



Barbados

**Sotheby's**  
INTERNATIONAL REALTY

## The Falls Villa 1

Sandy Lane, St. James



### The Falls Villa 1

#### Features:

- 24 hour security
- Spacious & well lit rooms
- Walking distance to Sandy Lane Beach
- Communal club house with pool, bar & fitness room
- Open plan layout
- Beach access at The Beach House
- Within walking distance restaurants in Holetown



2



2.5



1

#### Floor Area:

1,290 sq. ft.

**Land Area:** N/A

#### Furnishings:

Furnished

from US\$ 300/nt

**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



Barbados

**Sotheby's**  
INTERNATIONAL REALTY

## The Falls Villa 1

Sandy Lane, St. James

Furnished with a Caribbean flair, The Falls Villa No. 1 has an open-plan layout elegantly finished with hardwood doors and windows, trey ceilings and pickled pine cabinetry. The Italian kitchen has granite countertops, and the luxurious bathrooms have marble vanities.

The master bedroom includes a walk-in wardrobe and ensuite bathroom; the guest bedroom is also ensuite. The main living area has French doors that open onto a private terrace with plunge pool, surrounded by beautifully landscaped gardens.

Ideal for couples or families with children, Villa No. 1 is a comfortable home away from home, offering privacy and security in a central location on the famed West Coast of Barbados. The Falls is within minutes of world-renowned restaurants including Quattro Passi at The Cliff and Cala Roca, as well as, within walking distance of The Sandy Lane Hotel. Slip away from your tropical haven to the renowned Sandy Lane Beach, relax on pristine white powder sands and swim in the warm waters of the Caribbean Sea. You can even indulge in a spell of celebrity watching. Paynes Bay Beach is also nearby, about 15 minutes' walk, offering a lively beach bar, water sports and sunchairs for hire.

In nearby Holetown, located within 15 to 20 minutes' walk of The Falls, residents can also enjoy private beach access at The Beach House, which also offers a swimming pool, sun beds and umbrellas and a beachfront restaurant and bar. The area also offers a wonderful selection of amenities and conveniences such as Italian coffee shops, fashion boutiques, duty-free shopping, banks, police station, post office, public library, and a supermarket.

The Falls offers an extraordinary opportunity to become part of an exclusive village community right in the heart of the West Coast and adjacent to The Sandy Lane Estate. The Falls development is like no other on the island, bringing together one-of-a-kind townhouses and villas in an enclosed environment, complete with a community clubhouse with swimming pool, sunbathing deck, exercise room and bar. There is also 24-hour security for sound peace of mind.

### **Additional Information:**

Closest beach: Sandy Lane

Communal pool: 15 w x 32 h x 4 d

Private plunge pool: 9 w x 13.2 L x 3 ft d

ADSL speed: Mega 1024-256k

Air-condition unit has energy saving system

**Membership:** The Beach House with pool bar, restaurant and sun beds.

**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](mailto:info@barbadossothebysrealty.com) **Web** [barbadossothebysrealty.com](http://barbadossothebysrealty.com)



Barbados

**Sotheby's**  
INTERNATIONAL REALTY

# The Falls Villa 1

Sandy Lane, St. James

## Features:

- 24 hour security
- Open plan layout
- Spacious & well lit rooms
- Beach access at The Beach House
- Walking distance to Sandy Lane Beach
- Within walking distance restaurants in Holetown
- Communal club house with pool, bar & fitness room

## Amenities:

24 Hour Security, All bedrooms air conditioned, All bedrooms en suite, Assigned parking, Beach Access, Beach bar close by, Beach club, Cable TV, Ceiling fans in all bedrooms, Ceiling fans in living room, Close to beach, Club House, Communal facilities, Communal swimming pool, Covered parking, DVD / Video, Electric gates, Electric water heater, Enclosed Gardens, Flat screen TV, Fully gated, Gated, Gated entrance, Hair dryer, High ceilings, Ice maker, Luxury Finishes, Patio, Private terrace / deck, Restaurants close by, Security Safe, Solar Power Hot Water, Sun deck, Sun loungers, Sun terrace, Sun umbrellas, TV, Telephone, Terrace, Walking distance to beach, Walking distance to shops, Water feature

**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](mailto:info@barbadossothebysrealty.com) **Web** [barbadossothebysrealty.com](http://barbadossothebysrealty.com)



Barbados

**Sotheby's**  
INTERNATIONAL REALTY

# The Falls Villa 1

Sandy Lane, St. James

## Bedrooms:

Master Bedroom - (Queen)

Bedroom 2 - (Twin)

## Bathrooms:

Master Bedroom - En suite (Bath and Shower)

Bedroom 2 - En suite (Shower only)

## Staff:

Staff	Hours
Villa Manager	Visits property regularly and available on demand
Housekeeper	1 day per week. 8 hours per day
Security / security guard	24 hrs

## Rates

### *Summer 2023 (Apr 15, 2023 to Dec 14, 2023)*

Description	Min Nights	Occupancy No.	Nightly Rate	Weekly Rate
2 Bedrooms	5	4	US\$ 300.00	-

### *Winter 2023 (Dec 15, 2023 to Apr 14, 2024)*

Description	Min Nights	Occupancy No.	Nightly Rate	Weekly Rate
2 Bedrooms	7	4	US\$ 400.00	-

### *Summer 2024 (Apr 15, 2024 to Dec 14, 2024)*

Description	Min Nights	Occupancy No.	Nightly Rate	Weekly Rate
2 Bedrooms	5	4	US\$ 300.00	-

### *Winter 2024 (Dec 15, 2024 to Apr 14, 2025)*

Description	Min Nights	Occupancy No.	Nightly Rate	Weekly Rate
2 Bedrooms	7	4	US\$ 400.00	-

*Christmas 2024 (Dec 20, 2024 to Jan 10, 2025)*

Description	Min Nights	Occupancy No.	Nightly Rate	Weekly Rate
2 Bedrooms	14	4	US\$ 600.00	-

*Summer 2025 (Apr 15, 2025 to Dec 14, 2025)*

Description	Min Nights	Occupancy No.	Nightly Rate	Weekly Rate
2 Bedrooms	5	4	US\$ 300.00	-

*Winter 2025 (Dec 15, 2025 to Apr 14, 2026)*

Description	Min Nights	Occupancy No.	Nightly Rate	Weekly Rate
2 Bedrooms	7	4	US\$ 400.00	-

*Christmas 2025 (Dec 20, 2025 to Jan 10, 2026)*

Description	Min Nights	Occupancy No.	Nightly Rate	Weekly Rate
2 Bedrooms	14	4	US\$ 600.00	-

*Christmas 2026 (Dec 20, 2026 to Jan 10, 2027)*

Description	Min Nights	Occupancy No.	Nightly Rate	Weekly Rate
2 Bedrooms	14	4	US\$ 600.00	-

**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



Barbados

**Sotheby's**  
INTERNATIONAL REALTY

# The Falls Villa 1

Sandy Lane, St. James

## Points Of Interest

**The Beach House Restaurant and Bar:** Open for lunch and dinner, this beachfront restaurant delivers quality Caribbean food with a Mediterranean flair. So whether you just want to lounge with a sun downer or dine looking unto the calm sea, this is a great and central location.

**Tides Restaurant:** Culinary art awaits you at the water's edge of the Platinum Coast offering the perfect blend of ambience and mouth-watering culinary creations.

**The Cliff Restaurant:** Incredible setting matched with creative cuisine – an essential must see whilst in Barbados

**Daphne's Restaurant:** Being part of the of Barbados' acclaimed Elegant Hotels Group has drawn tourists and celebrities to this elegant Italian fine dining restaurant.

**The Spa Cafe** located at The Sandy Lane Hotel: Experience casual dining where soups, sandwiches and light mains are offered right next to the brilliant swimming pool and lovely cascading waterfall feature.

**Bajan Blue Restaurant** located at The Sandy Lane Hotel: European, Caribbean and Asian inspired cuisine is served at this informal, amphitheatre influenced all day dining restaurant.

**Clubhouse Restaurant** located at The Sandy Lane Hotel: Beyond the fairways is the stunning restaurant and bar with tremendous Caribbean Sea and Golf Course Views. Ideal for light leisurely lunches, relaxed coffees or sundown cocktails.

**L'Acajou Restaurant** located at The Sandy Lane Hotel: Open air beachfront setting specializing in light cuisine paired with an array of wines

**Sandy Lane Golf Course:** This prestigious golf resort offers two world class Golf courses. These are 'The Green Monkey' which is a must see and is designed by Tom Fazio and 'The Old Nine' which is a favourite for repeat guest.

**Scarlet Restaurant:** 'Eat, drink', play' is this electric restaurant slogan where superb food, fantastic cocktails and good fun lies.

**Tennis** located at The Sandy Lane Hotel: Floodlit tennis courts are available where professional matches can be played or tutoring can be arranged.

**Food Van:** Just South of The Sandy Lane Estate is a local vendor serving traditional Bajan delights during lunch time.

**Zaccios:** A beachfront restaurant serving an International cuisine and is open for lunch and dinner. Known for their yummy pizzas; be sure to try this out!

**Mr. Vic:** This is a casual restaurant that is children friendly and is a popular local hangout which dishes up a combination of Caribbean/British food.

**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](mailto:info@barbadossothebysrealty.com) **Web** [barbadossothebysrealty.com](http://barbadossothebysrealty.com)







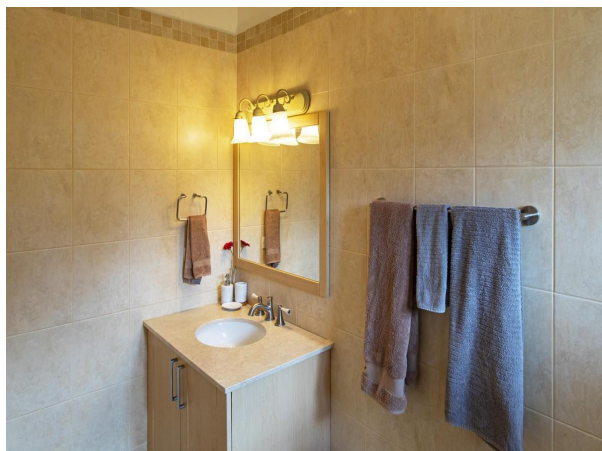


Barbados

**Sotheby's**  
INTERNATIONAL REALTY

# The Falls Villa 1

Sandy Lane, St. James



**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](mailto:info@barbadossothebysrealty.com) **Web** [barbadossothebysrealty.com](http://barbadossothebysrealty.com)



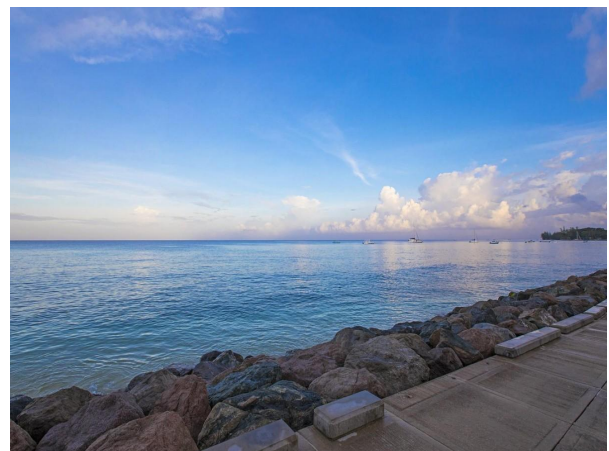
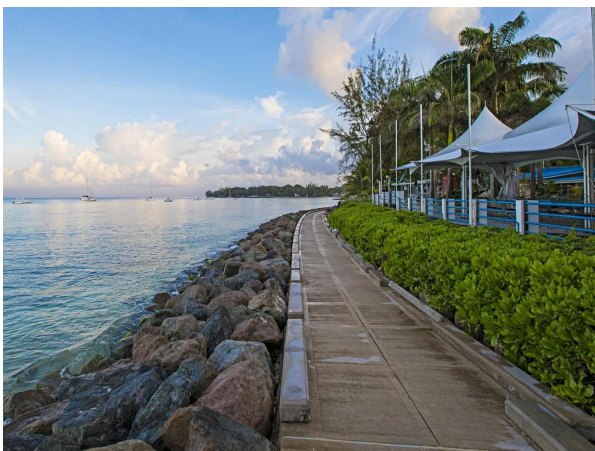


Barbados

**Sotheby's**  
INTERNATIONAL REALTY

# The Falls Villa 1

Sandy Lane, St. James



**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](mailto:info@barbadossothebysrealty.com) **Web** [barbadossothebysrealty.com](http://barbadossothebysrealty.com)



Barbados

**Sotheby's**  
INTERNATIONAL REALTY

## The Falls Villa 1

Sandy Lane, St. James



**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](mailto:info@barbadossothebysrealty.com) **Web** [barbadossothebysrealty.com](http://barbadossothebysrealty.com)