

# FOR SALE

## Casa Caoba



### ESSENTIALS

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PRICE	– <b>US\$7,500,000</b>
LOCATION	– <b>Cooper Hill, Sandy Lane, Barbados</b>
TYPE	– <b>House</b>
ROOMS	– <b>4 Bed / 4 Bath / 2 Powder</b>
LAND AREA	– <b>1.30 acres</b>
FLOOR AREA	– <b>7,600 sq. ft.</b>
	– <b>Furnished</b>

### OVERVIEW

Casa Caoba: Luxurious 4-bedroom villa on 1.3 acres in Sandy Lane Estate, offering privacy, immediate occupancy, and seamless indoor/outdoor living.

### WHAT WE LOVE

- Luxurious Privacy and Serenity
- Chef's dream kitchen and expansive terrace
- Private cabana at Sandy Lane Beach

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### DESCRIPTION

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Casa Caoba stands as an epitome of refined luxury within the prestigious Sandy Lane Estate, nestled on 1.3 acres of meticulously landscaped grounds. Discreetly positioned on an exclusive cul-de-sac in Cooper Hill, this two-storey, 7,600 sq ft villa offers unparalleled privacy, bordered by a scenic gully and the lush expanse of the Sandy Lane golf course on two boundaries. Approaching the residence through a sweeping driveway, one is greeted by a magnificent 4-bedroom haven, fully renovated and exquisitely furnished six years ago. The residence is poised for immediate occupancy, beautifully decorated and furnished, ensuring a seamless transition for a new owner. Upon entering Casa Caoba, the grandeur unfolds with a captivating living room that extends to a wrap-around terrace. This outdoor haven is adorned with abundant dining and lounging spaces, complemented by a stylish bar overlooking the inviting pool deck and gazebo. The surrounding gardens, adorned with majestic mahogany trees and a variety of mature flora emerging from the adjacent gully, form a breathtaking backdrop, creating an oasis of serenity. A highlight of the residence is found just beyond the living area—an expansive room featuring a chef's dream kitchen at its heart, seamlessly integrated with casual dining and lounge spaces. This harmonious fusion creates an ideal environment for seamless indoor/outdoor entertaining. At ground level, three en suite guest bedrooms open onto terraces overlooking the meticulously maintained grounds. Ascending a beautiful staircase framed by a double-height cathedral glass window, natural light spills into the home and guides one to the primary suite on the first floor. This secluded sanctuary offers a private terrace, an opulent bathroom with a walk-in shower and freestanding bathtub, and a generously proportioned and meticulously designed walk-in closet. Ensuring convenience and practicality, Casa Caoba features a double car garage, an oversized laundry area with provision for a property manager, fire and security system, as well as a backup generator and water facilities. The expansive grounds offer the possibility of expansion, allowing for the addition of a cottage with extra bedrooms should an owner desire. Adding to its allure, Casa Caoba bestows its owner with a private cabana at the exclusive Sandy Lane Beach facility—an idyllic retreat to bask in sunlit days and relish in the splendor of sunsets along one of the island's most enchanting coastlines, offering the luxury of calm ocean swims. Convenience meets sophistication as the residence is a brief drive away from the diverse array of restaurants and amenities in Holetown, as well as the renowned Limegrove Lifestyle Centre. Casa Caoba beckons those with a discerning taste for the finer things in life, offering an unparalleled blend of opulence, privacy, and serenity.

### FEATURES & AMENITIES

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- |                             |                    |
|-----------------------------|--------------------|
| • Sandy Lane                | • Water Tank       |
| • AC Split                  | • Ceiling Fans     |
| • Dishwasher                | • Golf             |
| • Dryer                     | • Stove            |
| • Irrigation                | • Generator        |
| • West Coast                | • Security Camera  |
| • Walk-In Closet            | • Refrigerator     |
| • Oven                      | • Pets Allowed     |
| • Microwave                 | • Washing Machine  |
| • Electric Gates            | • High Ceilings    |
| • Fenced                    | • Home Office      |
| • Internet                  | • Pool             |
| • Car Port                  | • Modern Kitchen   |
| • Walking Distance to Beach | • Beach            |
| • Excellent Light           | • Open Plan design |

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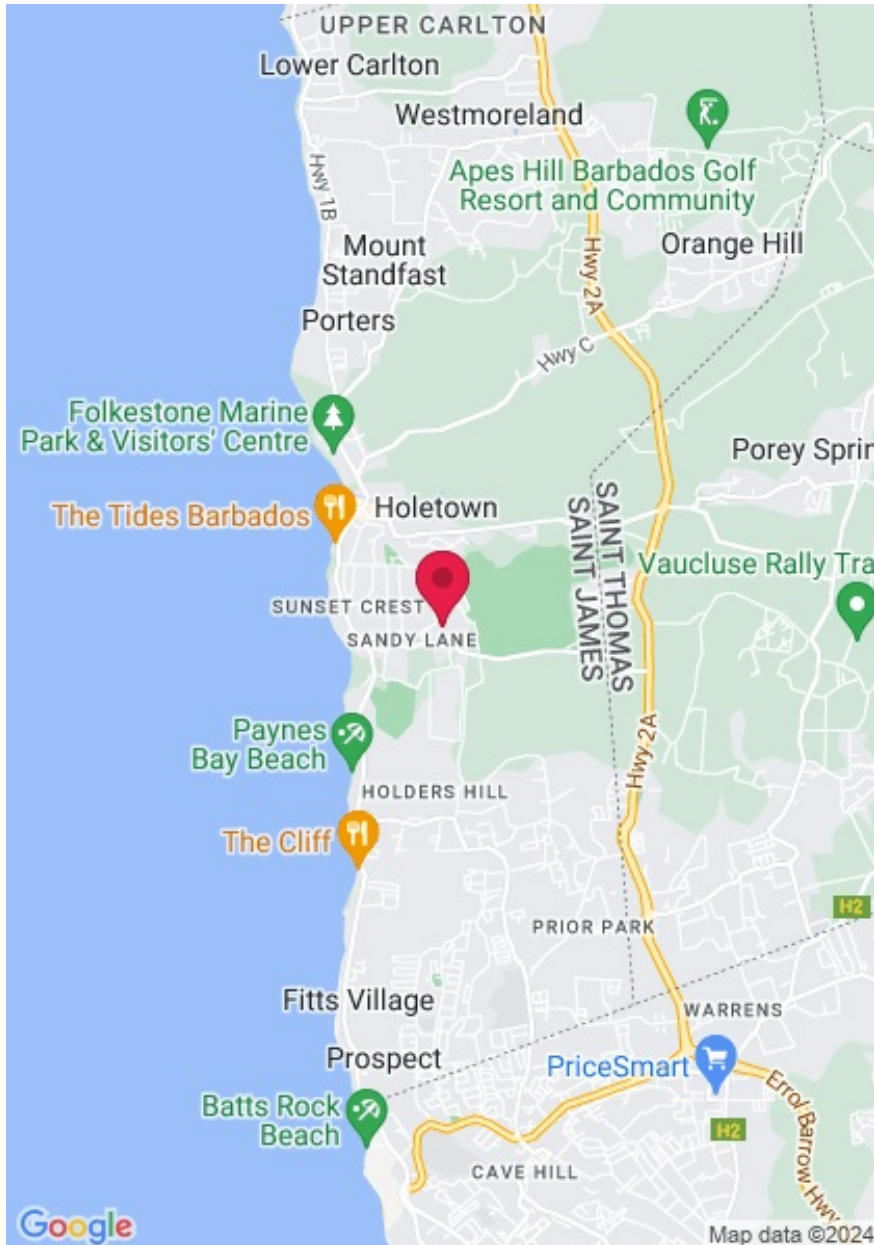
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## Casa Caoba

### MAP



### WITHIN 5 MINUTES OF...

#### Barbados Best Beaches

- 0.9 km Sandy Lane Bay
- 1.5 km Payne's Bay
- 1.5 km Paynes Bay Beach
- 2.2 km Heron Bay
- 3.3 km Alleynes Bay

#### Golf

- 1.5 km Sandy Lane Golf Course - Club House
- 3.9 km Royal Westmoreland Golf Course

#### Museums and Historical Sights

- 2.0 km Folkstone Marine Park and Museum

#### Nightlife

- 1.3 km Jamestown
- 1.4 km Red Door

#### Outdoor Farmers Markets

- 1.3 km Holders House

#### Polo

- 1.4 km Holders Hill Polo Field

#### Restaurant

- 1.3 km Pepenero
- 2.0 km Horny Ram Pub
- 2.3 km QP Bistro

#### Restaurants

- 0.8 km Sandy Lane County Club
- 0.8 km Bajan Blue (Sandy Lane)
- 0.8 km L'Acajou (Sandy Lane)
- 1.2 km The Beach House
- 1.2 km The Tides
- 1.3 km Fusion Rooftop (Limegrove)
- 1.3 km Lemongrass (Limegrove)
- 1.3 km Zaccios
- 1.3 km First Street, Holetown
- 1.3 km Nishi
- 1.3 km Second Street, Holetown
- 1.4 km Sitar
- 1.9 km Positano
- 1.9 km The Mews
- 2.1 km Coral Reef Club
- 2.3 km The Cliff
- 2.4 km Coast Beach Bar
- 2.9 km Palm Terrace @ Royal Pavilion
- 3.3 km Lone Star
- 4.2 km Cala Roca

#### Shopping

- 0.8 km The Shops, Sandy Lane

#### Hotel

- 0.8 km Sunset Crest Shopping Mall
- 1.2 km The Gourmet Shop
- 1.2 km West Mall Shopping Centre
- 1.2 km Chattel Village
- 1.3 km Limegrove Lifestyle Centre
- 1.3 km Singapura, Limegrove
- 1.3 km Wine World Inc., Holetown
- 3.0 km The Shops of Fairmont Royal Pavilion

#### Supermarkets

- 1.2 km Massy Complex, Holetown
- 3.2 km Cost-U-Less - Welches
- 3.2 km Imart Convenience Store & Pharmacy - Welches
- 3.6 km Jordans Supermarket, Fitts Village
- 4.6 km Massy Complex, Warrens

#### Tennis

- 1.2 km West Side Tennis Centre

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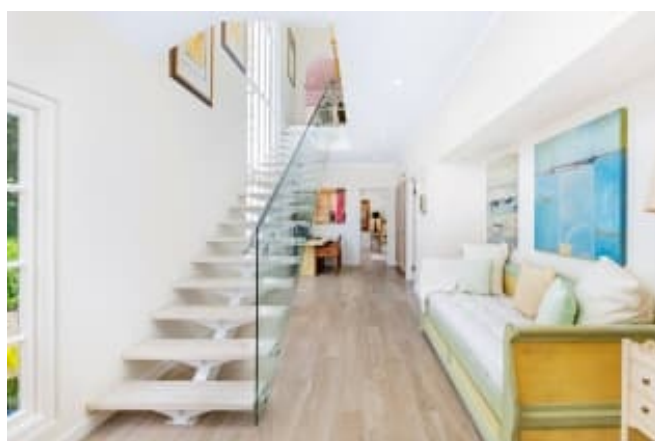
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