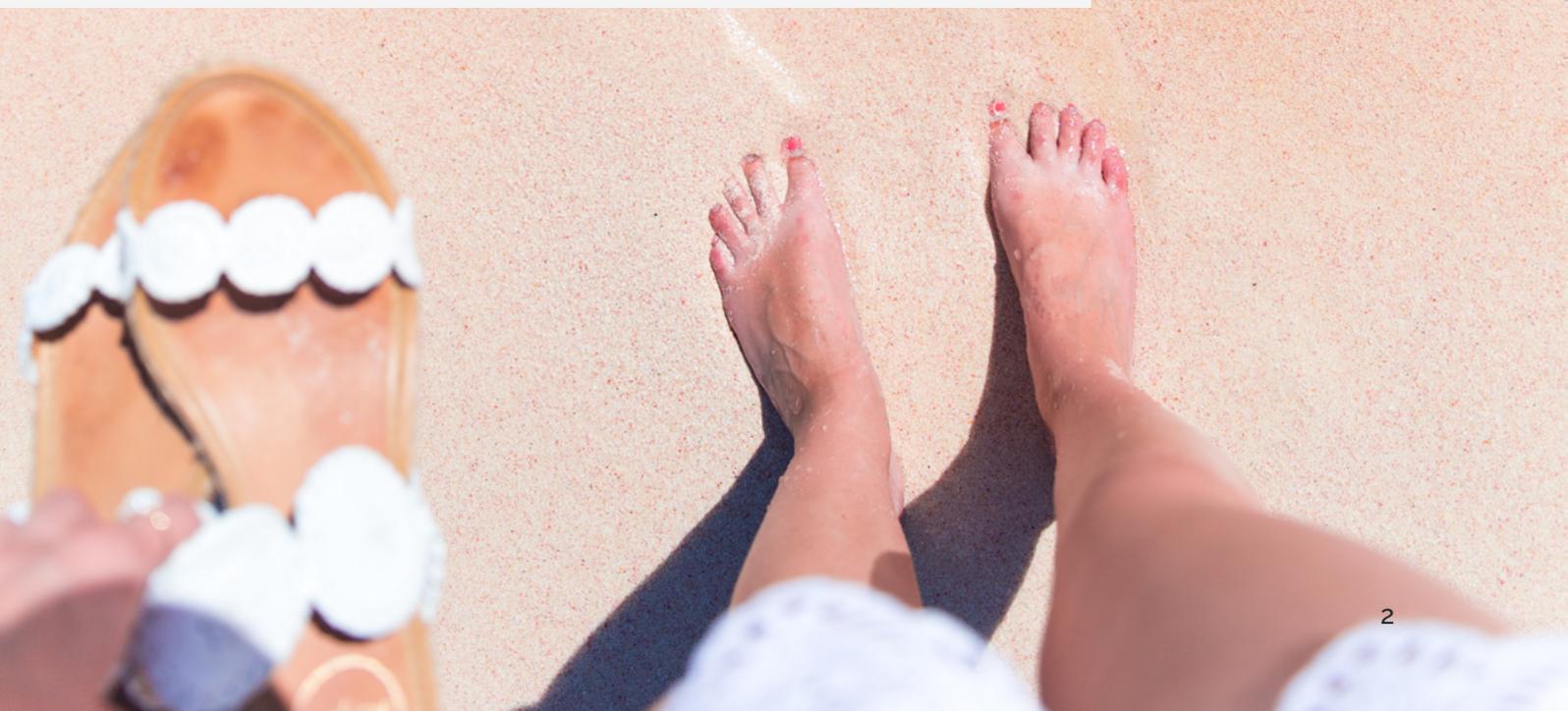
Many of us have aspirations to own a second home. Somewhere you can unwind with friends and family, take time to switch off and recharge in blissful surroundings, but most don't want the hassle of maintaining or renting a second home.

Whatever your needs, [Bermudiana Beach Resort, Tapestry Collection by Hilton](#) provides you with the opportunity to own the sub-tropical island vacation home you've always dreamed of.

Overlooking the turquoise ocean, this resort will be home to 94 luxury condos after completion. The best part? Rentals and upkeep will be carried out to the standards set by Hilton as part of their Tapestry Collection.

We understand buying a vacation home is a big deal. You need to be sure the resort, condo and ownership structure are exactly what you're looking for.

That's why we've created this resource — to give you a clear understanding of what to expect if you choose to buy your own slice of paradise at Bermudiana Beach Resort.





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The Resort, Condos and Personal Usage

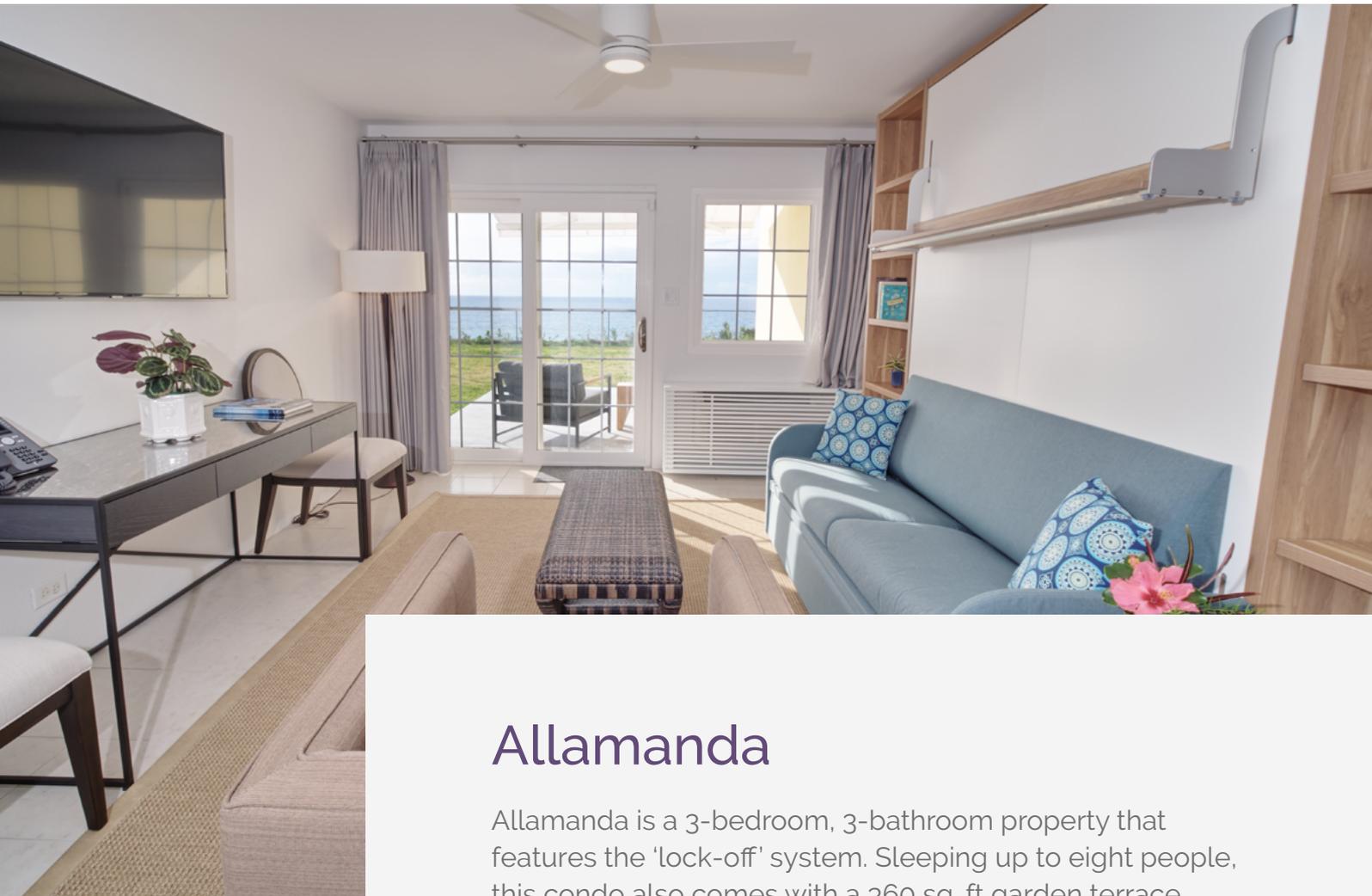
With 94 condos set to be built on the resort, we have different options to suit your exact needs. The condos range from sleeping 4 to 8 people, meaning there's always plenty of space to bring friends and family along with you when you feel like soaking up the Bermuda sunshine.

All of our condos are available to buy on a 999-year leasehold. They're all fully-furnished and you can stay in them for 90 days each year. Your condo can convert into a hotel room or suite when you aren't here.

The 3-bedroom condos feature a bonus 'lock-off' system, meaning your condo can be divided into two totally separate living spaces. This is a great opportunity to maximize rental opportunities when you are not in residence - or even rent out part of the property whilst you are here.

We understand that [managing a property](#) yourself can be stressful. That's why we'll handle everything for you. From bookings to housekeeping, you can have peace of mind that professionals are on the case.

There are four main condo types to choose from on the resort.



Allamanda

Allamanda is a 3-bedroom, 3-bathroom property that features the 'lock-off' system. Sleeping up to eight people, this condo also comes with a 360 sq. ft garden terrace, perfect for hosting get-togethers.

If you're considering renting out the Allamanda as a hotel suite when you aren't on the island, it can be marketed as a 1-bedroom Grand Suite and a 1-bedroom Deluxe Suite. Both rooms are interconnected.



[Check out this spec sheet to find out more about this condo and if it could be right for you.](#)

Buttonwood

Buttonwood has two bedrooms and one bathroom, sleeping up to six people. This condo is available to purchase in the west end and east end of the resort and comes built with a top floor balcony.

As a hotel room, Buttonwood becomes a Grand Deluxe 2-Bedroom Suite and boasts a kitchenette, sitting area and laundry area, leaving plenty of space to unwind and feel at home.



Find out more about [Buttonwood](#) and the layout of this property in this [spec sheet](#).





Coralita

One of our smaller condos, Coralita, is built with one bedroom, one bathroom and can sleep up to four people. Alongside the kitchenette and sitting area, this stunning property also has a balcony with outdoor chairs and a coffee table included.

Coralita can be turned into a Deluxe 1-Bedroom Suite when you aren't there and is perfect for families looking to visit Bermuda on vacation.



[Browse this spec sheet for more information about Coralita.](#)

Periwinkle

Periwinkle comes with an open plan living and sleeping area with a king size bed. There's also plenty of space to enjoy the afternoon sunshine as the properties have a balcony with outdoor chairs and a coffee table too.

As a hotel room, this condo can be marketed as a Deluxe Bedroom that sleeps up to four people. Aside from the luxury bedroom, there's also a kitchenette and sitting area with a queen-sized sofa bed.



[This spec sheet tells you everything you need to know about Periwinkle and whether it's a suitable investment for you.](#)



So, now you know more about the condos and how the ownership structure works, let's look at how Hilton's rental team will take care of everything for you.



Rental Income With Zero Hassle

As the property owner, you have a usage allocation of 90 days each year. You can use up to 30 days in Bermudiana Beach's High Season (May through August). The longest you can stay at any one time is 21 days. These controls are there to help maximise potential rental income for owners and hotel management company alike.

[Discover what 12 months in Bermuda looks like here.](#)

For the remaining 275 days, you can rent your condo out through The Tapestry Collection by Hilton's [global sales and reservation system](#) this will help you achieve the highest possible occupancy and daily rate for your rental.

Our team of professionals will repair and maintain the property for you whenever it's in use, and handle inquiries and bookings. You don't need to worry about promoting your property for rental either. Our experienced marketing team will cover all of that for you too.

Your condo will feature on the 100-million member Hilton Honors program. This gives you a real opportunity to stand out from the crowd and ensure your property gets in front of plenty of jet-setters.

Having Hilton by your side comes with many other perks, as its a leading global hospitality company with a portfolio comprising of:



5,900 properties



939,000 rooms

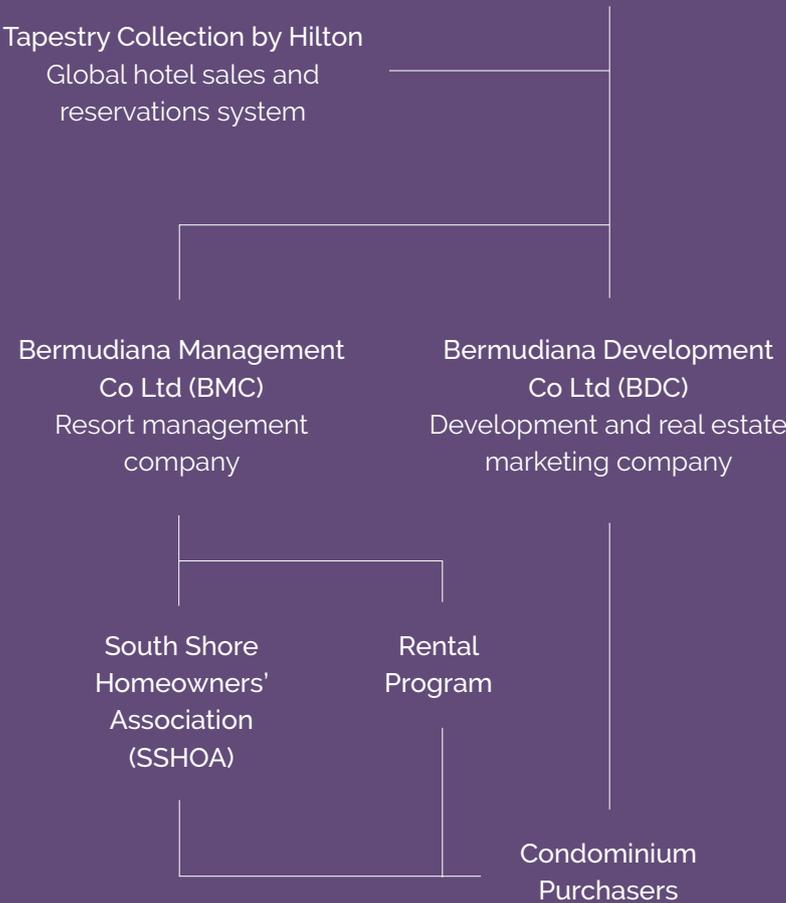


Hotels in 14 countries and territories



Once people start renting your property, any income will be shared between yourself and the rental company. All of the hassle of having your own vacation home disappears and you can begin generating revenue without lifting a finger.

Here's a visual breakdown of how the rental program works:



We like to look after our members. Alongside the benefits of working with one of the world's most established hotel companies, you'll also have access to many perks as you'll be a valued member of the Bermudiana Beach Owners Club. Read on to find out what these are.



Owner Discounts and Benefits

10% Resort Food Discount

As an owner at Bermudiana Beach you will get an Owners' Resort Card that gives you a 10% discount off all food purchased in either our restaurant or pool bar and grill. Our food quality has the stamp of Hilton on it so this is no small deal and over the years will amount to an awesome saving. Go ahead, treat yourselves, your family and your guests.

Preferential Green Fees

Bermudiana Beach owners enjoy preferential green fee rates at Port Royal Golf Club, which is Bermuda's longest and most picturesque golf course. Ranked among the world's best public golf courses by Golf Digest and named Bermuda's finest course by the New York Times, Port Royal Golf Course features 18 championship holes over 6,842 manicured yards.

Preferential Electric Vehicle Hire

Bermuda is only 21 miles long and easy to get around on two wheelers or by electric vehicle. Not everyone wants to own a car here - even though as an owner you are entitled to. At Bermudiana Beach we will have a pool of electric vehicles for hire and charging points. So why not take advantage of the excellent discounts we have negotiated on electric vehicle hire for our owners.



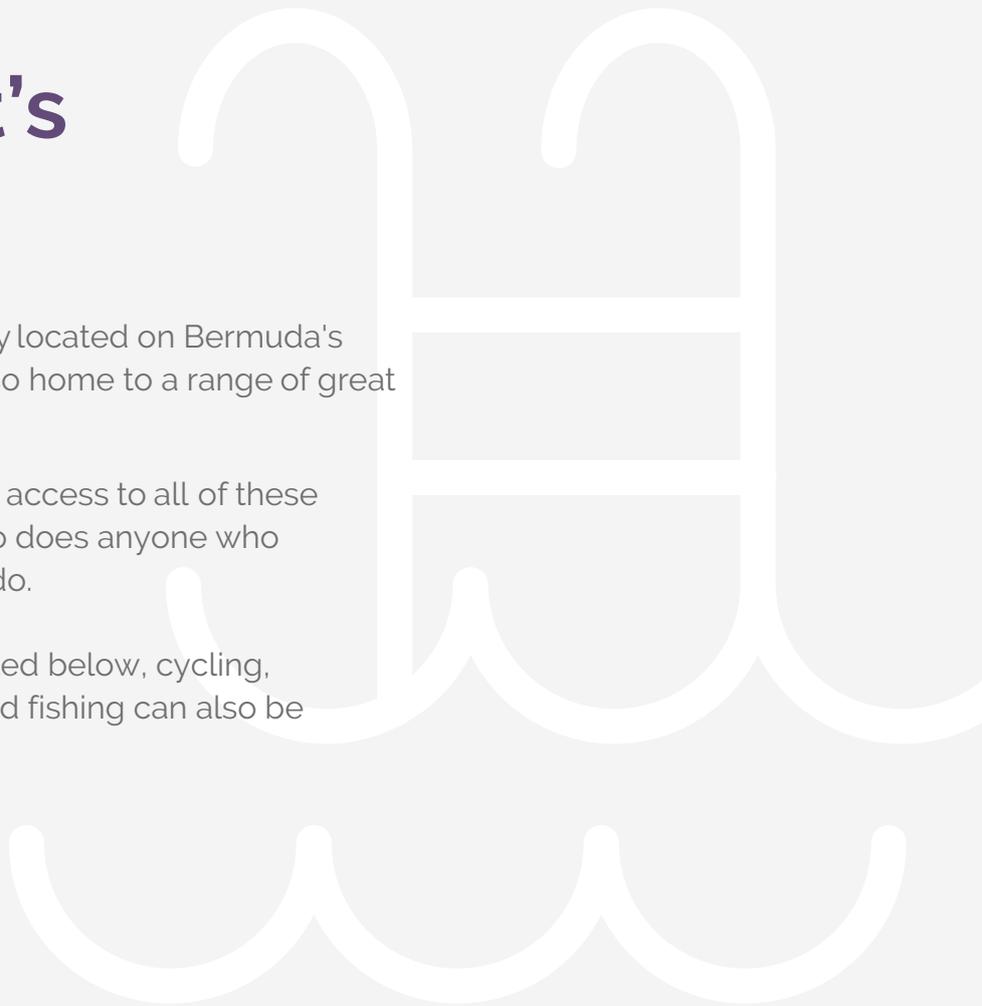


The Resort's Amenities

Bermudiana Beach is superbly located on Bermuda's popular south shore and is also home to a range of great amenities.

You and your guests have full access to all of these amenities listed below, and so does anyone who chooses to rent out your condo.

On top of all the amenities listed below, cycling, jogging, hiking, tennis, golf and fishing can also be arranged.





Beach Elevator & Steps to the Beach

Bermuda is known for its breathtaking beaches and you'll have access to one on your doorstep. Wake up, enjoy breakfast on your terrace and slip on the flip flops before heading down to the beach for the day.



Ocean View Pool Bar & Grill

Break from your morning on the beach to dine in style at our bar and grill with its blissful views over the North Atlantic ocean and enjoy some of the island's finest cuisine (and maybe a Rum Swizzle).



Pre-Order Delivery Service

Sometimes, all you want to do is put your feet up and enjoy a nice meal in the comfort of your own home. At Bermudiana Beach, you can use our pre-order delivery service to your condo. Spending time at home has never felt better.



Ocean-View Pool

Paradise awaits in our ocean-view pool. Take time to unwind overlooking natural beauty in its finest form before heading to the pool bar for a few evening tipples with those closest.



Events Lawn

Converse with fellow members of the Bermudiana Beach Owners Club and enjoy a range of entertainment on our events lawn. We're regularly hosting events at the resort, including BBQ's and live performances.



Outdoor Fitness & Indoor Gym

If you want to keep up with your daily fitness routine you can do so in our air-our conditioned gym. Or, if you feel like working out in the fresh air, we have an outdoor fitness area too.



Beauty Parlor Spa & Massage

Escape the world for a couple of hours in our relaxing spa or enjoy a massage after a lunchtime walk along the beach. Our beauty parlor is the perfect place to recuperate and recharge your batteries.



There you have it — a breakdown of our fantastic range of amenities and benefits. When you're spending time at the resort, it's safe to say you'll never run out of things to do. But, before we leave you, here's how we ensure your condo is always maintained to the highest standards.



How Are the Condos Fully Maintained On Your Behalf?

Maintaining a second property is usually one of the most stressful parts of being an owner. That isn't the case here when you buy a hotel condominium at Bermudiana Beach.

If you were to buy a fractional ownership condo the pro rata cost of maintaining your property to a good standard is significantly higher.

If you buy a vacation home outside of a resort community, cleaning the kitchen, dusting the rooms, fitting new furniture — the list goes on - is your responsibility. When you become a member of the Bermudiana Beach Owners Club, all of these things are taken care of for you.

We'll also handle any repairs for you at the going rate. Let's say the boiler breaks when you aren't on the island. What are you supposed to do? You've got it — we'll be on hand to fix it right away.

Your property will always be kept to the highest standard. This way, you can be sure that whenever you or other guests arrive, you'll be presented with a clean, welcoming and impressive space.

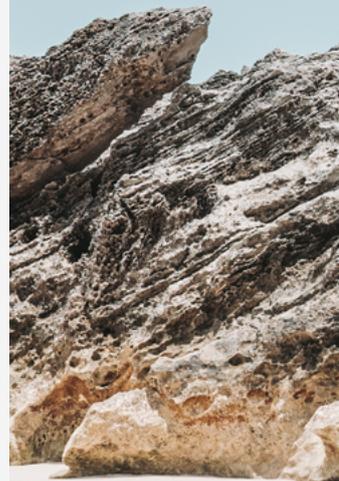
Here's a breakdown of what's covered as part of your annual maintenance fees at Bermudiana Beach Resort:

- AirCon maintenance
- Building maintenance
- Electrical maintenance
- Services maintenance
- Painting
- Plumbing
- Security
- And more

Take a look at everything covered in your annual maintenance fees [here](#).

By having our management team by your side taking care of your maintenance, you can always feel relaxed, both when you're here and when you're back home.

**Now you have the full picture,
are you ready to book a visit?**





Your Gateway to Paradise Awaits You. It All Starts By Booking a Visit

With our doors set to open on Summer 2023 we're now offering the opportunity to come and visit the resort and our condos for yourself. This is the chance to browse a range of properties available and envisage what could be your Bermudian vacation home.

If you are struggling to find the time to visit in the near future, don't worry. We can also arrange a video tour so you can appreciate the properties from the comfort of your home.

If you're interested in booking a visit and taking a step closer to owning your second home, hit the link below and fill out the form. Our friendly team will be in touch to discuss the next steps.

[Book a visit](#)

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