



 3 Bedrooms

 3 Bathrooms

Listing Number: 1272

Floor Area: 1,800 sq. ft

## Amenities & Property Features

- A/C Bedrooms
- Appliances
- Ceiling Fans
- Clubhouse
- Elevator
- Generator
- Golf Course On-Site
- Modern Kitchen

## **Description:**

### **Welcome to Rockley Residences**

#### **3 Bedrooms - ?Prices from US\$565,000 to US\$625,000**

Discover the charm of Rockley Residences, featuring 2- & 3-bedroom condos nestled within the prestigious Rockley Golf & Country Club on Golf Club Road, Christ Church, Barbados. Excitingly, these residences are now available to reserve.

Explore our unit availability and prices in the documents section below. Take a [virtual tour](#) to experience the layout or view a video tour in the tab above.

#### **Key Development Highlights:**

Immerse yourself in the allure of 4 four-storey buildings set amidst 3.5 acres of lush landscapes. With a thoughtful design, we present 16 three-bedroom and 24 two-bedroom units, each crafted for comfortable living with ample storage. Embrace an open living plan, creating a seamless blend of style and functionality. Our commitment to a green environment ensures a harmonious living experience without overcrowding.

#### **Unit Sizes:**

- 3-bedroom, 3-bathroom units averaging 1,800 sq. ft.
- 2-bedroom, 2-bathroom units averaging 1,300 sq. ft.

**Completion Date:** Expected in Spring 2025.

**Reservation Deposit:** Secure your unit with a US\$5,000 reservation deposit.

**Early Reservation Incentive:** Enjoy a US\$5,000 discount for the first 20 reservations! This discount will be deducted from the last stage payment.

#### **Construction Payments:**

- US\$5,000 Reservation Fee (Part of 10% Deposit)
- Signed Purchase Agreement (Balance to make up 10% Deposit)
- At the start of construction: 30%
- 6 months after the start of construction: 20%
- 9 months after the start of construction: 20%
- 12 months after the start of construction: 10%

- 15 months after the start of construction: 7.5%
- On the completion date of the unit as certified by the architect: 2.5%

## **Main Features:**

### **Location Highlights:**

- Proximity to Worthing and Accra Beaches
- Two-minute walk to Supermarket, Restaurants, Bank, Doctor, and Convenience Store
- Easy stroll to the vibrant St. Lawrence Gap nightlife

### **Onsite Amenities Highlights:**

- Elevator in Every Building
- Inviting Swimming Pool and Sundeck
- 9-hole Golf Course Access
- 5 Tennis Courts for Sports Enthusiasts
- Dial-up Security from Gated Entrance

### **Residence Features:**

- Modern Kitchen Appliance Package (Refrigerator, Stove, Dishwasher, Microwave, Washer & Dryer)
- Ceiling Fans in Living Areas
- Air Conditioning in All Bedrooms
- Telephone, Cable, and High-Speed Internet Access

### **Environment and Sustainability:**

- Serene Mature Trees and Gardens
- Sustainable Rainwater Catchment for Irrigation
- Dedicated Potable Water Storage Tanks
- Provisions for Generators and Solar Panels

### **Management and Convenience:**

- Onsite Management for Peace of Mind
- Unrestricted Access to Golf Club Grounds and Restaurant & Bar
- Ample Unrestricted Parking

### **Common Expenses:**

The proposed HOA fees are \$1,100 for a 2-bedroom unit and \$1,400 for a 3-bedroom unit. Please note that these figures are subject to approval once the PUP is appointed. The Common Expenses include:

- Management Fees
- Administration Costs
- Garbage Collection
- Electricity Costs

- Grounds Maintenance
- Pool Maintenance
- Elevator Maintenance
- Roadways and Parking Areas Maintenance
- Insurance of the Buildings and in respect of Public Liability
- Structural and Exterior Maintenance of the Buildings
- Water Rates
- Sewage Disposal
- Other Services as the Board may from time to time decide to provide.

