

# FOR SALE

## Turquoise Avenue 80



### ESSENTIALS

PRICE	– <b>US\$600,000</b>
LOCATION	– <b>Rock Dundo Park, Barbados</b>
TYPE	– <b>House</b>
ROOMS	– <b>4 Bed / 3 Bath / 1 Powder</b>
LAND AREA	– <b>9,512 sq. ft.</b>
FLOOR AREA	– <b>3,800 sq. ft.</b>
	– <b>Unfurnished</b>

### OVERVIEW

Architect-designed 3-bed, 3.5-bath home by Mervyn Awon, 9,500 sq. ft. lot. Open plan, Italian kitchen, versatile lower level, AC, views.

### WHAT WE LOVE

- Architect-designed gem by Mervyn Awon.
- Versatile layout, modern amenities.
- Breathtaking views, landscaped surroundings.

Terra Luxury, Newton House, Battaleys, St. Peter BB 26094, Barbados - Tel: 1 622-2618.  
Toll free US and Canada: 1-844-333-8888

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### DESCRIPTION

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Presenting an impressive, architect-designed 3-bedroom, 3.5-bathroom 2-storey home for sale, located on approximately 9,500 sq. ft. of professionally landscaped gardens in the heart of Barbados. Crafted 12 years ago by the Caribbean's acclaimed architect Mervyn Awon, this residence stands as a masterpiece of contemporary living. The main floor features an open-plan living/dining area that seamlessly extends onto a large, breezy patio and 2nd verandah with distant sea views. A modern Italian kitchen and a convenient storage room add sophistication and functionality to the living space. Natural light floods the interiors, creating a bright and inviting atmosphere. The lower level, encompassing 700 sq. ft., has been intelligently designed as a versatile recreation area, complete with a full bathroom. This space offers the flexibility to function as a self-contained studio, guest suite, or home office, boasting a separate entrance. Its private access and driveway make it ideal for generating passive income through long-term renting, presenting an excellent opportunity for prospective buyers. Designed for comfort in the Barbadian climate, the property boasts excellent breeze flow due to its orientation. Humidity tubes in the walk-in closet and air conditioning in the main and third bedrooms further enhance the living experience. The meticulous landscaping by Richard Colon adds to the overall charm of the property, complementing the pleasant views from various vantage points. The layout also accommodates the addition of a swimming pool, offering potential for outdoor enjoyment. Practical features include two water tanks for a reliable water supply. The property also provides a separate access and driveway for the apartment, ensuring privacy and convenience. Conveniently located with easy access to the west and the nearby Warrens district, this home is not just a residence but a harmonious blend of design, functionality, and comfort in the idyllic setting of Barbados.

### FEATURES & AMENITIES

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- AC Split
- Sea Views
- High Ceilings
- Ceiling Fans
- Excellent Light
- Water Tank
- Fenced
- Pets Allowed
- Home Office

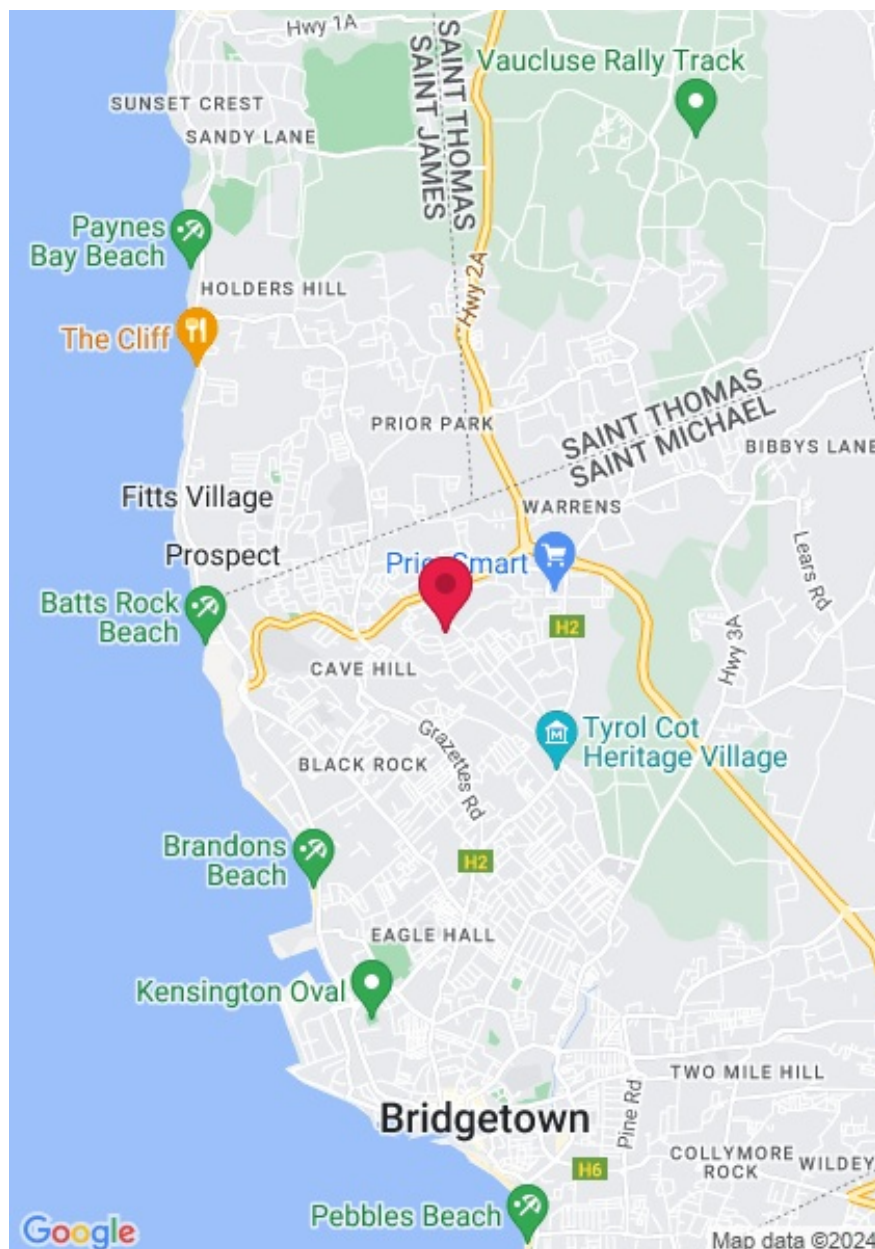


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### MAP



### WITHIN 5 MINUTES OF...

#### Barbados Best Beaches

- 2.1 km Paradise Beach
- 2.2 km Freshwater Bay
- 2.2 km Batts Rock Bay
- 2.2 km Brighton Beach
- 2.6 km Brandons Beach
- 4.0 km Paynes Bay Beach
- 4.0 km Payne's Bay
- 4.8 km Sandy Lane Bay

#### Golf

- 4.1 km Sandy Lane Golf Course - Club House

#### Museums and Historical Sights

- 2.0 km Tyrol Cot

#### Outdoor Farmers Markets

- 3.6 km Holders House

#### Polo

- 3.6 km Holders Hill Polo Field

#### Restaurant

- 2.8 km The Mill & Co.
- 2.8 km Open Kitchen
- 3.3 km QP Bistro

#### Restaurants

- 2.1 km La Cabane
- 2.3 km Cala Roca
- 3.1 km Coast Beach Bar
- 3.2 km The Cliff
- 3.7 km Positano
- 4.4 km Waterfront Café
- 4.8 km Sandy Lane County Club
- 4.8 km Bajan Blue (Sandy Lane)
- 4.8 km L'Acajou (Sandy Lane)

#### School

- 1.4 km The University of the West Indies
- 4.4 km St. Winifred's Primary School
- 4.4 km St. Winifred's Secondary School
- 4.8 km St. Francis Boys School

#### Shopping

- 2.9 km Mindful Market
- 4.8 km The Shops, Sandy Lane Hotel

#### Supermarkets

- 1.1 km Massy Complex, Warrens
- 2.1 km Imart Convenience Store & Pharmacy - Welches

- 2.1 km Cost-U-Less - Welches
- 2.6 km Jordans Supermarket, Fitts Village

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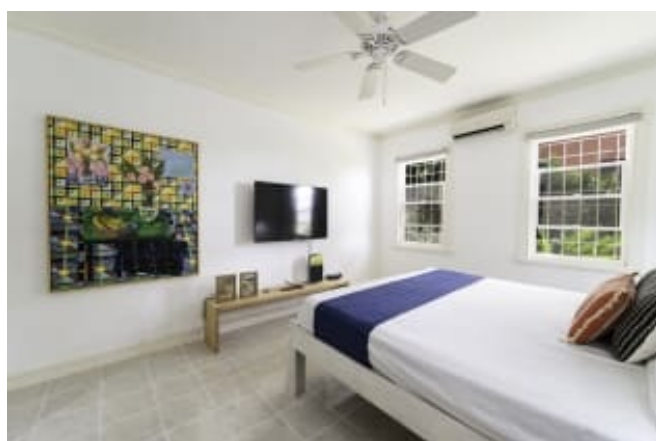
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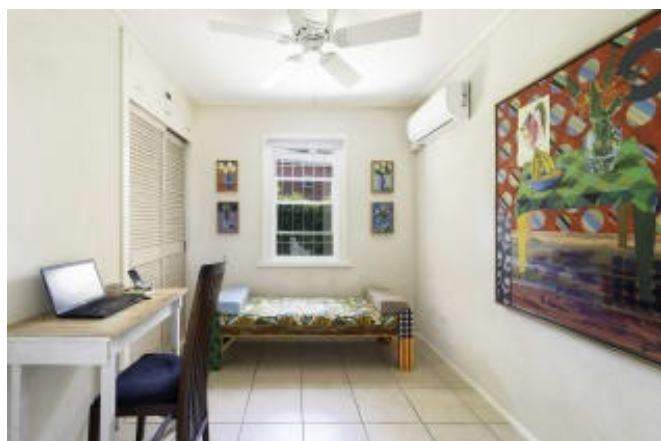
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