

Mahogany Heights 16 & 17

Mahogany Heights 16 is a 4 bedroom, 3 bathroom semi-detached home with private pool; £1,250,000 or with the Developer Incentives* £1,050,000

Mahogany Heights 17 is a 4 bedroom, 4 bathroom semi-detached home with private pool; £1,275,000 or with the Developer Incentives* 1,075,000

Fully furnished & move in ready - 2,530 sq ft

On the ground floor, a master suite with luxury en-suite bathroom boasts a large sitting area which opens up to the garden, pool and patio area through floor to ceiling sliding glass doors. Two additional guest rooms link to a generous family bathroom and a fourth en-suite master guest bedroom of equally generous proportions is provided on the mezzanine floor. On the first floor, large floor to ceiling glass sliding doors open up the elegantly modern living and dining areas to a covered, south-west facing terrace overlooking the private pool.

Take advantage of our Developer Incentive Package, which not only reduces your initial outlay, but also affords you no running costs for a full five years other than electricity when in occupancy. In addition to being fully furnished, these homes are ready to move into. In return for paying the running costs, we ask for the property to be made available on our fully managed rental programme for the first five year, with 8 weeks annual usage for you. The perfect solution to stress and worry free ownership!

Key features

16



TOWN HOUSES

4



BEDROOMS

3



BATHROOMS

1



PRIVATE SWIMMING POOL

Developer Incentive Package

Mahogany Heights 16 & 17

We have created an incredible opportunity to confidently take ownership of your dream Caribbean property with no responsibility for running costs, reduce your capital outlay, whilst giving you the usage you desire and all without compromising on location or quality.

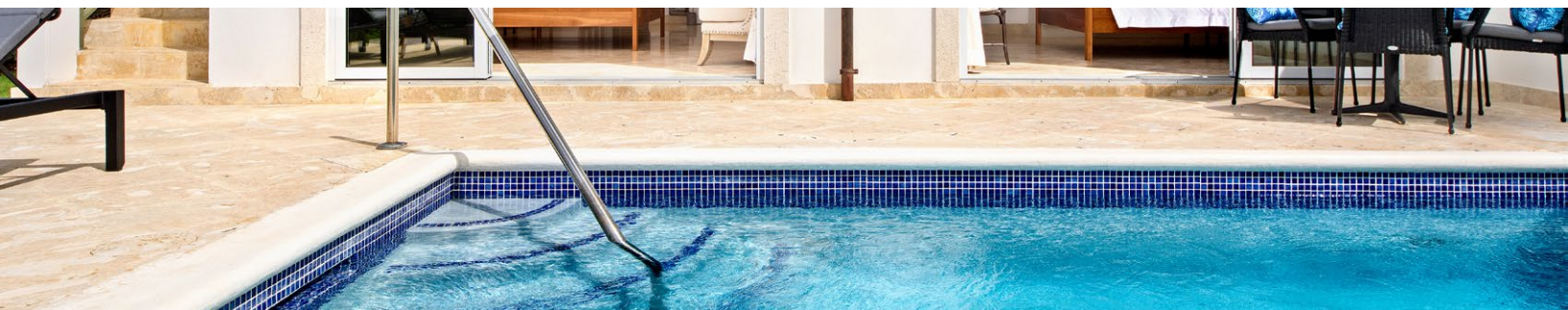
Our Developer Incentive Package comes with a range of added extras plus a reduced purchase price, and is accessed when you agree to lease back the property with us for the first five years of your ownership.

The full package includes:

1. Turnkey solution including furniture and living pack for your property
2. Fully managed rental scheme
3. No running costs to you for the first five years
4. 8 weeks usage by you, excluding Christmas & New Year.
5. US\$100,000 Club Initiation fee paid by Royal Westmoreland
6. 13 month contracted build time
7. 4 weeks complimentary accommodation on resort during the build
8. Full Club Membership

Running costs covered include:

1. Housekeeping
2. Property Management
3. Full Club Membership
4. All Property Owners' Association fees including common assessment and neighbourhood fees.
5. Property insurance
6. Land tax
7. Utilities
8. Maintenance





ROYAL
WESTMORELAND
BARBADOS

Mahogany Heights Site Map



Mahogany Heights - 4 Bedrooms

Estimated Annual Expenses

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	US\$ per annum
Property Owners Association (POA)	\$ 8,300
Neighbourhood Assessment - landscaping, roads	\$ 7,500
Annual Club dues - (Social \$9,405; Full \$18,495)	\$ 18,495
Land Tax estimated	\$ 4,700
Home & contents Insurance	\$ 3,000
Electricity - varies based on AC usage and occupancy	\$ 7,000
Water Consumption	\$ 1,200
Telephone / Internet Services	\$ 1,500
TV and Cable Services	\$ 2,000
Housekeeping 5 x week	\$ 10,000
Management fee; bill payments, maintenance of property account, monthly pest control, 2x week pool cleaning	\$ 11,000

Outgoing \$ 74,695

Estimated Revenue from Rental

	Est. Rate/ Occupancy	Nights	Revenue
Low season May to November	\$350 / 25%	214	\$ 18,725
High December (not Xmas) to April	\$650 / 50%	135	\$ 43,875
Festive season	\$950 / 65%	15	\$ 9,263
Income			\$ 71,863

	Est. Rate/ Occupancy	Nights	Revenue
Low season May to November	\$400 / 30%	214	\$ 25,680
High December (not Xmas) to April	\$770 / 55%	135	\$ 57,173
Festive season	\$1050 / 70%	15	\$ 11,025
Income			\$ 93,878

	Est. Rate/ Occupancy	Nights	Revenue
Low season May to November	\$500 / 35%	214	\$ 37,450
High December (not Xmas) to April	\$800 / 60%	135	\$ 64,800
Festive season	\$1100 / 85%	15	\$ 14,025
Income			\$ 116,275



ROYAL
WESTMORELAND
— BARBADOS —

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