

# FOR SALE

## Waterfalls



### ESSENTIALS

PRICE	– <b>US\$5,300,000</b>
LOCATION	– <b>Coronation Drive Royal Westmoreland, Barbados</b>
TYPE	– <b>House</b>
ROOMS	– <b>6 Bed / 6 Bath / 1 Powder</b>
LAND AREA	– <b>1.91 acres</b>
FLOOR AREA	– <b>6,208 sq. ft.</b>
	– <b>Furnished</b>

### OVERVIEW

Waterfalls is a luxurious six-bedroom villa set within 1.9 acres of tropical gardens in the heart of the exclusive Royal Westmoreland Golf Resort in Barbados.

### WHAT WE LOVE

- Generous entertaining and dining spaces
- Large, heated infinity pool with waterfall
- Secure and secluded property

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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Waterfalls is not just a beautiful residence; it is an extraordinary retreat offering expansive entertainment spaces, unrivaled privacy, and the epitome of Caribbean luxury living. This luxurious six-bedroom villa is uniquely set within 1.9 acres of mature tropical gardens in the heart of the exclusive Royal Westmoreland Golf Resort in Barbados. Positioned in one of the estates most secluded spots, this private oasis features endless panoramic views of the Caribbean Sea. A secure and secluded property, Waterfalls is entirely fenced and accessed through electric gates. The beautiful meandering entrance drive is framed by commanding Royal Palms and sweeps past sloping lawns and picturesque fishponds with gently cascading waterfalls and a handcrafted bridge under the Calabash Tree. The gracious main entrance to the home beckons, with views through the expansive living areas, towards the spacious terraces and beyond to the Caribbean Sea. There is a large, heated infinity pool which also faces west towards sunset and cascades over a waterfall to a plunge pool and secret cave below. The 170ft hard wood, cantilevered, entertaining deck has a pool gazebo set with a coral table for 12 people to dine al fresco under the stars. And a monkey spotting gazebo at the other end by the Bearded Fig and Cotton Trees, which nestle in the tropical gully running along the northern border by the 16th hole of the golf course. There are two secluded and private master suites on the first floor which share a west-facing balcony and four further guest suites on the ground floor, each allowing guests to have their own private spaces. In addition to a formal dining area for 10 people, an open-plan office and comfortable TV lounge, there is a fully equipped, architect-designed, kitchen with a further outdoor dining area under the kitchen gazebo. Beyond the kitchen are the laundry and staff facilities and an integral double garage with plenty of storage. The entire villa has been completely renovated within the past few years with all the roofs replaced. The property also has Town Planning approval to construct a second villa.

### FEATURES & AMENITIES

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- Washing Machine
- Golf
- Stove
- Community Pool
- Gated Community
- Car Port
- Excellent Light
- Sea Views
- Dishwasher
- Dryer
- Pets Allowed
- Ceiling Fans
- Pool
- BBQ
- Microwave
- 24 Hour Security
- Cottage
- Electric Gates
- Oven
- Tennis
- Refrigerator
- West Coast
- Irrigation
- Open Plan design
- Fenced
- Royal Westmoreland

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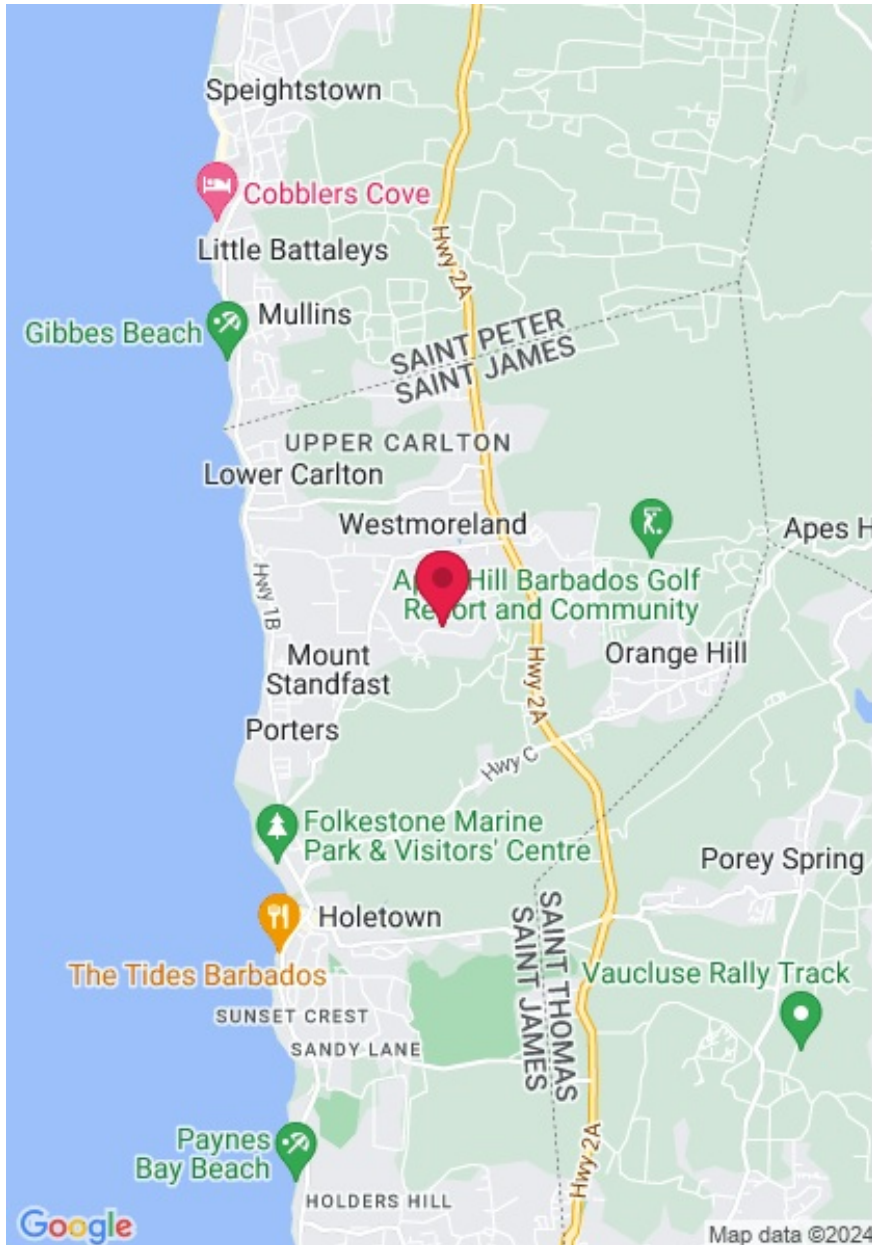
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### MAP



### WITHIN 5 MINUTES OF...

#### Barbados Best Beaches

- 1.7 km Alleyne's Bay
- 2.1 km Reed's Bay
- 2.5 km Heron Bay
- 2.7 km Gibbs Bay
- 3.1 km Gibbs Beach
- 3.3 km Mullins Beach
- 4.1 km Cobbler's Cove Beach
- 4.2 km Sandy Lane Bay

#### East Coast Viewing Spots

- 3.9 km Wildlife reserve

#### Golf

- 0.2 km Royal Westmoreland Golf Course
- 2.1 km Apes Hill Golf Course
- 4.2 km Sandy Lane Golf Course - Club House

#### Museums & Historical Sites

- 4.7 km Arlington Museum

#### Museums and Historical Sights

- 2.6 km Folkstone Marine Park and Museum

#### Nightlife

- 2.8 km Jamestown
- 2.8 km Red Door

#### Polo

- 1.5 km Apes Hill Polo Club

#### Restaurant

- 2.4 km Horny Ram Pub
- 2.8 km Pepenero

#### Restaurants

- 1.6 km Palm Terrace @ Royal Pavilion
- 1.7 km Lone Star
- 2.5 km The Mews
- 2.5 km Coral Reef Club
- 2.8 km Second Street, Holetown
- 2.8 km Fusion Rooftop (Limegrove)
- 2.8 km Lemongrass (Limegrove)
- 2.8 km Sitar
- 2.8 km Nishi
- 2.9 km First Street, Holetown
- 3.1 km Zaccios
- 3.2 km Sea Shed
- 3.3 km The Tides
- 3.3 km The Beach House
- 4.2 km Sandy Lane County Club
- 4.2 km Bajan Blue (Sandy Lane)
- 4.2 km L'Acajou (Sandy Lane)

- 4.8 km Outpost at 1.11 East
- 4.8 km The Local & Co.

### **Shopping**

- 1.8 km The Shops of Fairmont Royal Pavilion
- 2.9 km Limegrove Lifestyle Centre
- 2.9 km Singapura, Limegrove
- 2.9 km Wine World Inc., Holetown
- 3.1 km West Mall Shopping Centre
- 3.2 km The Gourmet Shop
- 3.2 km Chattel Village
- 3.8 km Sunset Crest Shopping Mall
- 4.2 km The Shops, Sandy Lane Hotel

### **Supermarkets**

- 3.1 km Massy Complex, Holetown
- 4.7 km Jordans Supermarket, Speightstown

### **Tennis**

- 3.3 km West Side Tennis Centre

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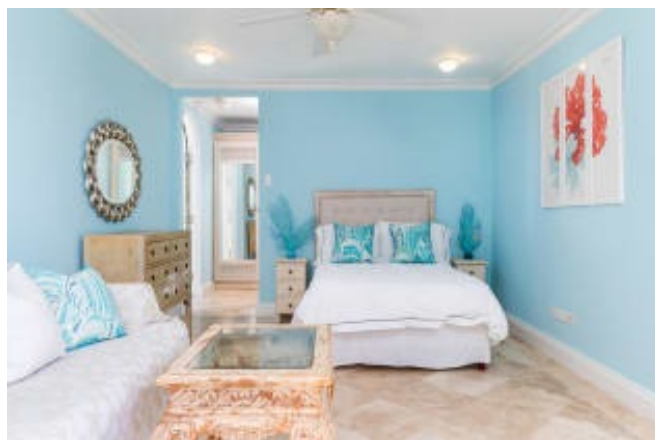
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