



ROYAL
WESTMORELAND
— BARBADOS —

FRACTIONAL
OWNERSHIP

| **Villas on the Green**

royalwestmoreland.com

Discover new ownership options with Fractional Ownership

An elegant lifestyle awaits you as a Royal Westmoreland homeowner and club member where you are part of an exclusive mature resort community of privileged and discerning homeowners. The property ownership offering is perfect for those who are accustomed to luxurious living, a high degree of privacy, world class amenities and exceptional service.

For those who love the Royal Westmoreland lifestyle and would like to explore the option of ownership but cannot commit the time at this current point in their lives for full ownership, fractional ownership delivers the perfect stepping stone. With fractional ownership you simply own for the time you plan to spend in residence, enjoy all the privileges of ownership and membership whilst limiting the running costs to only the time you choose to own.

Enjoy the opportunity to expand your lifestyle with the luxury of your own private residence. Our fractional ownership programme allows you to buy a piece of a beautiful luxury residence for only the time you need and your investment can grow as your Royal Westmoreland lifestyle develops over time. Owners may choose to purchase a month now and in a few years trade in the fractional share as a deposit against a full ownership residence.

Reasons to choose Fractional Ownership

- Royal Westmoreland Social Club Membership with preferential green fees
- Deeded, freehold asset held with a third party Trustee
- Ownership shares in the villas are fully transferable, sellable and willable
- Internal exchange programme 'Par Points' allows the storing and movement of time providing the benefit of year-round access
- The fractional ownership may be traded into full ownership at any time at the current selling price to the current buying price
- External exchange programme with Preferred Residences®, www.preferredresidences.com
- Membership with www.preferredgolf.com allowing access to some of the best golf courses in the world
- Access to Royal Westmoreland's estate facilities and golf course
- Annual scheduled maintenance programmes, turn-key service
- Access to concierge before arrival and during stay
- Owner storage available
- Discounts off food and beverage outlets, golf merchandise and spa treatments at Royal Westmoreland
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“
A unique opportunity
to own a slice of your
dream Caribbean home.
”



Royal Westmoreland club membership included

Owners are invited to experience Bajan beach life at Mullins Bay. Our exclusive Beach Club offers attentive Bell Captain services, a beachfront private deck, complimentary sun loungers, shades and towels with plenty of watersports and our free shuttle service to and from the resort.

Step off the stunning white sands of Mullins Beach and into our Indulgence Spa the island's exclusive retailer of Elemis beauty products. Choose to work your way through our extensive treatment menu, unwind in the peaceful outdoor pool or reinvigorate your energy levels in the spa gym.

Club Membership includes access to many member activities; such as; "nine and wine" – nine holes of golf with wine every Friday for the ladies; exercise classes three days a week; exclusive events held throughout the island such as wine tastings, jewellery showings, art showing, dinner/dancing nights, historic tours and more. On resort activities include golf and tennis clinics, bridge classes, game nights and much more. It's all here for you if you wish to join in, or simply relax on your sun lounger by the pool.

The Sanctuary, the resort's gym, is fully air conditioned and equipped with state-of-the-art cardio equipment and a selection of weight training machines as well as free weights. There's also a naturally heated salt water swimming pool and a Jacuzzi situated by the gym.

Also enjoy access to a par 72, 7045 yard championship golf course designed by Robert Trent Jones Jnr, consistently rated as one of the top courses in the Caribbean. There is also a full driving range and separate short game practice area available to fine tune your game.

External Exchange Preferred Residence

When returning to your home in Barbados is not an option, external exchange is available at other exceptional resorts around the world through our affiliation with Preferred Residences®, as well as membership with Preferred Golf®, providing access to some of the most prestigious and challenging golf courses in the world such as:

- Cameron House on Loch Lomond, Dunbartonshire, UK
- Dromoland Castle Hotel, Country Clare, Ireland
- The K Club, Kildare, Ireland
- The Europe Hotel and Resort, Killarney Ireland
- Onyria Marinha Editon Hotel and Thalasso, Cascais, Portugal
- The Inn at Spanish Bay Pepple Beach, Monterey, California
- La Quinta Resort and Club, La Quinta California
- Royal Westmoreland is proud to be accepted into the highly acclaimed Preferred Residence® group

www.preferredresidences.com and Preferred Golf® www.preferredgolf.com. Membership to both is included in each purchase. You may also choose to convert your time at Royal Westmoreland into hotel credit through www.preferredhotelgroup.com/preferred. For hotel exchange to Preferred Hotel Group properties owners weeks have an equivalent point value based on which week you are depositing and the days you are reserving in the hotel network, providing owners the ability to exchange into an elite group of residences or hotels in the most sought after locations with known luxury standards.

Internal Exchange Par Points

If you are unable to come during the time purchased you may have access to our Royal Westmoreland's rental properties via our internal exchange programme 'Par Points'.

Owners who are unable to visit the resort during the time period purchased are able to exchange their weeks through an internal exchange programme to allow the storing and movement of time to provide the benefit of year-round access.



“Join Royal Westmoreland's vibrant and exclusive lifestyle”





Key features

6



VILLAS

2



BEDROOMS

2



ENSUITES

1



SWIMMING POOL

12



12TH HOLE VIEW

Villas on the Green

Surrounded by a private garden area each home is fully air conditioned and has 2 en-suite bedrooms. The open plan lounge with fully equipped Miele appliance kitchen opens to a covered patio with built in Barbecue which provides an ideal area to enjoy al-fresco dining or just simply relax with the cooling trade winds.

Located at the head of Ocean Drive, '1 to 6 The Greens' is a select development of six 2 bedroom fully furnished detached homes, which offer a modern approach to Caribbean living. Centred around an exclusive use leisure pool the homes offer great views of the 12th Green and the Caribbean Sea. The 12th is one of the outstanding Royal Westmoreland signature holes.

Daily Housekeeping with a community laundry facility to allow for timely servicing of the villas while ensuring privacy for the residents. Full Golf Club Membership means no greens fees for the owner, their spouse, and children of any age with discounted fees for the owner's guests.

This development is a new innovation and is a unique introduction to the resort lifestyle and of course carries the undisputed cachet of a Royal Westmoreland address. With just 6 homes available prospective purchasers will need to register an early interest, for both fractional and for full ownership, particularly as the purchase price includes furnishings, the Golf Club and Leisure facility joining fee and full Golf Club membership for a fractional purchase.

Also featuring

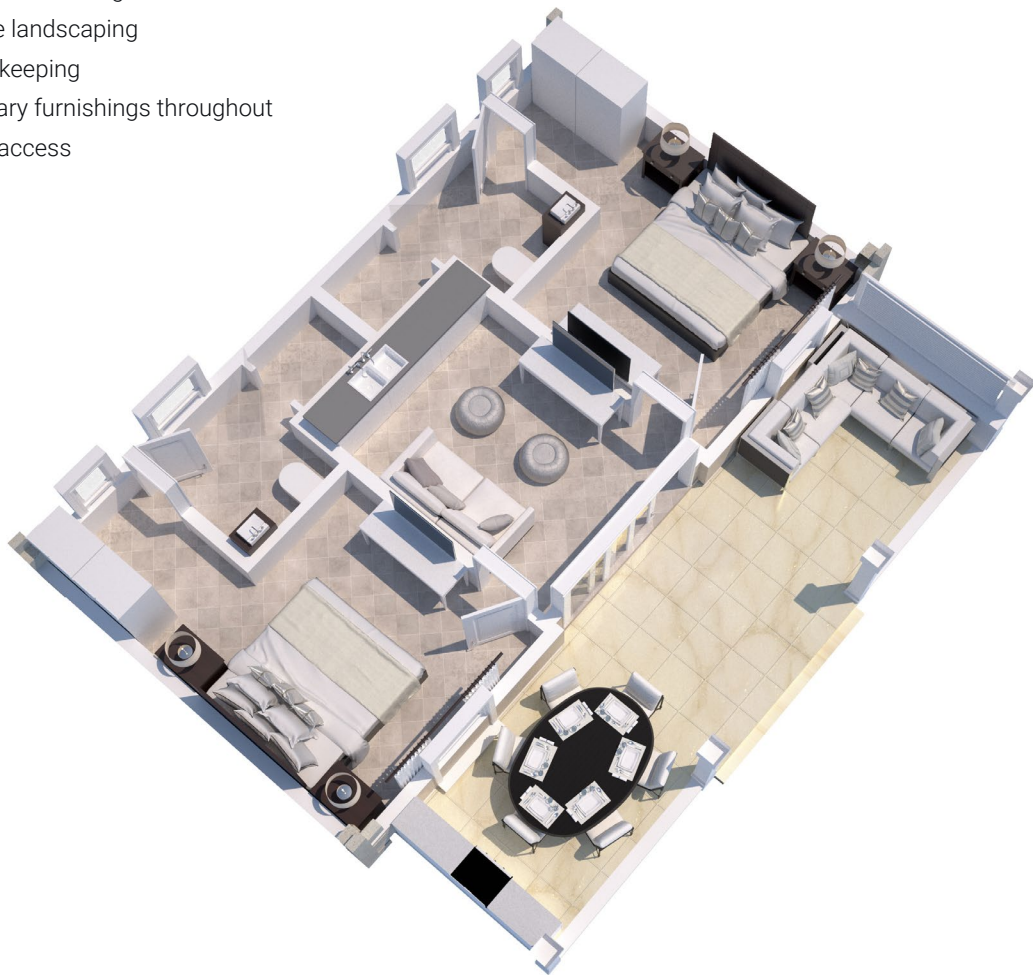
- Large community pool and pool deck
- Golf and sea views
- 7 days-a-week concierge service
- Lush private landscaping
- Daily housekeeping
- Contemporary furnishings throughout
- Golf buggy access

1,080 sq ft

Total living space

44,000 sq ft

Approximate Land area for the 6 villas, community pools, pool deck, parking, and housekeeping/laundry area





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To find out more please contact property sales
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