



# ROYAL WESTMORELAND PORTFOLIO



ROYAL  
WESTMORELAND  
BARBADOS

Architectural Villa Designs – Land & Build





Royal Westmoreland offers the chance to move beyond "off-the-shelf" villas. On some of the estate's plots, you can design and build a home tailored to your lifestyle. The process is flexible, offering three clear paths to ownership:

- Turnkey: Secure your plot and build one of the estate's professionally designed villa models.
- Bespoke: Bring your own team of architects and designers to create a one-of-a-kind residence.
- Land Only: On select lots, you can purchase the land and wait to build until the timing is right.

With land options ranging from £332,000 to £2,552,000, we help you match the right site with your budget. From the layout of the terraces to the specific flow of the living rooms, every detail is under your control. Want to walk the plots and see the views for yourself? **Contact Residence Barbados today to discuss available land and build options.**

The large, open living room and kitchen create the perfect living area spilling out onto the veranda where an outdoor kitchen and bar become the focal point for entertaining. A ground floor office and 2 car garage with separate laundry and plenty of storage make this a very livable home. Four guest bedrooms with four and a half bathrooms on the ground floor ensure the privacy of your guests. As you walk up the stairs to the first floor looking down on the entrance hall, a welcoming media room awaits. The remainder of the first floor is only for the master suite, with a large walk in closet, completed by an enviable master bathroom, bedroom and private veranda overlooking the pool and view beyond.

# ROYAL LILY



7,850 Sq. Ft. | 5 Bedrooms | 5.5 Bathrooms | Pool  
Starting from £4,191,950

The Angelica is a classical detached 4-bedroom transitional-style home. A classic front entrance opens to a stunning foyer and a spacious, double-wide living room, as well as a large, separate kitchen facing the swimming pool. The impressive living area seamlessly blends Caribbean indoor-outdoor living with an additional study area and powder room. The separate lower-level master bedroom opens to the pool terrace. The 4th guest bedroom is located across from the feature staircase, which leads to the first floor, where you will find two large master bedrooms, both en suite, with access to a second outdoor patio. There is the option to add a detached two-bedroom cottage that opens onto the pool deck.

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5,121 Sq. Ft. | 4 Bedrooms | 4.5 Bathrooms | Pool  
Starting from £3,018,480

# ANGELICA VILLAS



Buddleia's contemporary design blends stylish furnishings and fittings with cosy, inviting colours, making the open-plan layout the perfect space for entertaining. The fully integrated kitchen extends the comfortable living area, while dining is enjoyed al fresco under the large covered terrace. All four bedrooms feature en-suite bathrooms and air conditioning, ensuring guests are comfortable throughout their stay. The master suite upstairs opens onto a sun-drenched terrace with spectacular views. Outside this stunning villa, the private pool offers the perfect place to cool off and relax in the sunshine, with views of the world-class golf course, and an exquisite BBQ area for those perfect summer evenings.

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3,648 Sq. Ft. | 4 Bedrooms | 4 Bathrooms | Pool  
Starting from £1,952,000

# BUDDLEIA VILLAS



The Elle Villa is a contemporary single-storey property with strong curb appeal. It has a modern spin on the colonial columned entrance and large windows throughout. Beyond the entrance hall, you will find a spacious open-plan living and kitchen area, plus a study. Wall-to-wall sliding patio doors provide easy access to the covered patio and an al fresco dining space. Beyond is an extensive patio and a private pool. There is the option to add a gazebo with a bathroom. The master suite benefits from pool views and direct access through patio doors. There are three further double bedrooms: two with en-suites and the third conveniently located next to the family bathroom. Double carport optional.

## 4 BED ELLE VILLAS



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2,428 Sq. Ft. | 4 Bedrooms | 4 Bathrooms | Pool  
Starting from £1,299,000 plus land

The Elle Villa is a contemporary single-storey property with strong curb appeal. It has a modern spin on the colonial columned entrance and large windows throughout. Beyond the entrance hall, you will find a spacious open-plan living and kitchen area, plus a study. Wall-to-wall sliding patio doors provide easy access to the covered patio and an al fresco dining space. Beyond is an extensive patio and a private pool. There is the option to add a gazebo with a bathroom. The master suite benefits from pool views and direct access through patio doors. There are two further double bedrooms: one with an en suite and the other conveniently located next to the family bathroom. Double carport optional.

## 3 BED ELLE VILLAS



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1,974 Sq. Ft. | 3 Bedrooms | 3 Bathrooms | Pool  
Starting from £1,056,000 plus land

The property boasts 4 spacious en-suite bedrooms and two master suites: one with a private study and a view over the pool, and the other with a walk-out veranda and a covered sitting area. The main living space features a large open-plan design with a vaulted timber tray ceiling and floor-to-ceiling glass doors. The most impressive feature of this room is the wide-open view of the pool and pool deck. Dining is outside under the covered veranda. The infinity pool measures 12ft by 41ft, and the “sun lounger pool” where two sun beds sit in a 9” pool of refreshing water. The pool deck is also large, with space for an additional outdoor living area, numerous sun loungers, and a dining table. This area is partially covered.

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2,693 Sq. Ft. | 4 Bedrooms | 4.5 Bathrooms | Pool

# ROYAL PALM VILLAS



The Willow Villa is a single-storey property with a similar layout to the Royal Palm Villa. It has a large central open-plan kitchen and living area, with sliding glass doors along one wall to maximise views and provide instant access to your outdoor space. Each of the four en-suite bedrooms opens off this space, and two also have sliding doors to the covered terrace. The covered terrace is a real highlight of this property, with formal dining for eight, plus a full outdoor kitchen including a gas barbecue, sink, and food-preparation space. This is what really sets it apart from the Royal Palm Villa design. The excellent outdoor amenities continue with a spacious pool deck featuring sun loungers and parasols, plus your own infinity pool.

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3,173 Sq. Ft. | 4 Bedrooms | 4.5 Bathrooms | Pool

# WILLOW VILLAS



The Bauhinia is a stylish, detached, transitional home with 4 en-suite bedrooms. A classical front entrance leads to a stunning entrance foyer and a light, airy living room with an open-plan kitchen, facing the sun deck and swimming pool. The separate lower-level master bedroom opens to the pool terrace, and the 4th guest bedroom doubles as a home office. A feature staircase leads to the first floor, where you will find two large master bedrooms, with access to a second outside patio. The main ensuite bathroom features a corner bath you'll never want to leave, a luxury shower enclosure, and twin washbasins. Both bedrooms open onto the upper sun terrace, which is perfect for stargazing with a rum punch.

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4,220 Sq. Ft. | 4 Bedrooms | 4 Bathrooms | Pool

# BAUHINIA VILLAS



Anguilla Villa is a single-level home with 4 bedrooms and 4 bathrooms, and an oasis courtyard pool. The symmetrical, transitional entranceway with double doors welcomes you into a spacious hallway, with two of the four guest suites on either side. As you move through the home, the 40' wide glass opening to the pool and deck becomes the visual focus for this home. Moving past the three guest suites, utility room, and pool area, you pass a side entrance and enter a large open-plan kitchen and living room, with a large pantry tucked out of view. Both the living room and master suite open onto the expansive covered patio through sliding glass doors. Adjacent to the living room is a grand master suite with a walk-in closet.

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2,874 Sq. Ft. | 4 Bedrooms | 4 Bathrooms | Pool

# ANGUILLA VILLAS



This single-level, 2,909 sq ft home features 4 bedrooms and 4.5 bathrooms, centred on an idyllic courtyard oasis with a sparkling pool. The entrance hall leads to four generously sized bedroom suites on the left. As you explore the villa, the inviting pool and its surrounding deck become the focal point. To the right, a spacious open-plan kitchen seamlessly flows into the living room. Sliding glass doors in the living room open onto an expansive covered patio, inviting you to enjoy the outdoors. The master bedroom offers direct access to the pool area and also features a private covered terrace for ultimate relaxation.

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2,909 Sq. Ft. | 4 Bedrooms | 4.5 Bathrooms | Pool

# MUSTIQUE VILLAS



This single-level, 3,034 sq ft home features 4 bedrooms and 4.5 bathrooms, centred on a captivating courtyard oasis with lush landscaping. The entranceway leads into this stunning courtyard, where three luxurious guest bedroom suites are situated on either side. As you move through the villa, a spacious open-plan kitchen and living room command your attention. The living room seamlessly flows into an expansive covered patio with a dining area, offering breathtaking views of the sparkling swimming pool beyond. The master bedroom offers direct access to the pool area, inviting you to enjoy the idyllic surroundings.

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3,034 Sq. Ft. | 4 Bedrooms | 4.5 Bathrooms | Pool

# BEQUIA VILLAS



This two-story, 3,524 sq ft home features 5 bedrooms and 5.5 bathrooms, centred on an idyllic courtyard pool. The entranceway welcomes you to two guest bedroom suites, one on each side. As you explore further, a beautifully landscaped area leads into a spacious open-plan kitchen and living room, flowing onto a covered terrace with outdoor dining. Beyond the terrace, the sparkling swimming pool beckons. An additional guest suite provides direct access to the patio, further enhancing the indoor-outdoor living experience. Upstairs, both the remaining guest suite and the magnificent master bedroom open onto a covered balcony, offering breathtaking views of the surroundings.

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3,524 Sq. Ft. | 5 Bedrooms | 5.5 Bathrooms | Pool

# BARBUDA VILLAS



Dominica Villa is a beautiful two-storey home with 5 bedrooms and 5.5 bathrooms, including a private swimming pool. The entranceway opens into a captivating courtyard oasis, with two luxurious guest bedrooms to the left. A beautifully landscaped area leads to a spacious open-plan kitchen and living room. The living room seamlessly flows onto a covered terrace with outdoor dining, overlooking the inviting swimming pool. An additional guest suite provides direct access to the patio, enhancing the indoor-outdoor living experience. Upstairs, both guest suites and the magnificent master bedroom open onto a covered balcony, offering breathtaking views of the surrounding landscape.

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3,686 Sq. Ft. | 5 Bedrooms | 5.5 Bathrooms | Pool

# DOMINICA VILLAS

