



Barbados

Sotheby's
INTERNATIONAL REALTY

Royal Westmoreland, Palm Grove 10

St. James



Royal Westmoreland, Palm Grove 10

Features:

- Golf available
- Tennis available
- Sea & fairway views
- Bordering the 11th fairway
- Swimming pool
- Plumbago design
- Beach club & Club house



4



4



N/A

Floor Area:

N/A

Land Area:

15,802 sq. ft.

Furnishings:

Fully Furnished

Sale Price: US\$ 3,000,000

Head Office 15 Porters, St. James, Barbados **Tel:** (246) 432 5050 **Fax:** (246) 432 5051

London +44 207 993 6508 **New York** 1 347 284 0045 **Miami** 1 954 727 5144 **Toronto** 1 416 840 48611

Email info@barbadossothebysrealty.com **Web** barbadossothebysrealty.com



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Set within large landscaped gardens which border the Golf course 11th fairway. This stunning 4 bedroom, 4.5 bathroom villa, is located on a ridge and benefits from the sea breeze and stunning views of the estate, golf course and Caribbean Sea. The gated entrance opens onto a large courtyard, which includes ample parking space and a covered parking area, large enough to accommodate 2 cars.

The unique design for this villa is called 'Plumbago' and is the creative work of Jorge L Esteban, PA, an Architect of international repute who wished to show his skills in Barbados.

The grand pillared entrance opens onto a reception / lobby area, which leads into the dining and living rooms. To the right is a beautiful coral stone staircase with wrought iron and mahogany wood railings, leading upstairs to the master bedroom suite with a balcony and office area. The spacious and comfortable living room is tastefully furnished and decorated with neutral colours, providing a comfortable and relaxing area. The living room also includes large French doors, which open onto the outdoor terrace and pool.

The fitted kitchen is well equipped, tastefully finished in painted wood and includes double windows over the sinks, which provide a view of the garden and palm trees. The kitchen also leads onto an outside drying area.

The dining room, which is adjacent to the kitchen is large enough to comfortably seat 8 people and includes large windows and French doors, which open onto the covered terrace area.

The covered terrace area, which leads onto the sizable pool, features a lounging area with Caribbean style furniture and dining area with pool bar, perfect for dining and entertaining.

The ground floor also includes 2 large en-suite bedrooms. Bedroom 1 includes ceiling fans, air conditioning, twin beds, walk in closet and en-suite bathroom with bath, shower and a large arched window.

Bedroom 2 includes pickled pine doors, a queen bed, ceiling fans, air conditioning and arched French doors leading onto the terrace as well as en-suite bathroom, which includes a large arched window, bath and a shower.

The master bedroom suite includes a large oversized bathroom with twin sinks, bath and shower and well appointed private balcony from which you can enjoy the breathtaking views of the fairway and the sun setting over the Caribbean Sea.

The upper landing leads on to the 2nd double bedroom suite with en-suite bathroom. This airy room enjoys lots of breeze and great panoramic views.

The well-manicured landscaped garden includes coral stone steps, mature trees, plants and shrubs as well as paving stone walkways which border the golf course. There is also room to build a detached cottage on the North side of the property. The entire basement of the property could also be converted into a cellar and is currently used as a storage area.

Along with the development possibilities, the marble floors, coral stone walls and pillars, pickled wood, high ceilings and large French doors complete what has to be one of the best investments within Royal Westmoreland.

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- Bordering the 11th fairway

Amenities:

All bedrooms air conditioned, Beach club, Ceiling fans in all bedrooms, Club House, Communal facilities, Communal swimming pool, Enclosed Gardens, Gated entrance, Golf available, Golf course, Gym, Luxury Finishes, Sea Views, Security Safe

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Points Of Interest

Royal Westmoreland Beach Club is an exclusive, private beach club which offers members and their guests full beach front dining and bar service with Bell Captain service on our private sun loungers, the perfect place to relax. There's plenty to do at Royal Westmoreland Beach Club, located at Mullins Beach; Even if that involves doing very little. Relax and take a dip in the gentle, warm seas. Lounge with a cocktail made by one of our professional mixologists as you kick back in the temperate climate and watch the world go by, or trying one of the Caribbean and International dishes on offer.

Tennis courts (on site): Championship Tennis facilities provide residents and guest the very best environment for tuition, practice and competitive play. All ages are welcome to take part in tennis programmes designed by British Davis Cup star, David Lloyd.

The Clubhouse with pool (on site): The club house has been designed to make the most of the tropical breezes and the amazing ocean views. The reception staff are on hand to welcome you and provide assistance. You can stroll onto the covered terrace, enjoy the view or take a dip in the expansive 2,000 sq. ft. pool.

Golf Course (on-site): take in the green on this 18 hole championship golf course.

Clubhouse Restaurant (on-site): located in the elegant Clubhouse with breathtaking views, surrounded by manicured gardens of the 9th fairway is the perfect ambience for either a quick lunch or fine dining.

The Clubhouse: overlooks the 9th fairway and is the focal point for socializing. It includes a restaurant and bar, plus pro shop and changing facilities.

Diamonds International Boutique (on-site): looking for exquisite jewelry and elegant timepieces, this is the place to go.

Tennis Courts: the superb sand based Astro Turf courts are surrounded by lush tropical gardens and are floodlit at night. Private and group coaching can be arranged and racquets can be hired.

On-site Rum Shop: a traditional rum shack is located on this prestigious resort, where persons can sample Barbadian rum.

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