

Royal Villa 4, Royal Westmoreland*

Royal Villa 4 is a quiet standalone residence located in the Royal Westmoreland community in St. James, and is being offered for sale fully furnished.

The property features 3 bedrooms, 3 1/2 bathrooms, an open plan layout, along with a fully equipped kitchen. The property also features a covered terrace along with a private swimming pool and an outdoor dining and sitting space.

The master bedroom also has direct access to the pool deck, and also has an ensuite bathroom. All bedrooms are outfitted with air-conditioning units and ceiling fans.

Windward

Windward is a two-storey luxury villa for holiday rental in Barbados located on Cooper Hill in the Sandy Lane Estate on the West coast of the island.

This St. James property features five bedroom suites and six and a half bathrooms. The property is private, fully enclosed and gated, with a main front foyer and a side entrance via the courtyard. Within the grounds there is a separate building housing a fully equipped gym, garage, storeroom and a swimming pool.

On entering Windward through the main entrance foyer is a beautifully designed double staircase finished with wrought iron railings leads upstairs to the stunning Master Suite,

study and two additional bedrooms.

The spacious Master Suite of this luxury villa for holiday rental in Barbados features a king-sized bed, large walk-in closet with dressing area and mahogany floors. Multiple French doors span the length of the bedroom, opening out to a gorgeous patio with table & chairs for relaxed lounging. Adjoining the Master Suite is an air-conditioned study (which can be converted to a small nursery if required) with a large computer desk and small fridge. The impressive en suite bathroom includes a tub, large rain shower and double vanity with marble finishes.

Bedroom Suite 2 features a Queen bed and French doors opening out to a private covered patio with table & chairs and a view of the pool and gardens.

Bedroom suite 3 has a California King bed, with garden views.

Bedroom suite 4, on the ground floor, has two extra-long twin beds that can be converted to a King if required. French doors open onto a covered patio with steps leading directly to the pool area.

Bedroom suite 5 has a California King bed with garden views.

All bedroom suites are air-conditioned with ceiling fans, safes and cable TV. The en suite bathrooms feature marble finishes, double vanities and rain showers. There is also a powder room by the main foyer.

The main living area is open plan, with French doors extending the length of the room which, when open to the spacious covered veranda, creating an expansive space for combined indoor/outdoor entertaining. Steps from the main veranda lead out to the garden and pool.

The media room is air-conditioned and features a multimedia 50" Smart TV with surround sound, two comfortable sofas and a

desk.

Windward has two dining areas that each comfortably seat 10. Indoor, the formal dining room is supported by a serving area that contains a sink, ice machine, small fridge and iPod dock/entertainment system. The outdoor dining gazebo, accessed via a short covered walkway, features a circular coral stone dining table and views of the beautifully landscaped gardens.

The large kitchen of this St. James property has ceiling fans and is fully equipped with professional equipment, marble finishes and a breakfast bar. Adjacent to the kitchen is a laundry area and staff facilities.

A large coral stone deck surrounds the pool area and features comfortable sun loungers, umbrellas along with table and chairs. The pool house encompasses a covered bar area, BBQ and bathroom facilities including a shower.

Windward sits in over 1.5 acres of carefully landscaped grounds featuring "secret" sitting areas with benches for guests to escape and relax in the spectacular tropical gardens.

The ground floor of Windward is all on one level, making it suitable for wheelchairs or guests with limited mobility.

The gym of this luxury villa for holiday rental in Barbados is air-conditioned and features professional standard equipment including treadmill, upright bike, elliptical machine, multifunction exercise machine and free weights.

Rental of Windward includes a full staff of a cook, housekeeper, laundress, nightly security guard, gardener, pool service, personal villa manager and a concierge service to organise and book any activities or excursions. The staff will prepare three meals daily.

If guests require extra staff such as a chef, butler or babysitting services, these can be arranged for an additional fee.

Guests at Windward enjoy exclusive access to the Sandy Lane Beach Club, with private, secure parking. Services at the Beach Club include beach loungers, umbrellas, complimentary wifi internet and bathroom/shower facilities. There is a full bar on site where drinks, lunch and light snacks can be purchased. Alternatively, if guests prefer, the cook can prepare a picnic lunch packed in a cooler for your day at the beach.

RATES PER NIGHT (For 2 to 10 people)

Summer (15 April to 14 December) – USD \$2,750 per night

Christmas (18 December to 8 January) – USD \$4,500 per night

Winter (15 December to 14 April) – USD \$3,800 per night

PLEASE NOTE:

- All toiletries are provided.
- Meals specially made to your requirements.
- Request a menu that suits whatever your heart desires or to your specific dietary needs.
- The minimum stay is 5 nights during the summer season, 7 nights during winter season, with the exception of Christmas/New Year – a minimum of two weeks.
- The rate includes maid service daily.

PAYMENT TERMS:

- There is a 25% deposit due on booking.
- Balance of payment is due 30 to 60 days prior to arrival.
- Payment can be made with Visa or MasterCard, bank draft,

wire transfer or US International Postal Order.

- All rates are US Dollars and are subject to local tax (VAT) of 8.75%.

Beach View

Beach View has launched an exclusive new development of just 19 apartments which is connected to the award winning Beach View Hotel. Together, the properties create a 55 unit boutique hotel set amongst five acres of lushly landscaped gardens.

The hotel is in a prime location on the West Coast with world class restaurants within walking distance & the stunning turquoise waters of Paynes Bay just across the road. Thriving Holetown, the island's 2nd largest town, is just a few minutes away and Bridgetown, the capital, a 15 minute drive. is a condominium hotel comprising of two and three bedroom apartments for sale situated on the Platinum coast of Barbados.

The Passion Fruit building is located on the West side of the property, with its own pool, and overlooks Paynes Bay. The building comprises six 3 bedroom and three 2 bedroom luxury suites. All units feature open plan living & dining areas, fully equipped kitchens & spacious terraces all on one level. The 3 bedroom units are 2,181 sq ft and feature 3 en suite bedrooms as well as a powder room. The 2 bedroom units are 1,547 sq ft and feature 2 en suite bedrooms as well as a powder room.

The Ylang Ylang Villas are in 2 buildings, located on the East side of the property with their own pool. The buildings overlook tropical landscaped gardens and comprise 10 luxury 3

bedroom 2-storey villas, 5 villas in each building. The villas are 2,199 sq ft. The ground floors feature an en suite master bedroom, two private patios as well as a fully equipped kitchen, living & dining areas and powder room. The 2nd and 3rd en suite bedrooms are located on the upper floors.

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Saramanda

Saramanda is a five bedroom, five and a half bathroom luxury villa for holiday rental, located in the heart of the Sandy Lane Estate, St. James on the West coast of Barbados.

This property is about 5 minutes South of Speightstown and 45 minutes from the airport, as well as minutes away from a pristine sandy beach with calm sparkling blue sea that is ideal for swimming and snorkeling. The popular West coast has all amenities to offer just a short distance away including a large fully stocked supermarket with fresh and frozen produce (they provide a free shuttle service back to your apartment), an International bank, post office and 24hr petrol station which also has a food shop inside. There are also beauty salons and duty free shops and for those looking for live entertainment look no further than Holetown's 2nd Street; everything that is required a comfortable relaxing holiday is a mere moments away.

Saramanda features five suites across two floors, each with their own bathroom, walk-in closets, cable TV and safes. The two upstairs master suites feature king-size beds and private balconies that overlook the pool deck and beautifully landscaped gardens. Three additional bedroom suites are located on the ground floor and feature twin beds that can be pushed together or separated as needed.

This West coast luxury villa offers a tub and a shower in the upstairs master suites while the downstairs bedroom suites have showers only. Saramanda has been designed around a central, airy atrium and seamlessly blending indoor and outdoor living providing plenty of space for guests to simply relax and unwind.

In addition, the living and dining areas at this Sandy Lane Estate holiday rental open out to the pool and garden. Other features include a covered terrace and a laid-back media room adjacent to the living room that features wide screen HDTV, cable and DVD.

The friendly staff at this holiday home will cater to you all your needs while you simply relax and enjoy your luxury holiday!

RATES PER NIGHT (For 2 to 10 people)

Summer (15 April to 15 December) – USD \$1,800 per night

Christmas (18 December to 8 January) – USD \$3,600 per night

Winter (15 December to 15 April) – USD \$3,200 per night

PLEASE NOTE:

- All toiletries are provided.
- Meals specially made to your requirements.
- Request a menu that suits whatever your heart desires or to your specific dietary needs.

- The minimum stay is 5 nights in Winter and 10 nights in Christmas.
- The rate includes maid service daily.

PAYMENT TERMS:

- There is a 25% deposit due on booking.
 - Balance of payment is due 30 to 60 days prior to arrival.
 - Payment can be made with Visa or MasterCard, bank draft, wire transfer or US International Postal Order.
 - All rates are US Dollars and are subject to local tax (VAT) of 8.75%.
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Vistamar

Vistamar is a stylish and spacious six bedroom luxury villa for holiday rental, located in Sandy Lane Estate, St. James.

This luxury West coast villasits on 2 acres of beautifully landscaped tropical gardens in a quiet cul-de-sac within an exclusive neighbourhood on the platinum coast of Barbados.

With all the benefits of luxury villa living, Vistamar features a stunning partially covered veranda which leads to the pool deck and covered poolside gazebo. There is a two bedroom self-contained cottage situated just a stones' throw away from the main house and cooling island breezes to make your stay more enjoyable. At this Sandy Lane Estate villa, you can kick back and relax, letting the experienced staff take care of your every need.

Vistamar is perfect for families or groups of friends, and has the freedom of a home away from home, as each day is your own. Guests at this luxury holiday rental have access to the Sandy Lane beach club, tennis, golf, the spa and fine restaurants. Holetown and Speightstown have all the amenities that the west coast of Barbados has to offer and is only a short drive away.

RATES PER NIGHT (For 2 to 12 people)

Summer (15 April to 15 December) – USD \$1,800 per night

Winter (15 December to 15 April) – USD \$3,000 per night

Christmas (18 December to 8 January) – USD\$3,500 per night

PLEASE NOTE:

- The minimum stay is 7 nights with the exception of Christmas, which is a minimum of two weeks.
- The rate includes maid service daily.

PAYMENT TERMS:

- There is a 25% deposit due on booking.
 - Balance of payment is due 30 to 60 days prior to arrival.
 - Payment can be made with Visa or MasterCard, bank draft, wire transfer or US International Postal Order.
 - All rates are US Dollars and are subject to local tax (VAT) of 8.75%.
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Jubilance

Jubilance is a six bedroom, six and a half bathroom home for sale in Sandy Lane, St. James.

The main house has four bedrooms with four and half bathrooms. The main floor consists of a powder room and cloak closet in the entrance hallway, which leads into a large living room with French doors leading onto a covered balcony overlooking the lush gardens and pool deck. The galley style kitchen is well equipped and is positioned just off the living room with an open window to the dining room. A spacious media room and private office are also located on this level.

The large swimming pool and deck are surrounded by mature landscaped grounds and residents have beach access through Sandy Lane hotel.

There is also a self contained two bedroom, two bathroom cottage.