



 4 Bedrooms

 4 Bathrooms

Listing Number: 1253

**SALE PRICE**  
USD \$1,449,000

Floor Area: 2,530 sq. ft

## Amenities & Property Features

- 18-Hole Championship Golf Course
- A/C
- Beach Club
- Beach Club Access
- Beach Club Restaurant
- Breezy
- Ceiling Fans
- Class Golf Club

## **Description:**

As one of the most recent development of houses within the beautiful Royal Westmoreland Estate, The Sugar Cane Mews is uniquely positioned in a high demand area surrounded by lush tropical gardens. With easy access to the clubhouse, you are conveniently nestled next to the first tee and short game practice area and just a short stroll from Sanctuary pool and gym, tennis courts and the Rum Shak bar. This creates a desirable turn-key opportunity for those looking for an immaculately maintained property.

This location has unobstructed sea views with a desirable south-facing aspect. It also has views over the expansive championship golf course, which is what really makes Sugar Cane Mews 1 the ideal location to be in.

On the ground floor, there is a master suite with a luxury en-suite bathroom and also a large sitting area which opens to the beautifully manicured gardens where you can enjoy the greenery and relax island style. The floor to ceiling sliding glass doors create an abundance of light and views that welcome you onto the pool and terrace area.

Two additional guest rooms each with their own en-suite bathroom are also on this level. A fourth en-suite master guest bedroom of equally generous proportions is provided on the mezzanine floor.

On the first floor, large floor to ceiling glass sliding doors opens up the elegantly modern living and spacious dining areas. These lead to a covered, south-facing terrace overlooking the private pool area where you can indulge in some serenity. From here the unrivaled fairway and sea views can be enjoyed to their fullest.

This exclusive collection of villas are bound to leave an impression.

\*All resales at Royal Westmoreland are sold in USD\$. Prices shown in GBP£ are intended as a guide only and based on an exchange rate of 1.25 USD = 1 GBP

*The information provided on this property is deemed reliable, however, not guaranteed.*

**PRICE REDUCTION FROM US\$1,850,000 to US\$1,449,000**

