

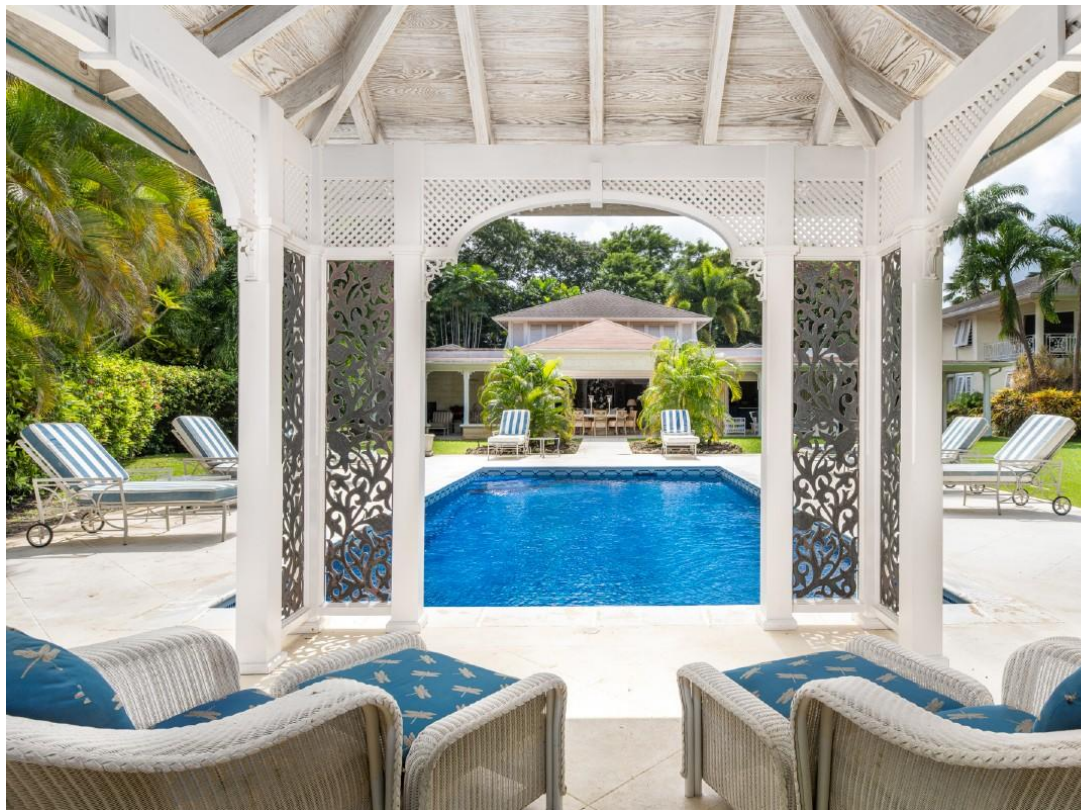


Barbados

**Sotheby's**  
INTERNATIONAL REALTY

## Sandy Lane, Oriana

Sandy Lane, St. James



### Sandy Lane, Oriana

#### Features:

- Sought after West Coast location
- Covered Al Fresco Lounge & Dining
- BBQ
- Car Port
- Tropical Landscape Gardens
- Golf
- Jacuzzi
- Sauna
- Close to Restaurants
- Outdoor Living
- Air Conditioning
- Car Park
- Garden Views
- Gazebo
- Gym
- Private Beach Cabana
- Swimming Pool
- Access to Sandy Lane Estate Beach Club

**Sale Price: US\$ 8,950,000**



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6



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#### Floor Area:

14,750 sq. ft.

#### Land Area:

46,000 sq. ft.

#### Furnishings:

N/A

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Welcome to Oriana – a sanctuary of sustainable luxury and innovation, where every detail embodies sophistication and comfort. This extraordinary property spans over 1 ¼ acres of beautifully sustainably landscaped gardens with mature trees, offering an exclusive retreat.

Situated on the prestigious Sandy Lane Golf Course, with the prime location on the 3rd hole, this property offers opulent living spaces and an unparalleled commitment to environmental sustainability.

A core feature of Oriana is its dedication to eco-friendly practices. The property is equipped with an advanced solar inverter and control room, a battery, and a charge controller room, significantly reducing its carbon footprint by relying on solar-produced electricity for 70% to 85% of its energy needs. This emphasis on renewable energy is further underscored by a large underground natural water collection system and a full eco-irrigation system, both powered by solar energy. Such sustainable features not only enhance the living experience but also align with contemporary environmental values, making Oriana a pioneer in blending luxury with sustainability.

As you step into the very large Entrance Great Hall, spanning over 1,100 sq. ft, you are greeted by a water feature and Jacuzzi, setting the tone for opulence. The house, over 14,750 sq. ft, is a marvel of modern design, with features that redefine upscale living.

The heart of Oriana lies in its culinary haven – a large kitchen, over 540 sq. ft, fitted with the latest appliances, complemented by a spacious walk-in pantry. The dining area boasts a large 12-seater table, while the Lounge, with open fold-back style doors leading to the Patios, provides a seamless connection to outdoor entertainment.

Entertainment at Oriana is unparalleled, featuring a Media Room equipped with a 70-inch TV, streaming systems, and a Surround Sound system. The adjoining full bathroom ensures convenience. For music enthusiasts, a fully equipped Music Recording Studio Complex awaits, offering a large recording area, music store, office, control room, and vocal booth – all run by solar power.

The Master Bedroom Suite of rooms is a haven of luxury, with a private balcony overlooking the Third Hole of Sandy Lane Golf Course, a fitness room, sauna, and expansive walk-in closets. The large en-suite bathroom even boasts a stand-alone bath and an outside shower.

Four other large bedroom suites, with large en-suite bathrooms, each up to 450 sq. ft, provide comfort and privacy.

Outdoor living at Oriana is equally impressive, with a swimming pool, gazebo, entertainment patios, and a Weber-type barbecue. The property also offers a huge well-equipped gym, laundry room, staff quarters, carport, and extra parking.

With Oriana situated on the 3rd hole of Sandy Lane Old Golf Course, boasting a gate onto the course, and a well-positioned private Beach Cabana on the Sandy Lane Private Beach Club, this residence embodies exclusivity and convenience.

Noteworthy features such as LED lighting, low-usage inverter systems and video entry systems elevate Oriana to a class of its own. Experience the epitome of luxury living – Oriana awaits to redefine your lifestyle.

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- Private Beach Cabana
- Sauna
- Swimming Pool
- Close to Restaurants
- Access to Sandy Lane Estate Beach Club
- Close to the beach and West Coast Amenities

### Amenities:

Air conditioning, All bedrooms en suite, BBQ, Beach cabana on Sandy Lane Beach, Beach club, Breezy location, Cable TV, Close to beach, Covered parking, Covered terrace, Dishwasher, Dryer, Electric gates, En suite, Enclosed Gardens, Established gardens, Family location, Flat screen TV, Furnished, Games room, Garden view, Gated entrance, Gazebo, Generator, Golf course view, Gym, High ceilings, Includes kitchen and laundry appliances, Jacuzzi - indoor, Library, Luxury Finishes, Media Room, Office, Patio, Private location, Restaurants close by, Sauna, Security Safe, Solar Power Hot Water, Swimming Pool, Tennis Court, Washing Machine, Water feature, Water storage tanks, Wireless broadband connection

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## Points Of Interest

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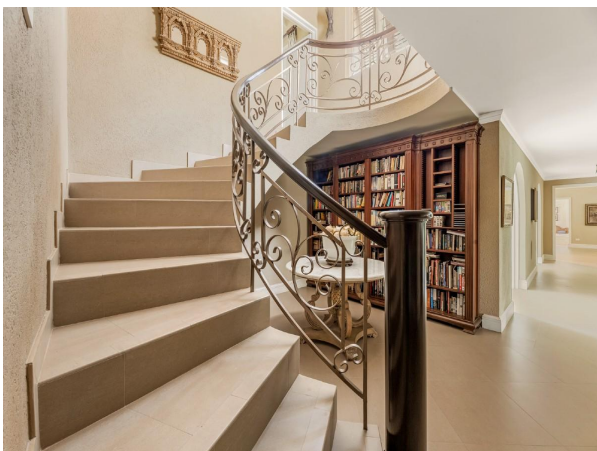
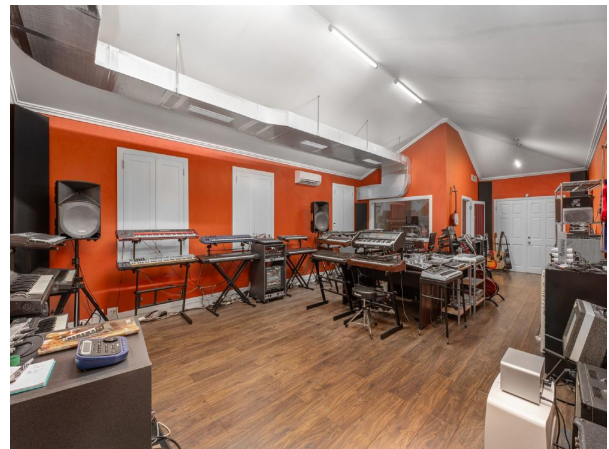
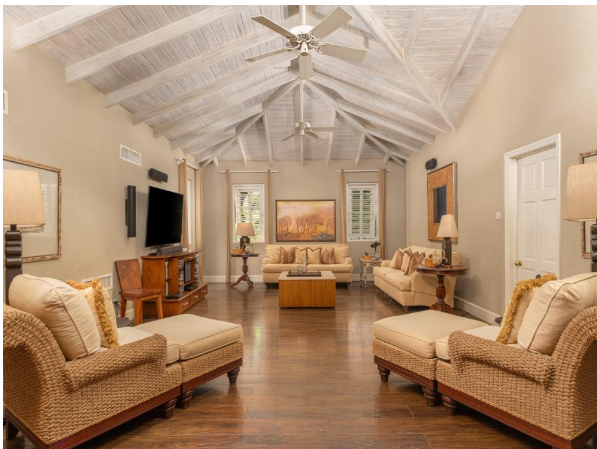




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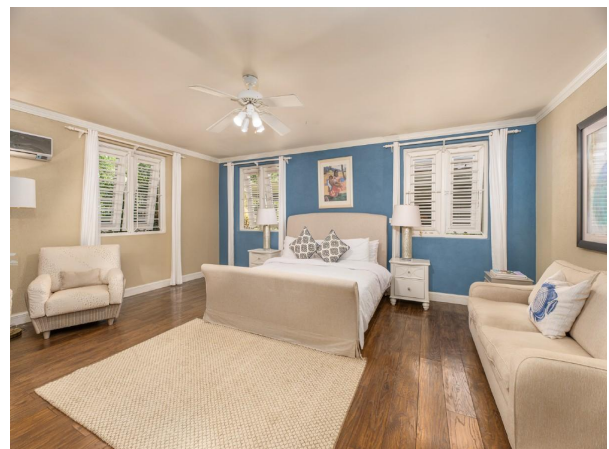


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