



# Fractional Ownership

Your own slice of the Royal Westmoreland Lifestyle



[royalwestmoreland.com](http://royalwestmoreland.com)

# What is Fractional Ownership at Royal Westmoreland?

**We created our hugely successful Fractional Ownership offering to allow our rental guests to experience what it feels like to be a Full Club Member in your own home. Used by many as a stepping stone, this has resulted in over half of our full ownership sales through our attractive part exchange opportunity. You get to decide what is right for you; a fraction now, a larger fraction or a whole ownership villa later.**

- You own your time in a specific home for a specific time of the year in perpetuity, freehold as an asset held with a third-party trustee based in Isle of Man. We have over 30 homes to choose from for you to find the space that delivers the lifestyle you want.
- The deeded ownership is yours to use and enjoy, rent out privately, send friends or family to enjoy, sell, and will on as part of your estate.
- Sold like real estate, not timeshare, we are an open book sharing the purchase price, running fees, budgets and purchase agreements, for you to make an informed decision when you are ready.
- Full Club Membership comes with the ownership for you, your spouse/partner, children of any age and their married partners. We even offer golf discounts for the grandchildren!
- We have an Owners' Portal to allow our Fractional Ownership community to trade/sell/rent their time in their homes directly with no fees or third-party involvement. The Owners' Portal also allows for reporting maintenance issues and ideas for improvement.
- Serviced to the highest standard from concierge service to assist both before you arrive and once you are here, to full housekeeping service and scheduled maintenance programme.
- A balanced and transparent approach to the annual service charge – we pay the same fees as you for all unsold time; with a fixed 10% management fee on hard expenses being our only compensation for managing the villa.





# Customer Testimonials

“ *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*

“ *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*

“ *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*

# The Locations

- 1 Royal Apartments
- 2 Mahogany Drive
- 3 Begonia Grove
  - Willow Villa
  - Tamarind Villa
  - Elle Villa
- 4 Lancaster Grove
  - Elle Villa
- 5 Royal Palm Villas
- 6 Mahogany Heights
- 7 Golf Cottages
- 8 Golf Villas
- 9 Lancaster Mews
- 10 RWPOA Offices

- A Clubhouse
- B Sanctuary Gym, Pool and Heated Jacuzzi
- C Rum Shak
- D Tennis Courts
- E Short Game & Putting Practice Area
- F Halfway House
- G Driving Range
- H Exclusive Pool for Royal Villas & Royal Apartments
- I Main Gate
- J North Gate
- K Royal Apartments & Villas Gate
- L Padel Tennis and Homeowners' Gym
- M Pickleball



# | 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](http://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 encourage you to review the documents and ask any questions. When you are comfortable proceeding to purchase we take 10% of the purchase price paid to the trustee. You sign the Purchase Agreement and your time is reserved. We work with you on payment dates for the balance, typically payment is made in 30 days to the trustee.

## **What is included in the Annual Membership Fee of the Villa?**

- Full Club Membership with unlimited access to golf for yourself, spouse and children of any age and your children's married partner. 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 as it is a variable cost and charged on consumption via electronic metering.
- The 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 previous years budgets.
- Members may vote to change the management company through the trustee.
- Billed in December each year and due by February 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 selection of our Fractional Portfolio, subject to availability. You can also trade time through the portal, directly with another owner.

## **When is maintenance work carried out?**

We have withheld the month of September from 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. For as needed issues logged in the portal, the resolution is as close to the time reported as logistics allow.

### **Can I rent my Villa/Cottage?**

Yes, you are free to rent your Villa/Apartment/Cottage. Royal Westmoreland does not offer an owners' rental program, but you can post the availability on the portal for other owners to see.

### **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 and their married partners 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.

### **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% additional investment. 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 on your behalf. We can also connect you with recommended third-party websites or you can market to other owners directly in the portal 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.

### **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](http://www.fntc.com), you will be transferring the beneficial interest for your property and your time through the Trustee. 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 home. The Trustee also assists owners in voting to replace the management company as needed. The structure continues independent of the developer.

# Royal Apartments

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 Royal Apartments have access to the separate Royal Villa and Royal Apartment community swimming pool.



1 Bedroom Apartment

830 sq ft

Covered Area

## Key features

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



## Key features



STOREY



BEDROOM



BATHROOM



COMMUNAL SWIMMING POOL



# 1,440 sq ft



Covered Area

## 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



## Key features

- 1  STOREY
- 2  BEDROOMS
- 2  BATHROOMS
- 1  COMMUNAL SWIMMING POOL

3 Bedroom Apartment

2,000 sq ft

Covered Area

### Key features

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



## Key features

1



STOREYS

3



BEDROOMS

3



BATHROOMS

1



COMMUNAL SWIMMING POOL

# 2,800 sq ft

Covered Area

## Key features

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



## Key features



STOREY



BEDROOMS



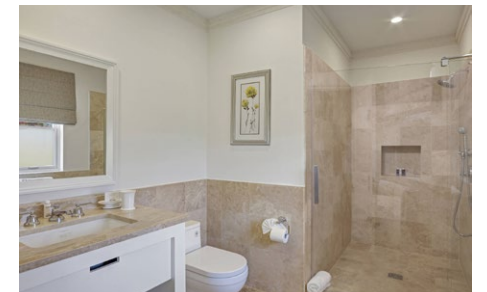
BATHROOMS



COMMUNAL SWIMMING POOL

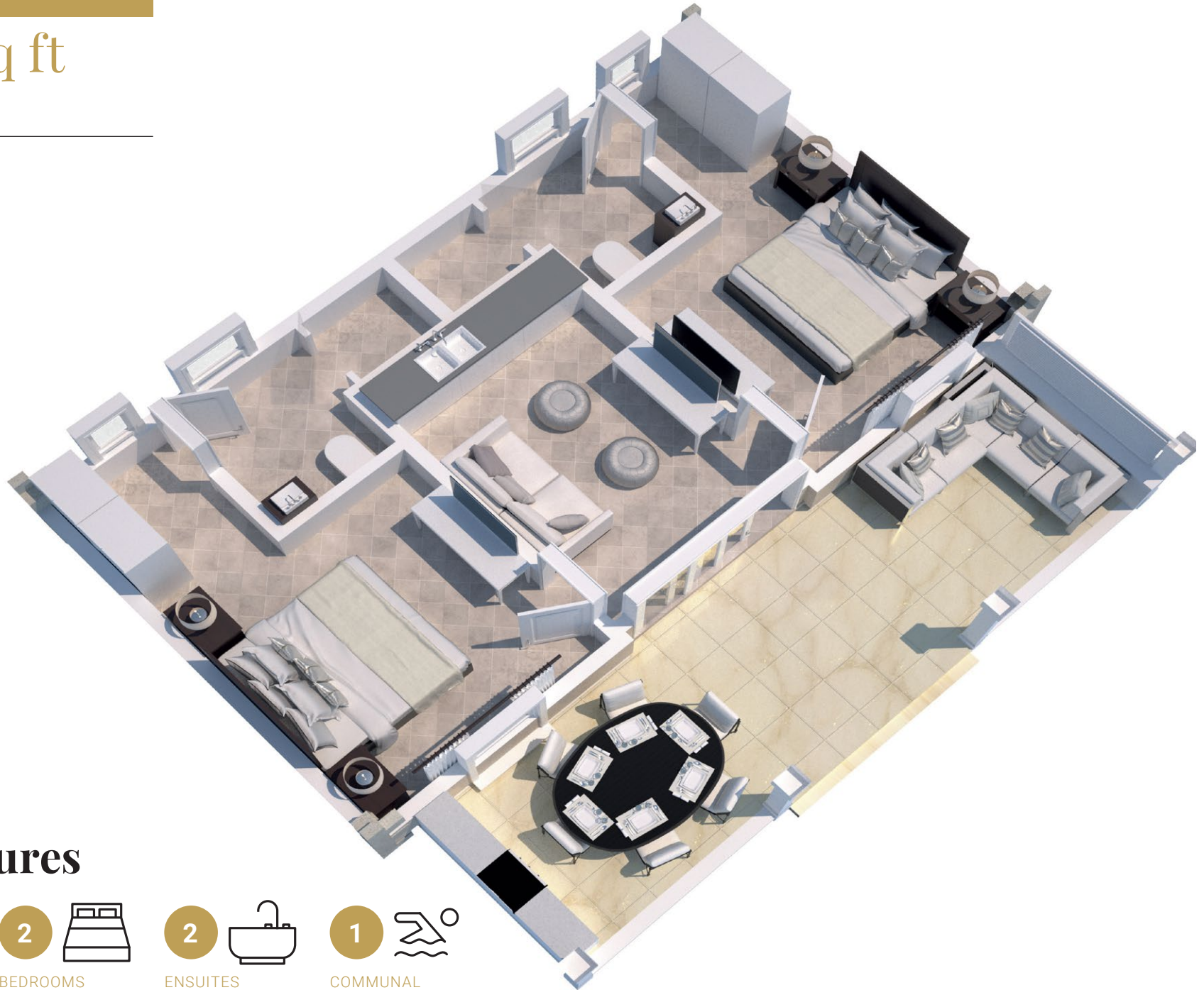
# Golf Cottages

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.



1,080 sq ft

Covered Area



## Key features

1



STOREY

2



BEDROOMS

2



ENSUITES

1



COMMUNAL SWIMMING POOL

# 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.



Ground Floor

1,853 sq ft

Covered Area



First Floor

## Key features

2



STOREYS

3



BEDROOMS

2.5



ENSUITES

1



SWIMMING POOL

# Mahogany Heights

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 floor, 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. Located in the north east of Royal Westmoreland, they enjoy a raised position with a glimpse of the Caribbean Sea on the horizon.







Ground Floor

First Floor

**Mahogany Heights**

**2,530 sq ft**

Covered Area

**Key features**



STOREYS



BEDROOMS



ENSUITES



SWIMMING POOL

# Tamarind Villa

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



3,050 sq ft

Covered Area

## Key features



STOREY



BEDROOMS



BATHROOMS



PRIVATE SWIMMING POOL



Ground Floor



First Floor

# The Elle Villa - 4 Bedrooms

Our newest open plan, single level, 4 bedroom home features a walled oasis garden for total privacy.



## Key features

1



STOREY

4



BEDROOMS

4



BATHROOMS

1



PRIVATE  
SWIMMING POOL

1



WATERFALL  
FEATURE



Elle Villa 4 Bedroom

2,428 sq ft

Covered Area

# Lancaster Mews

The beautifully designed Lancaster Mews townhomes located next to the Padel & Pickleball courts with the homeowner-members only gym are 3 bedroom, 3 and a half bathrooms, 2,207 sq ft homes. They are fully furnished and ready to move in.





Ground Floor



First Floor

## Key features

- 2


STOREYS
- 3


BEDROOMS
- 3.5


ENSUITES
- 1


SWIMMING POOL

Lancaster Mews

2,207 sq ft

Covered Area



To find out more please contact property sales  
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[royalwestmoreland.com](http://royalwestmoreland.com)