



ROYAL
WESTMORELAND
— BARBADOS —



ARCHITECT DESIGNED VILLAS

royalwestmoreland.com

Royal Westmoreland Estate

Within the most prestigious and sought after location that is Royal Westmoreland, a number of plots are available for purchase, allowing you the freedom to design and build a villa that meets all your personal requirements.

Imagine a palm-fringed driveway leading to a villa, with light airy rooms, designed to take full advantage of the cooling trade winds and panoramic sea views: this could be your custom-designed Royal Westmoreland home. Here you can turn your dream into reality – choose the number of bedrooms, the size of the terraces, the exact landscaping of the garden, the highest specification of finishes. Anything you desire can be achieved by our team of architects, designers and builders, so you can be assured that your home will be just perfect.

Not only will you create a home to make the most of Barbados' perfect year round climate, but you also have the undisputed cachet of a Royal Westmoreland address and a Bajan welcome, renowned as the warmest in the whole Caribbean.



Architect Designed Villas

Plots are available for purchase by discerning buyers wishing to build a distinctive property. Once you have chosen your perfect plot, our dedicated team will work with you to make your home uniquely yours with turn key service.

The following are included as standard in our design and build cost:

- Project management services
- Architectural drawings
- Town and Country planning application/management and compliance
- Engineering Drawings
- Landscape architectural plans and installation of grounds with irrigation
- Driveway
- Covered verandas and pool deck
- Leisure pool, with outdoor poolside shower
- Integrated kitchen appliances and cabinetry
- Integrated wardrobes
- Access to all of our available duty-free concessions
- 4 weeks complimentary accommodation during the 12 month build
- Entry posts and walls
- Driveway lighting
- Landscape lighting



Being a Holiday Home Owner

We have a vibrant community of Holiday Home Owners and over the years we have found that you are able to make great friends and are able to share great experiences with each other.

We have many organised events, that Owners can join in to socialise, or you may wish to simply enjoy what the Resort has to offer.



Club Activities

On a Monthly basis we send to all Holiday Home Owners information on additional events that we feel will enhance the Ownership experience at Royal Westmoreland. This ranges from additional entertainment, to Rum tastings, to special cocktail parties that you are able to enjoy with other members.



Golf Events

Having such an amazing 18 Hole Championship Golf Course enables the Club to facilitate for you. Not only giving you the opportunity to meet up with others Golfers, but also take part in the many competitions that we have available. These include:

- Monthly Competitions
- Various Club Cups
- Texas Scrambles
- US Masters Stableford
- There are also many more

Ours is a vibrant Golf Club and there is always an event for you to take part in. For the social Golfers, there is always someone who is looking for a new partner, so you're never short of someone with whom to enjoy a game on our wonderful Golf Course.



Social Activities

Besides all of the great memories you can make by enjoying the Golfing facilities, we also have a number of social events that are organised just for you. These are activities that you can join in the fun, or you may prefer to use the vast array of facilities to enjoy your own time. Some of the activities include:

- Cocktail Parties
- Golf Clinics
- Tennis Clinics
- Quiz Nights
- Beach Club Entertainment evenings at our Beach Club
- Wine Tastings

The social events are always fun and an opportunity to meet other Holiday Home Owners.

Resort map



Lancaster Development

Elegantly appointed plots looking out over stunning fairway and sea views

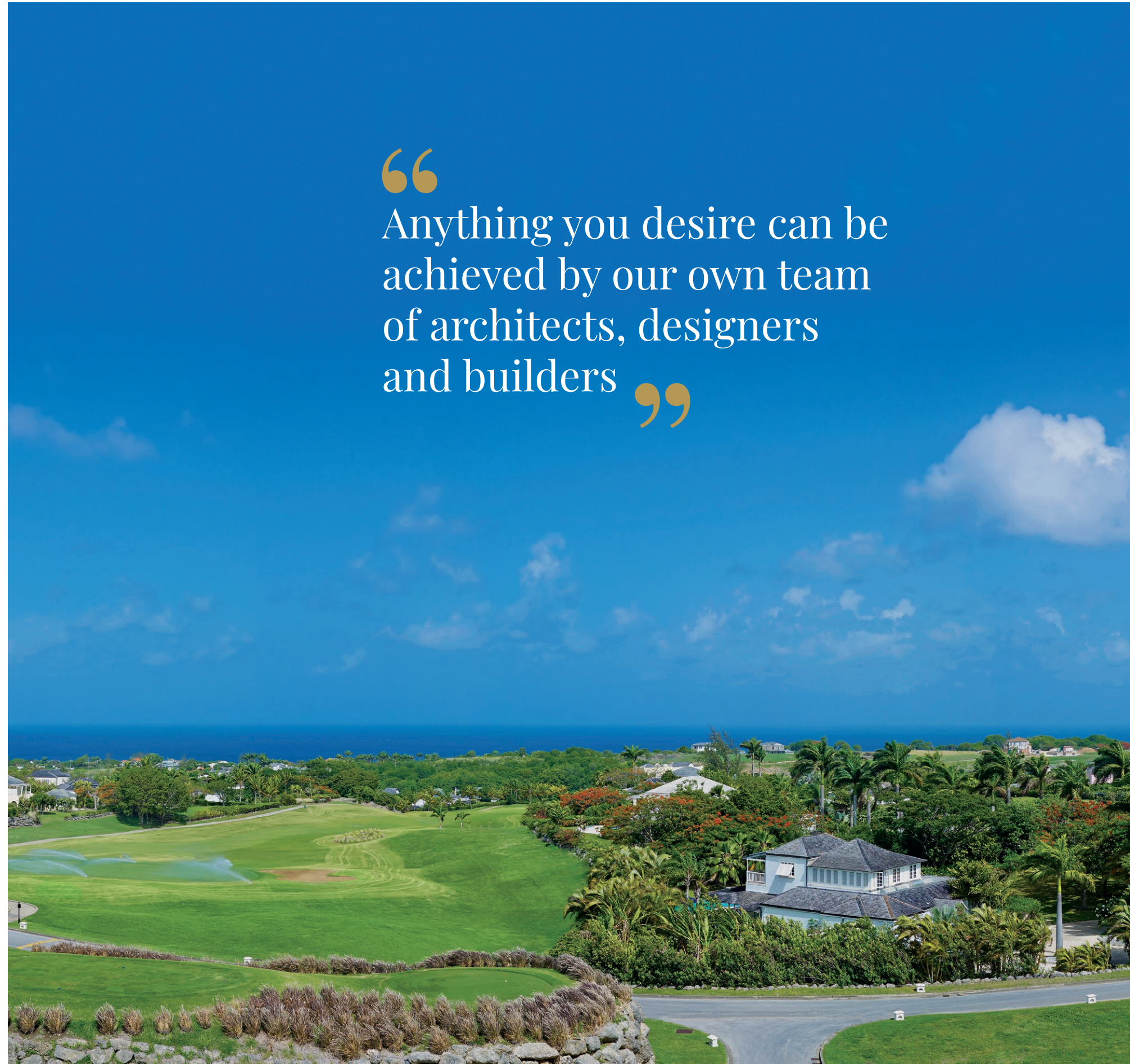
Lancaster Development comprises 31 lots, a selection of which boast spectacular panoramic views of the southern stretch of the West Coast as well as the 16th and 17th fairways of the championship golf course, designed by Robert Trent Jones Jr.

From the moment you make the life enhancing decision to buy a Royal Westmoreland property you will have a dedicated team of architects, interior designers and consultants working with you every step of the way to make your Caribbean dream home a reality.

Luxury is defined by the smallest of details and will be evident throughout the interior of your Royal Westmoreland home.

Developments within Royal Westmoreland are perceived to be amongst the most sought after and prestigious real estate opportunities on the island of Barbados.

This magnificent, elevated location offers outstanding views as well as the refreshing breeze all year round from the cooling trade winds.



“Anything you desire can be achieved by our own team of architects, designers and builders”

Architect Designed Villas

Available Locations

We have a range of Villa Locations now available on this amazing part of the Resort.

The Locations will also be able to accommodate our latest designs which feature; cool sleek interiors, modern bespoke Kitchens and cutting edge design features. These newest Villas have been designed to maximise the locations of this unique part of the Resort.

Prices start from £1.6M in this very prestigious area for a house with amazing features, Vendor Finance is also available, making securing your home very easy.

Please see the map on the next page showcasing all the locations that are in the first phase, and all have amazing Caribbean views, benefiting from the warm easterly breeze.

Each Location is very unique, and benefits from this address on the Royal Westmoreland Estate.

Our Holiday Home Advisors will be pleased to show you which locations will suit your needs and a Home to deliver the lifestyle you seek in your Caribbean Adventure.



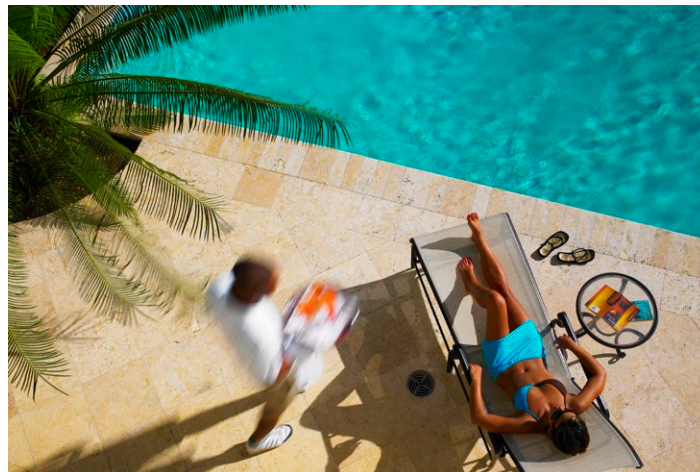
Architect Designed Villas

The Plots – Lancaster Estate



5 Star Amenities

- Championship Golf Course and Pro Shop
- Private Beach Club at Mullins Beach
- Gym and Pools
- Garden and Sea Views
- Club House and Rum Shak
- Tennis Courts
- Active Membership Community

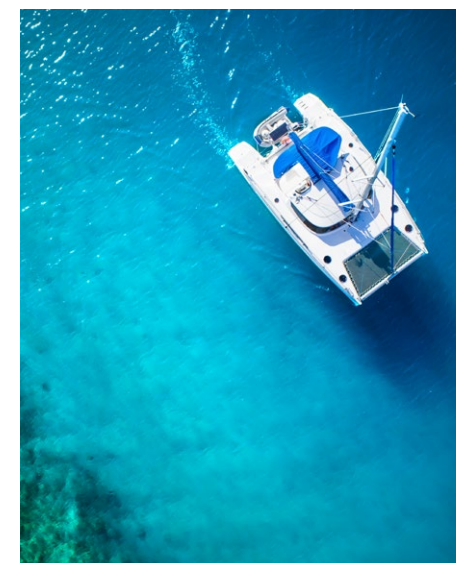


“Enjoy the 3,000+ hours of beautiful sunshine that Barbados has to offer”





“A unique opportunity to own a slice of your dream Caribbean home.”





To find out more please contact property sales
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royalwestmoreland.com