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## PRECONSTRUCTION LUXURY GOLF VILLA, ROYAL WESTMORELAND-DOMINICA AT LANCASTER GROVE



Saint James, Barbados

### **New Build Villa on Lancaster Grove 14**

**Secure Your Future Home Today | Move-In Ready in Just 13 Months** Take advantage of this flexible land-and-build package—reserve your lot now with a simple deposit, and look forward to having your brand-new home delivered in just 13 months. Peace of mind and smart planning, all in one.

*Please ask us about other land and build options at Royal Westmoreland.*

### **About The Villa Design**

When building your own home, Duty Free concessions are available for those that choose to build within 12 months from conveyance of the land and continuously construct their home. At your discretion, join the

Royal Westmoreland Club and become a part of an active lifestyle community, enjoying all the amenities of the resort.

Dominica Villa is an elegant two-story residence spanning 3,524 sq. ft., offering five bedrooms and five and a half bathrooms, designed for luxurious island living.

Upon entering, you are greeted by a captivating courtyard oasis with lush central plantings, setting a serene tone for the home. To the left, two beautifully appointed guest bedrooms provide comfort and privacy. A landscaped pathway leads to the spacious open-plan kitchen and living area, where natural light and seamless design create an inviting atmosphere. The living room extends effortlessly onto a covered terrace with an outdoor dining space, overlooking the private swimming poolâ€”perfect for entertaining or quiet relaxation. An additional guest suite with direct patio access further enhances the homeâ€™s seamless indoor-outdoor flow.

Upstairs, the two remaining guest suites and the magnificent master bedroom open onto a covered balcony, offering breathtaking views of the surrounding landscape. This villa is a true sanctuary, blending elegance with the best of Caribbean living.

### **Tailored to You: A Villa You Can Customize**

Buyers have the flexibility to personalize, modify, or upgrade this villa design to suit their individual style and preferences.

#### **Amenities:**

- Private Pool
- Landscaped Oasis Garden
- Gated Community with Resort Amenities

### **Lancaster Grove Lots**

An excellent opportunity to own a manageable lot under 15,000 sq ftâ€”ideal for ease of upkeep and reduced running costs. Lot sizes range from approximately 7,300 to 13,000 sq ft, each thoughtfully positioned for convenient access to the homeownersâ€™ gym, as well as Padel and Pickleball courts.

These garden-view lots offer the chance to build your own private retreat, with several homes and the first phase of the Lancaster Mews townhomes already underway. Perfect for investors or those seeking a secure, lock-and-leave lifestyle within a beautifully designed resort setting.

All lots currently benefit from duty-free concessions.

Secure your preferred homesite in this prime Royal Westmoreland location today.

### **Duty Free Tax Concessions**

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Royal Westmoreland Amenities

### **Golf & Sports**

- Championship 18-hole golf course by Robert Trent Jones Jr.
- Practice greens, putting academy, driving range
- Tennis courts with floodlights

- Fully equipped fitness centre

### Pools & Beach

- Large communal infinity pool and childrenâ€™s pool
- Private pools in many villas
- Exclusive beach club access at Mullins Beach with shuttle service

### Dining

- Clubhouse restaurant and bar
- Rum Shak (casual bar)
- Halfway House near the golf course

### Accommodation & Services

- Luxury villas with air conditioning, full kitchens, and Wi-Fi
- Daily housekeeping, concierge, and private chef options
- 24/7 gated security

### Family & Convenience

- Seasonal kidsâ€™ programmes
- Free parking and Wi-Fi throughout
- Spa access, grocery starter packs, laundry, and transport services

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**For a virtual or In person tour or for more information please contact us:**

More Information

<b>Sale Price:</b>		\$3,450,000 US
<b>External Link:</b>	<a href="#">Link</a>	<b>External Link:</b>



**Property Type:** Villa  
**Bedrooms:** 5  
**Bathrooms:** 5  
**Floor Area:** 3,686sq. ft  
**Listed:** 31 Dec 2025