



 4 Bedrooms

 3.5 Bathrooms

Listing Number: 450

**SALE PRICE**  
USD \$3,400,000

Land Area: 54,000 sq. ft    Floor Area: 5,000 sq. ft

## Amenities & Property Features

- 24 Hour Security
- Beach Club Restaurant
- Clubhouse
- Concierge Services
- Daily Housekeeping
- Gated Community
- Golf Snack Bar Shop
- Gym

## Description:

This superbly maintained 4 bedroom, 4 1/2 bathroom villa is situated within the exclusive, member's only, world-class Royal Westmoreland Golf Resort and sits a double plot approximately 54,000 sq. ft. of land with views of the Caribbean Sea. The property overlooks the green of the 16th Fairway, is offered fully furnished and boasts high quality finishes including extensive coral stone and some coral rendering, travertine floors and granite and marble counter tops. Beyond the private gated entrance is a palm tree lined paved driveway and the gardens have been beautifully landscaped providing an exceptionally attractive access to the entrance of the main house. At the main entrance of the home, is an attractive fountain complex and double bay carport. The ground floor level is designed on open plan principles featuring high pickled-pine ceilings, spacious indoor and outdoor living, entertainment and dining areas, a very large well-equipped state of the art kitchen, a separate staff quarters including a laundry room, and an adjacent Additional fifth bathroom. There is a second bedroom on this level, larger with its own exclusive terrace and garden view and a large pool deck, with a substantial barbecue area leading off from the kitchen proves fantastic for entertaining. The first floor features 2 large en-suite bedrooms, each with a walk in closet and either could be used as the master bedroom and both have access to a balcony overlooking the swimming pool and facing the sea. Situated along prestigious Palm Ridge, this property is set amongst other luxury homes, however, uniquely stands apart due to the double plot it offers. There are plans for an additional 3 bedroom guest cottage, with pool to be constructed extending the accommodation to 7 luxury bedrooms with additional living space. Alternatively, this home presents a versatile option providing the new owners with the choice of selling one of the 2 lots separately with or without a 3-bedroom cottage.

ROYAL WESTMORELAND DISCLAIMER - All resales at Royal Westmoreland are sold in US Dollars. Prices shown in GBP£ and are indicative as per the exchange rate of the day



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