



## ROCKLEY RESIDENCES 2 BEDROOM



Christ Church, Barbados

Welcome to Rockley Residences

Discover the charm of Rockley Residences, featuring 2- & 3-bedroom condos nestled within the prestigious Rockley Golf & Country Club on Golf Club Road, Christ Church, Barbados.

Excitingly, these residences are now available to reserve.

Explore our unit availability and prices in the documents section below. Take a virtual tour to experience the layout or view a video tour in the tab above.

Key Development Highlights:

Immerse yourself in the allure of 4 four-storey buildings set amidst 3.5 acres of lush landscapes. With a thoughtful design, we present 16 three-bedroom and 24 two-bedroom units, each crafted for comfortable living with ample storage. Embrace an open living plan, creating a seamless blend of style and functionality. Our commitment to a green environment ensures a harmonious living experience without overcrowding.

Unit Sizes:

3-bedroom, 3-bathroom units averaging 1,800 sq. ft.

2-bedroom, 2-bathroom units averaging 1,300 sq. ft.

Completion Date: Expected 2025.

Reservation Deposit: Secure your unit with a US\$5,000 reservation deposit.

Early Reservation Incentive: Enjoy a US\$5,000 discount for the first 20 reservations! This discount will be deducted from the last stage payment.

Construction Payments:

Funding Requirements:

The Developers will Fund the construction process through stage payments from purchasers:

The stage payment structure is as follows:

? Bds\$10,000.00 Reservation Fee (Part of 10% Deposit)

? Signed Purchase Agreement (Balance to make up 10% Deposit)

? At the mobilization of each building: 20%

? Completion of precast structure of each building: 30%  
? 2 months after completion of precast structure: 20%  
? 4 months after completion of precast structure: 10%  
? 6 months after completion of precast structure: 7.5%  
? On the completion date of the unit as certified by the architect: 2.5%

Main Features:

Location Highlights:

Proximity to Worthing and Accra Beaches  
Two-minute walk to Supermarket, Restaurants, Bank, Doctor, and Convenience Store  
Easy stroll to the vibrant St. Lawrence Gap nightlife

Onsite Amenities Highlights:

Elevator in Every Building  
Inviting Swimming Pool and Sundeck  
9-hole Golf Course Access  
5 Tennis Courts for Sports Enthusiasts  
Dial-up Security from Gated Entrance

Residence Features:

Modern Kitchen Appliance Package (Refrigerator, Stove, Dishwasher, Microwave, Washer & Dryer)  
Ceiling Fans in Living Areas  
Central Air Conditioning throughout  
Telephone, Cable, and High-Speed Internet Access

Environment and Sustainability:

Serene Mature Trees and Gardens  
Sustainable Rainwater Catchment for Irrigation  
Dedicated Potable Water Storage Tanks  
Provisions for Generators and Solar Panels

Management and Convenience:

Onsite Management for Peace of Mind  
Similar access to Rockley Golf & Country Club as afforded to other residential clusters in the development including the Panenka Restaurant & Bar  
Ample Unrestricted Parking

Common Expenses: The proposed HOA fees are US\$550 for a 2-bedroom unit and US\$700 for a 3-bedroom unit. Please note that these figures are subject to approval once the PUP is appointed. The Common Expenses include:

Management Fees  
Administration Costs  
Garbage Collection  
Electricity Costs  
Grounds Maintenance  
Pool Maintenance  
Elevator Maintenance  
Roadways and Parking Areas Maintenance  
Insurance of the Buildings and in respect of Public Liability  
Structural and Exterior Maintenance of the Buildings

Real Estate Services by Luxe Caribbean Properties Inc.:  
Explore more at [www.luxecaribbeanproperties.com](http://www.luxecaribbeanproperties.com) or contact us via [info@luxecaribbeanproperties.com](mailto:info@luxecaribbeanproperties.com)  
Office: +1 (246) 233-5893.  
Note: All renderings/pictures are for illustrative purposes only.

More Information

Sale Price:	\$442,500 US
Property Reference:	Rockley Residences 2
Amenities:	Wooden Dining Table, Air Conditioning, Fans, etc.
External Link:	

Bedrooms: 2

Bathrooms: 2

Floor Area: 1,300sq. ft

Listed: 17 Apr 2024