



ROYAL
WESTMORELAND
— BARBADOS —

FRACTIONAL OWNERSHIP

Proven Not Promised

OVERVIEW

Fractional Ownership

The ultimate in resort living

Enjoy the luxury of returning to your Royal Westmoreland property each year with Fractional Ownership, which allows you to purchase a specific length of time in your choice of accommodation. Fractional Ownership is the perfect stepping stone between renting and full residential purchase.

Our Fractional portfolio includes a wide range of property sizes and styles, from one-bedroom apartments, to 4-bedroom detached villas. So, you can choose the property that's just right for you.

With Fractional Ownership you own a specific time in a specific Royal Westmoreland villa. Fractional Ownership includes Full Club Membership to allow you and your guests to enjoy the world class amenities while staying on resort. It is sold in keeping with all of our property – full transparency and fixed pricing.

There are no restrictions on renting your villa or sending friends and family to enjoy your ownership.

Royal Westmoreland Fractional Ownership is a freehold title ownership, held in trust by First National Trustee Limited (FNTC), providing unparalleled security and re-salability. FNTC is an arms-length third party to ensure your ownership is protected, can be transferred for sale or willed on as part of your estate easily, efficiently and cost effectively.

“
Join Royal Westmoreland's
vibrant and exclusive
lifestyle”
”



Discover new 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 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, Fractional Ownership delivers the perfect stepping stone. With Fractional Ownership you simply own 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.

When you are ready to expand your lifestyle and purchase property, owners may choose to trade in the fractional share as a deposit against full ownership. 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 short time now and in a few years trade in the fractional share as a deposit against a full ownership residence.

“
A prestigious resort
in an exceptional
Caribbean setting”



Reasons to choose Fractional Ownership

1

Royal Westmoreland Full Club Membership

2

Deeded, in perpetuity freehold asset held with a trustee

3

Ownership shares in the villas are fully transferable, salable and willable

4

Internal exchange programme 'Par Points' allows the flexibility of storing and movement of time providing the benefit of year-round access

5

Your fractional ownership may be traded into full ownership at any time as detailed on the Promissory Note that we issue when you complete your purchase

6

Access to all of Royal Westmoreland's five-star facilities and amenities, and the vibrant social community.

7

Annual scheduled maintenance programmes, turn-key service

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Access to concierge before arrival and during stay, 7 days a week

9

Concessionary rates for food and beverage outlets and golf merchandise at Royal Westmoreland

10

Vendor financing available

Exclusive Club Membership included

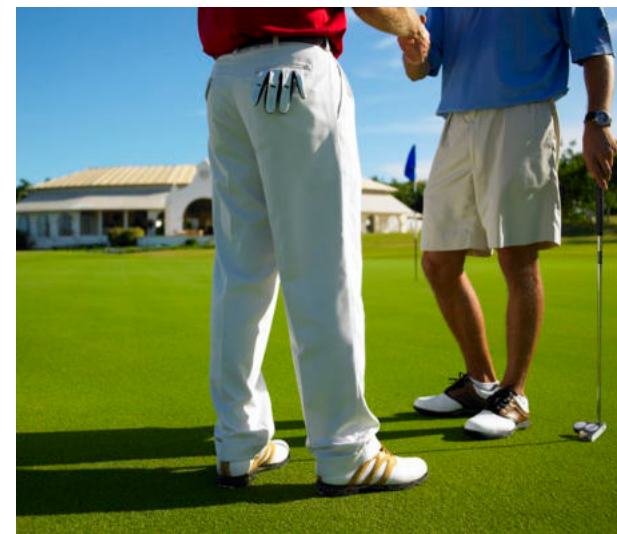
The best sunsets on the island! Our members love to experience Bajan beach life at The Beach Club. Our Beach Club offers attentive Bell Captain's service, a beachfront private deck, complimentary sun loungers, shades and towels with plenty of watersports and our free shuttle service to and from the resort.

On resort activities include golf and tennis clinics, cocktail parties and quiz nights. 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 gymnasium, 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 gymnasium.

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

Other Resort amenities include paddle tennis, plus there are two newly established walking trails, to help you discover all the wonderful flora and fauna of Royal Westmoreland, and appreciate the breathtaking views from every angle.



Customer Testimonials

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As I approach my first year of ownership, I want to tell you how pleased I am with my purchase at Royal Westmoreland. It was incredibly easy to purchase my property and complete the transaction while living in Canada. Your fees are transparent with no surprises or hidden extra costs. And best of all, I have the comfort of knowing all I have to do is book my flight. Royal Westmoreland looks after everything else!

I look forward to my next visit to your beautiful island and my stay at Royal Westmoreland.

Dan Poechman
Mactier, Ontario, Canada

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My first experience of Royal Westmoreland was when friends who had been our guests several times invited us to stay with them in April in a rented villa here. We absolutely loved the place and our friends wanted to buy something out here so I happily went along with them to various viewings and appointments.

To cut a long story short, they bought in Sugar Cane Ridge and we eventually bought two weeks in Royal Palm Villa 2. I think it's fair to say that the sales team at Royal Westmoreland have always hit the right note as far as I'm concerned. Quietly persistent, well researched and good to deal with. My personal experience is that Royal Westmoreland have always delivered as promised and I've enjoyed chatting to the sales team over the years.

Whilst spending our first 2 weeks in Royal Palm Villa 2 we had such a great time that we decided to buy the subsequent 2 weeks as well. At this point, I should note that a big factor in that decision was the great experience provided by the Guest Services Team and Housekeeping. They combine to make a stress-free luxury holiday. Fractional was a great way for us to try out the Royal Westmoreland experience. Fate took a hand and I learned that the single plot that I had always wanted at Lancaster Drive was available and the rest as they say is history, albeit greatly assisted by Greg and the Sales Team who were both as good as their word on buying back my accumulated Royal Westmoreland properties as part of the Lancaster Drive purchase.

I'd never heard of fractional before and was initially suspicious. It turned out to be a perfect first step to full ownership. I don't think we would ever have gone straight to buying Lancaster Drive had we not had the full Royal Westmoreland experience starting with the fractional.

We bought at Royal Westmoreland after looking at a number of countries and then within Barbados itself. Royal Westmoreland can deliver a turnkey property and management better than anyone else.

Frances Dickens
London, UK

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The concept Royal Westmoreland has come up with is great, they've thought through every little detail. As a fractional owner, you are treated as though you own a villa in its entirety, which, as a regular visitor, is lovely. We know all the staff, and they're so helpful. We pay a management fee and then we don't have the responsibility or stress of unknown bills – it's dealt with by the estate, so you can just relax and enjoy. Things are maintained to the high standard you expect.

It is so much more than a time share.

Graham Kendrick
Chester, UK

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Flexibility With Par Points

Par Points are an internal currency used to represent the value of your ownership based on size, season and location. You can spend the value like money in accessing fractional accommodations across the development. If you decide you cannot use your own weeks and want to come at a different time in a different unit, then subject to the 6-month reservation rules, Par Points can be used to reserve accommodation. Availability will change year to year based on the rental control of the villas, the Royal Apartments are the most available accommodations in Par Points.



Frequently Asked Questions

Peace of mind protection

Purchasing at Royal Westmoreland comes with our complete peace of mind protection. All ownership is transferred and registered with an independent trust company (www.fntc.com) and all monies paid by the customer are paid to the trust company. The trust will release the ownership certificate to the new owner and release monies to the developer at specific stages or on completion of the purchase.

How does the purchase process work?

We take an initial payment of £1,000 while you review the documents for a week or so and ask any questions at which point 10% of the purchase price is due to the trustee. You sign the Purchase Agreement and Promissory Note. We work with you on payment dates for the balance, typically payment is made in 30 days to the trustee unless financed.

What is included in the Annual Membership Fee (AMF) of the Villa?

- Full club membership with unlimited access to golf for yourself, spouse and children of any age. In addition, discounted access to golf for your guests when playing alongside you.
- All running costs associated with the home and supporting the fractional ownership structure including full interior/ exterior maintenance, sinking fund, property tax, insurance, accounting, administration, water, internet, phone and trustee management fees.
- Electricity is not included in the AMF as it is a variable cost and charged on consumption via electronic metering.
- The AMF accounts are available to owners and we have a break out of the fees to show more detail available on request.
- Any surplus in fees charged is deposited into the sinking fund.
- The management company's fee is set at 10% of hard costs.
- You can request to review the AMF for previous years.
- Members may vote to change the management company through the trustee.
- The AMF is billed in February each year and due by March 1.

What are Par Points?

Par Points are an internal currency used to represent the value of your ownership based on size, season and location. So, if you decide you will not use your own weeks, the value of your Par Points will enable you to visit at another time and stay in another accommodation across the development. Par points can be stored for up to 2 years, and used in a wide selection of our Fractional portfolio, subject to availability.

When is maintenance work carried out?

We have withheld the month of September from fractional sales to ensure an annual maintenance sweep of the residences. You can enjoy your home when here in the full confidence that all preventive maintenance is current.

Can I rent my Villa/Cottage?

Yes, you are free to rent your Villa/Apartment/Cottage. Royal Westmoreland does not offer an owner's rental program.

How does golf access work when I am a Club Member?

During the time you own you are a full member of the club. Full membership means you, your partner and children of any age are full club members and golf is included. For guests of the owner, they play at a member's discounted rate. This includes access to the driving range, short game practice course and activities on the fixtures list.

Are there any onsite member benefits?

Yes, on presentation of your fractional ownership membership card, you will receive the following discounts:

- 10% off food and beverages at all food and beverage outlets.
- 10% off apparel and accessories in the golf shop (with the exception of golf clubs and already discounted items).
- 10% discount off any accommodation rentals booked directly through Royal Westmoreland (with the exception of Christmas / New Year weeks).
- We offer extensive pre-arrival assistance through our Concierge team.

Are there owner referral benefits?

When an owner refers a client, who chooses to purchase fractional ownership at Royal Westmoreland we will credit 2% of the net sale price toward their Club Account.

Can I trade in my fractional ownership to own a residence at Royal Westmoreland full time?

Yes, fractional ownership is the perfect stepping stone to full time ownership. You can use the money you have paid as part payment towards owning a new residence at Royal Westmoreland. All new full ownership purchases require a minimum of 50% new money. Please speak to a member of our Real Estate team for full details on trading in your Fractional Ownership

Can I sell my fractional ownership?

Yes, you are able to sell your ownership at any time. We would be happy to remarket your time on your behalf, or we can also connect you with recommended third-party websites if you prefer. Owners often choose to update their fractional ownership to better reflect their needs or to move on to full ownership, and we will extend our support in any way we can. There is a small administration charge of £150 per property or week being sold, for the retiring of the existing ownership documents and producing the new ones.

Can I pass on my ownership to my children? / Do I need a lawyer?

Yes, the Villa ownership is held in a third party trust based in the Isle of Man and accountable to UK property/trust law, www.fntc.com, you will be transferring the beneficial interest for your property and your time through the Trustee. The aforementioned £150 administration fee for documentation updates would also apply.

All due diligence and compliance have been performed by the developer during the process of placing the Villas/Cottages into Trust. You are welcome to have legal review; it is not required for the transaction.

What if the developer is no longer involved in Royal Westmoreland?

The Trustee is the third party that acts as the protectorate of the ownership to guarantee your right of occupancy and management of the Villa/Cottages. The trustee also assists owners in voting to replace the management company as needed. The structure continues independent of the developer.

Fractional Apartments

The ultimate in resort living

The Royal Apartments are the most unique addition to the prestigious Royal Westmoreland estate, providing a choice of one, two or three bedroom apartments and luxury top floor penthouses, including a unique four bedroom option, all with beautiful views of the Caribbean sea.

Luxury apartments at Royal Westmoreland feature colonial architectural designs, spacious covered terraces and a large communal pool.

Ranging in size from 830 sq. ft. for a one bedroom to 2,830 sq. ft. for a four bedroom, all are designed and furnished to the most exacting of standards.

With their own community pool these 1, 2, 3 and 4 bedroom apartments are perfect for a relaxing break year on year and with full club membership through fractional ownership you can enjoy all the resort facilities.

Our Royal Apartments are the only property type with the option to own individual weeks, therefore also making 3 or 5 week ownerships possible, for example.

“A fresh, contemporary addition to the offering at Royal Westmoreland”



Fractional Apartments

Floor Plan

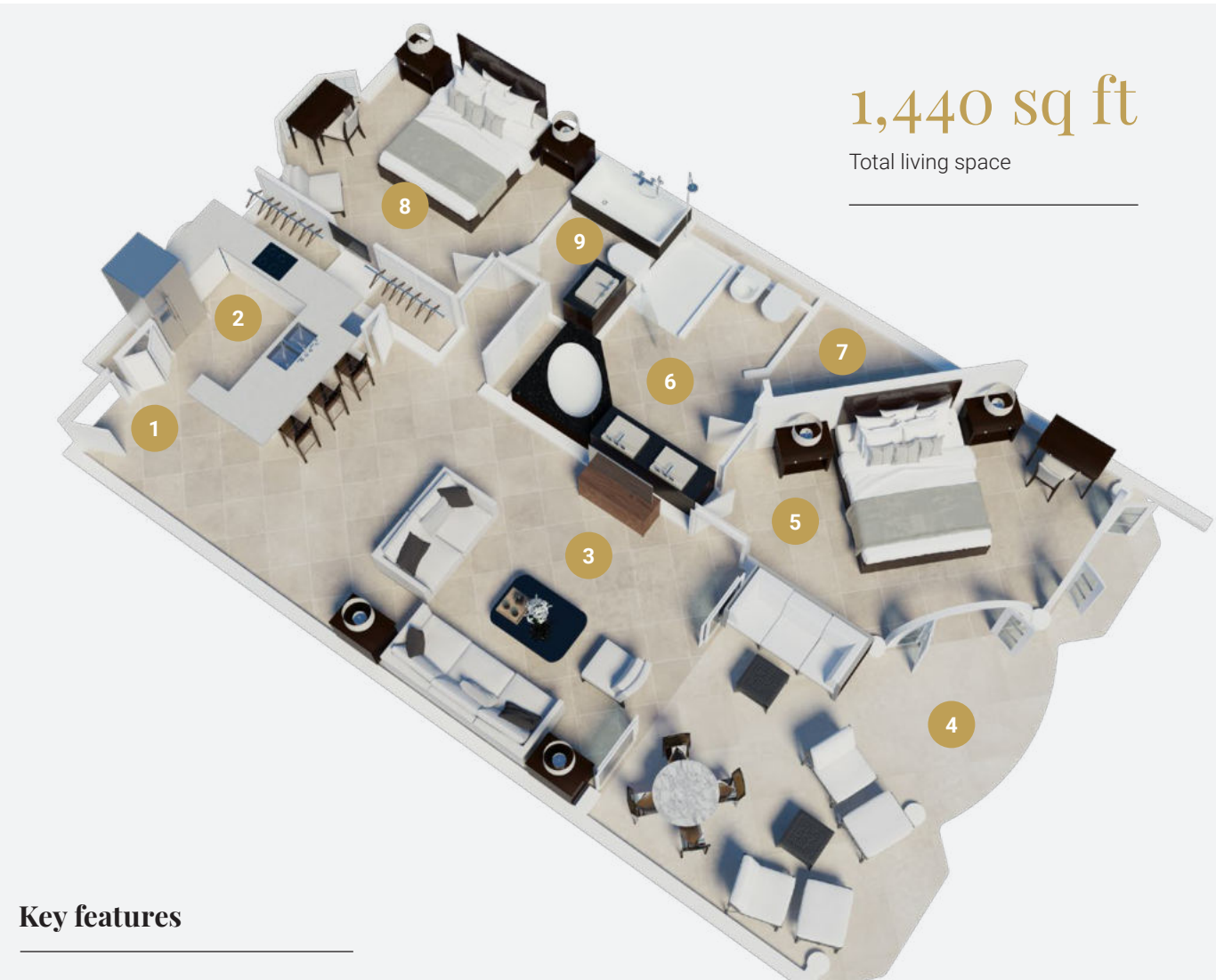
1 Bedroom Apartment



Key features

- 1. Entrance
- 2. Bedroom
- 3. Bathroom
- 4. Kitchen Area
- 5. Living Area
- 6. Terrace

2 Bedroom Apartment



Key features

- 1. Entrance
- 2. Kitchen
- 3. Living Area
- 4. Terrace
- 5. Master Bedroom
- 6. Master Ensuite
- 7. Walk in Closet
- 8. Bedroom Two
- 9. Ensuite Two

Fractional Apartments

Floor Plan

3 Bedroom Apartment



Key features

- | | | |
|-------------------|--------------------|-------------------|
| 1. Entrance | 6. Master Ensuite | 11. Bedroom Three |
| 2. Kitchen Area | 7. Walk in Closet | 12. Ensuite Three |
| 3. Living Area | 8. Bedroom Two | |
| 4. Main Terrace | 9. Private Terrace | |
| 5. Master Bedroom | 10. Ensuite Two | |

4 Bedroom Apartment Penthouse Apartment



Key features

- | | | |
|-----------------|--------------------|-------------------|
| 1. Entrance | 6. Master Bedroom | 11. Bedroom Three |
| 2. Kitchen Area | 7. Private Terrace | 12. Ensuite Three |
| 3. Living Area | 8. Master Bathroom | 13. Bedroom Four |
| 4. Dining Area | 9. Bedroom Two | 14. Ensuite Four |
| 5. Main Terrace | 10. Ensuite Two | 15. Terrace Three |

Golf Cottages

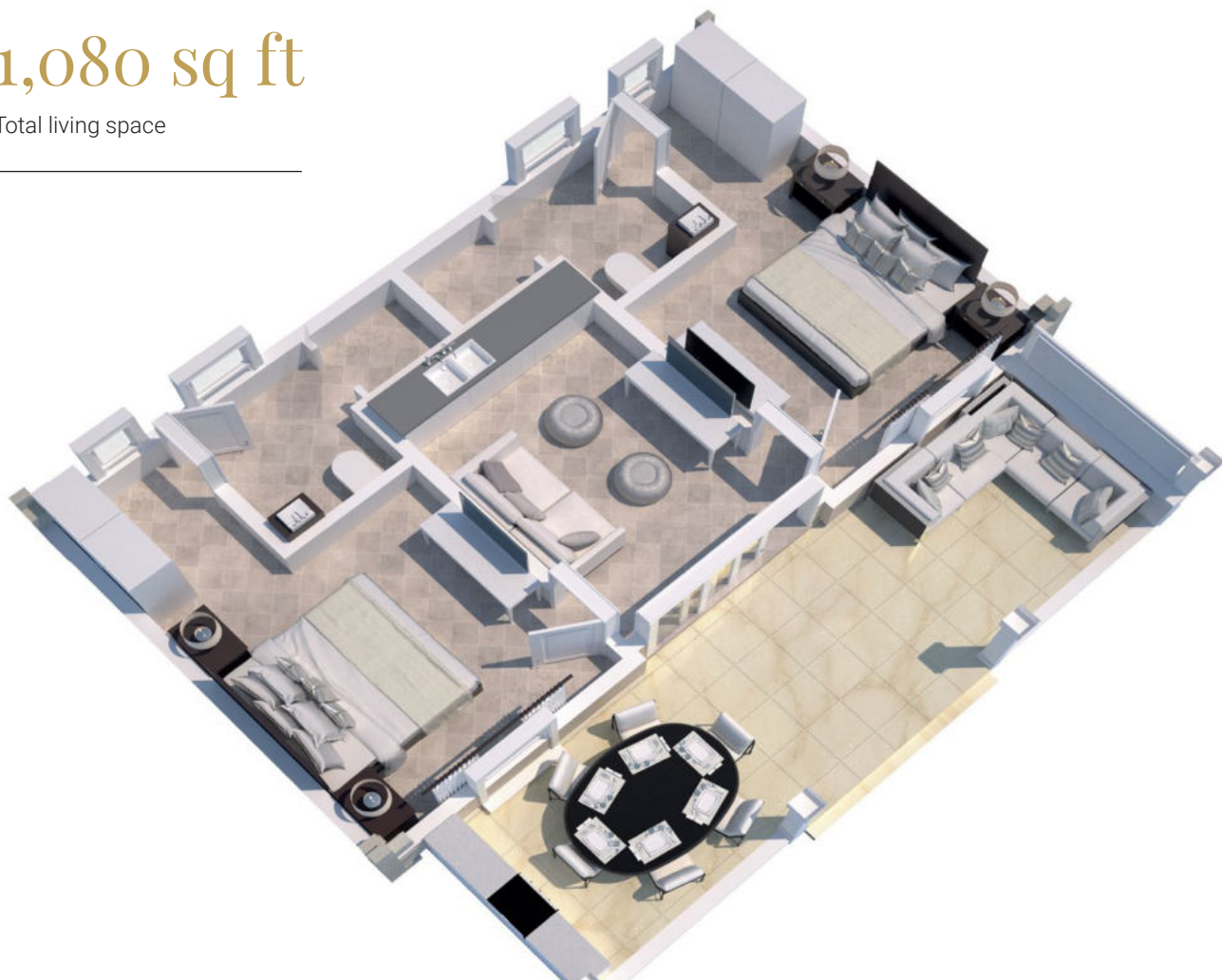
Located at the head of Ocean Drive, the Golf Cottages are a select development of six 2 bedroom fully furnished detached homes, which offer a modern approach to Caribbean living. Centred around an exclusive use saltwater leisure pool, the homes offer great views of our signature 12th hole and the Caribbean Sea.

Surrounded by a private garden area each home is fully air conditioned. The open plan lounge leads to a fully equipped Miele appliance kitchen, which in turn extends to a covered patio. This extended outdoor living space includes a built in barbecue, which provides an ideal area to enjoy al-fresco dining or just simply relax and take in your gorgeous surroundings.

These properties effortlessly combine the single-level appeal of an apartment and the exclusivity of a villa.

1,080 sq ft

Total living space



Also featuring

- Large community pool and pool deck
- Golf and sea views
- Lush private landscaping
- Contemporary furnishings throughout
- Spacious outdoor living area



Key features

6



COTTAGES

2



BEDROOMS

2



ENSUITES

1



SWIMMING POOL

12



12TH HOLE VIEW

1



SEA VIEW

Golf Villas

Located in the north-east of Royal Westmoreland is a stunning development of contemporary three bedroom Golf Villas. Light, spacious and supremely comfortable these custom homes are beautifully designed to make the most of Barbados’ perfect year-round climate.

Representing modern-day Caribbean living, the clean lines of the flat roofed design portray a fresh vibrant aesthetic which is becoming a pre-requisite in today’s villa ownership market. South West facing with excellent balcony views across the estate to the azure waters of the Caribbean Sea, they are perfectly placed to enjoy a traditional Bajan Rum punch and soak up the evening sunset.

The Golf Villas are a small development of just five properties. With a modern, contemporary look, these homes are built to incorporate all facets of modern Caribbean living.

Entry to the Villa leads immediately into the hallway and through to the generous living space. A third guest bedroom is accessed from the hallway as are the stairs to the first floor.

The spacious living area is a combination of sleek modern lines including a stylish modern kitchen featuring appliances by leading German manufacturer Miele. ‘La Cantina’ aluminium sliding doors lead out onto a covered veranda and also allow access to a fabulous salt water plunge pool. There is also access to a community pool.

Upstairs there are two spacious bedrooms, two bathrooms, walk-in closet and a shared balcony with a sail cloth canopy. The bedrooms and glass wrapped balcony look directly out across the estate to the beautiful Caribbean Sea.



First Floor



Ground Floor

2,358 sq ft
Total living space

Key features



STOREYS



BEDROOMS



BATHROOMS



PLUNGE POOL



SEA VIEW

The Royal Palm Villas

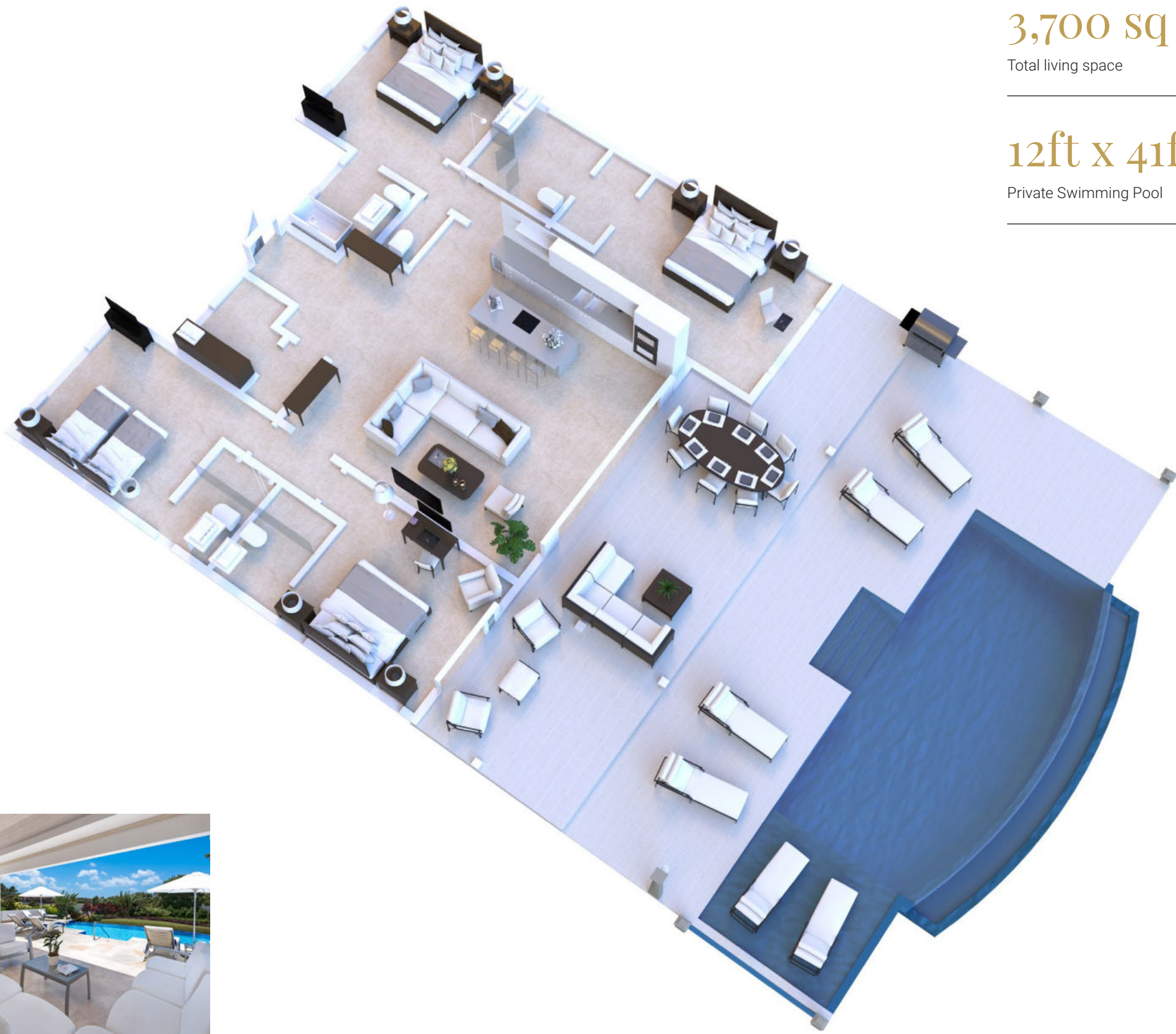
Royal Westmoreland now offers a selection of four bedroom, detached luxury villas each with a large private swimming pool and garden.

The property boasts 4 spacious bedrooms, each with its own en-suite bathroom and has two master suites, with one featuring a private study and view over the pool and gardens, and the other with a walk out veranda and covered sitting area. The main living space features a large open plan design with vaulted timber tray ceiling, and floor to ceiling glass doors for the full expanse of the entrance to the covered veranda and pool.

A beautifully designed kitchen featuring Miele appliances boasts a generous centre island, that is great for the family social gathering or to prep for the BBQ pool side. The most impressive feature of this room is the wide open view out onto the pool and pool deck area. Dining is outside under the covered veranda. The infinity pool measures 12ft by 41ft and the “sun lounge pool” where two sun beds sit comfortably in a 9” pool of refreshing water. The pool deck area is also huge with space for an additional outdoor living area, with space for numerous sun loungers and a dining table. This area is partially covered. This property type measures an impressive total of 2,693sq ft covered space and 985sq ft uncovered space.

Also featuring

- Lush private landscaping
- Sweeping terraces with BBQ and outdoor shower
- Contemporary furnishings throughout



4 Bedroom Villa

3,700 sq ft

Total living space

12ft x 41ft

Private Swimming Pool

Key features

1

STOREY



4

BEDROOMS



4.5

BATHROOMS



1

SWIMMING POOL



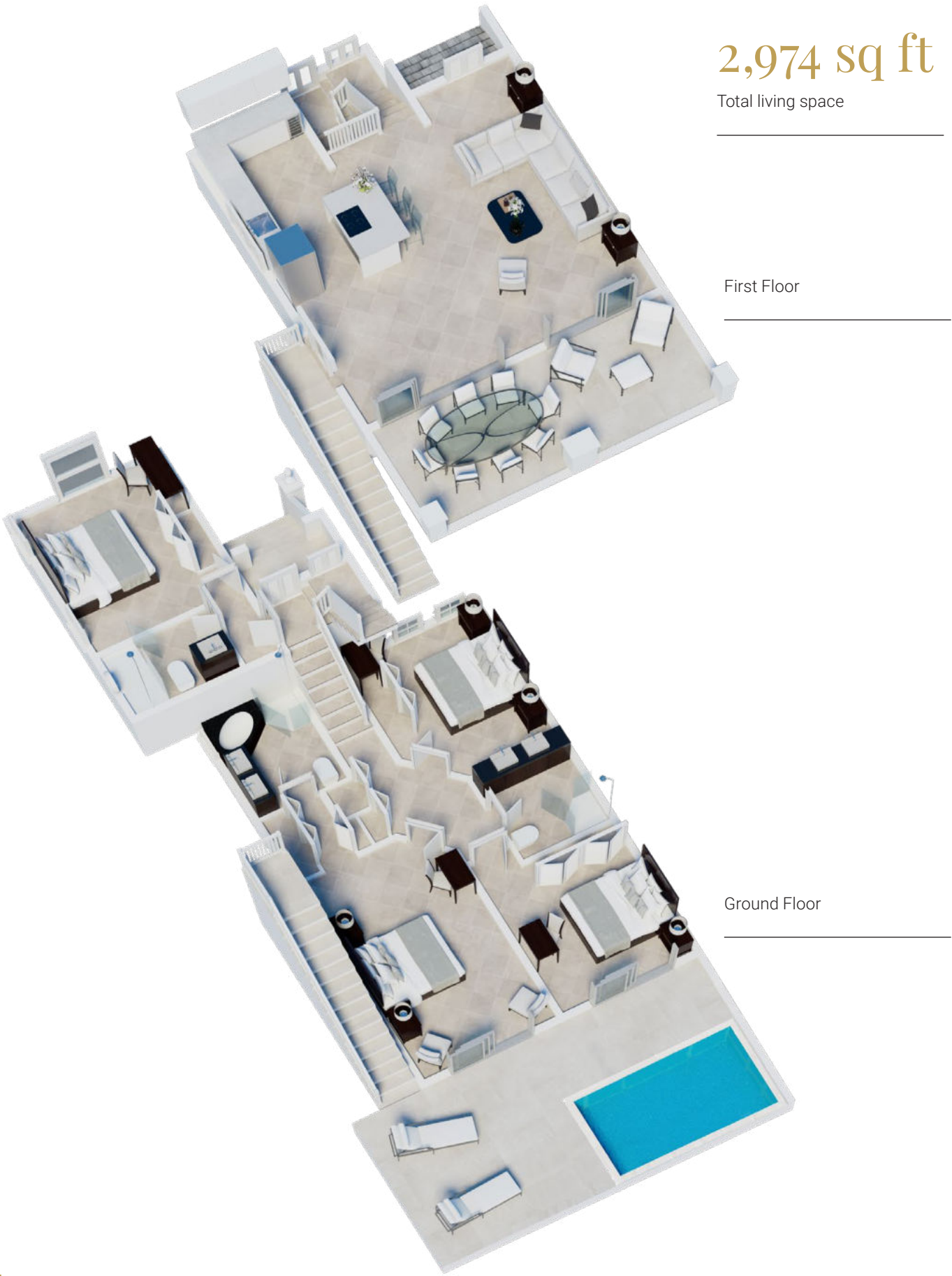
Mahogany Heights

A popular addition to our Fractional portfolio is our beautiful townhouse design, in the Mahogany Heights neighbourhood. Located in the north east of Royal Westmoreland, they enjoy a raised position with a glimpse of the Caribbean Sea on the horizon.

Our townhouse design is extremely popular, and one we have developed over a number of years in several areas of the resort. The four bedrooms are found on the ground and mezzanine floors, making them much cooler when the outdoor temperature climbs. The open plan living area meanwhile is on the first floor, so you can admire the stunning views from an improved vantage point.

Indeed, the outlook is really central to the living area, with large sliding patio doors leading to an outdoor covered terrace that spans the full width of the property, giving perfect panoramas both inside and out.

Two of the bedrooms offer direct access via their large patio doors, while an external staircase connects the pool deck to the upstairs living area.



Key features

2



STOREYS

4



BEDROOMS

3



BATHROOMS

1



PRIVATE SWIMMING POOL

1



SEA VIEW

Begonia Grove

The Willow Villa

Begonia Grove offers a choice of two stunning villa designs. These brand new properties feature four bedrooms and a private pool.

Overlooking the world-class golf course, Begonia Grove is our newest addition to our fractional offering. Located in a quiet area of the resort, all of Royal Westmoreland's amenities are just a short walk away.

The Willow Villa is a single storey property, with a large open-plan kitchen and living area in the centre, from which you can access each of the four en-suite bedrooms. Two of the bedrooms also benefit from sliding doors leading out onto the covered terrace.

Impressive floor-to-ceiling glass doors give a stunning view from the living space out to the terrace, deck and pool area, and the golf course and gardens beyond. The covered terrace is a real highlight of this property, with formal dining for eight, plus a full outdoor kitchen including gas barbeque, sink and food preparation space.

The wonderful outdoor amenities continue with the very spacious pool deck, complete with sun loungers and parasols, and your very own infinity pool measuring an impressive 12 x 41 ft.

Also featuring

- Lush private landscaping
- Sweeping terraces with outdoor shower
- Covered area with wet bar, food preparation area with built in BBQ and fridge
- Contemporary furnishings throughout



The Willow Villa

4,200 sq ft

Total living space

12ft x 41ft

Private Swimming Pool

Key features

1

STOREY



4

BEDROOMS



4.5

BATHROOMS



1

SWIMMING POOL



12

12TH HOLE VIEW



Begonia Grove

The Tamarind Villa

Also located on Begonia Grove is one of our very latest and exclusive villa designs; The Tamarind Villa.

The ground floor is devoted to relaxation, with three of the property's four bedrooms found on this level. This includes the master suite, with walk-in wardrobe and en-suite bathroom, and wide sliding patio doors giving direct access to the villa's private pool and sundeck. This floor is also home to the games room, a particular favourite for families.

Upstairs, the wide open plan living area comprises a sitting area, living space, high-specification kitchen and even a small study space. All of which enjoy fabulous views through the wall-to-wall full-height windows, with patio doors leading to the outdoor terrace. As well as dining and seating areas, the terrace also includes a built-in barbeque and food preparation space.

This layout is one Royal Westmoreland has championed for many years, and for good reason. Ground floor bedrooms enjoy cooler temperatures even at the hottest times of year, while your improved vantage point gives even more impressive views to enjoy while relaxing or dining in your upstairs living space.



Ground Floor



First Floor



4,005 sq ft

Total living space

Key features

2



STOREY

4



BEDROOMS

4



BATHROOMS

1



SWIMMING POOL