



RON KARP REALTY LTD.

REAL ESTATE AGENTS

Dacia, Golf Club Road
Rockley, Christ Church
Tel: (246) 436 7440
Fax: (246) 436 3204
karpreal@karpreal.com
www.karpreal.com



""Mandalay""

Christ Church, Rockley

US \$1,375,000

Ref: 2602864

Key Features

- A/C Throughout
- Air Conditioned Bedrooms
- Desirable Location
- Rental Potential
- Fully Enclosed
- Landscaped Grounds



11917 SQ. FT.
Gross Land Area



4
Bathrooms



5
Bedrooms



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Nestled on the desirable Abbeville Road in Rockley, Christ Church, this exceptional five-bedroom, four-and-a-half-bathroom residence offers an enviable lifestyle on Barbados's vibrant South Coast. Just a short, leisurely stroll from pristine white-sand beaches, popular bars, diverse restaurants, and bustling shopping facilities, the property effortlessly combines ultimate convenience with private coastal living. The fully air-conditioned main house offers a charming "L"-shaped front patio complete with its own wet bar, creating an ideal setting for outdoor entertaining or unwinding in the island breeze. Inside, you will find a spacious, nicely appointed kitchen, an adjoining laundry room, an elegant dining area, and four generously sized bedrooms complemented by three-and-a-half well-designed bathrooms. There is a downstairs den which can be used as an office, kids play area or additional bedroom. Steps away in the private, fully enclosed landscaped grounds lies a sparkling plunge pool, common to both, and a detached, fully self-contained air-conditioned one-bedroom, one-bathroom cottage with private patio that serves as an excellent rental income opportunity or guest retreat. The cottage is being sold with all the appliances and furniture. Equipped for complete peace of mind and effortless daily living, the home comes outfitted with a two-car carport, wrought iron security bars, a water softener, backup water tanks, a standby generator and a 1/2 bathroom for staff by the pool.

For Sale	Beds: 5	Baths: 4
Type: House/Villa	A/C Throughout	Air Conditioned Bedrooms
Desirable Location	Rental Potential	Fully Enclosed
Landscaped Grounds	Open Plan	Pool
Wrought - Iron Grills	Beach within Walking Distance	Walk-in Closet
Floor Area : 2805 SQ. FT.	Gross Land Area : 11917 SQ. FT.	Nett Land Area : 10687 SQ. FT.