



RON KARP REALTY LTD.

REAL ESTATE AGENTS

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"Melograno"

St. James, Holetown

US \$1,599,000

Ref: 2602733

Key Features

- A/C Throughout
- Appliances Included
- Desirable Location
- Rental Potential
- Fully Enclosed
- Furnished



12152 SQ. FT.
Gross Land Area



3
Bathrooms



4
Bedrooms



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Melograno – A Contemporary Italian-Inspired Retreat on Barbados’ Platinum Coast Tucked quietly along Pomegranate Row, just on the edge of Sandy Lane, Melograno is a rare find on Barbados’ West Coast: a contemporary, Italian-designed villa that blends style, comfort, and convenience in one beautifully composed home. Set in a prime 10/10/10 location, Melograno sits at the heart of the island’s most desirable stretch of coast: - 5 minutes’ walk to the Sandy Lane Hotel, Golf Club and Tennis Centre - 10 minutes’ walk to iconic Sandy Lane Beach - 15 minutes’ walk to Limegrove for boutique shopping, cafés and fine dining World-class beaches, restaurants and Hometown’s amenities are a stroll away, yet the villa itself feels private, calm and residential. Occupying 12,152 sq. ft. of land with a floor area of approximately 2,503 sq. ft., Melograno has been thoughtfully refurbished, with major renovations completed in 2017/2018 and further enhancements in 2024. The result is a turn-key villa that feels current, refined and ready to enjoy. Inside, the home opens into a bright family room anchored by an imported Scavolini Italian kitchen. Sleek cabinetry, clever pull-out pantries and two fridges’ pair style with everyday usability. A full suite of polished black SMEG appliances, including a rare triple-stack installation with built-in coffee system, creates a distinctive European signature. The villa unfolds across gentle levels, enhancing the sense of flow. From the family room and kitchen, a few steps lead down to the sitting room, a warm, inviting space with high ceilings and soft natural light. Large doors open seamlessly onto the covered patio and pool, delivering the easy indoor-outdoor lifestyle that defines the best of Caribbean living, ideal for relaxed...

For Sale	Beds: 4	Baths: 3
Type: House/Villa	A/C Throughout	Appliances Included
Desirable Location	Rental Potential	Fully Enclosed
Furnished	Landscaped Grounds	Open Plan
Pool	Security System	Beach within Walking Distance
Close / Easy Access to West Coast	Floor Area : 2503 SQ. FT.	Gross Land Area : 12152 SQ. FT.