

# Royal Mill <sup>★★★★★</sup>

ST. VINCENT AND THE GRENADINES

A UNIQUE OPPORTUNITY TO OWN A PIECE OF PARADISE



LUXURY RESORT, BEACH CLUB & RESIDENCES

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

# ABOUT

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A location as exclusive and unique as its beauty, St. Vincent and the Grenadines will be the magical backdrop for the development of a luxury Resort, Beach Club and Residence complex. A secluded island fit for royalty, now opens its timeless wonders to create a distinctive private community. Royal Mill is an ambitious project that blends the finest location, modern design and architecture with outstanding attention to detail, delivering a lifestyle rich in service and amenities. As a Royal Mill resident you can rely on 24-hour concierge services, 365 days per year; escape with our private tending to the beach club and get ownership peace-of-mind with end-to-end property management solutions. An experience for those who know and appreciate the very best.

This is an exclusive invitation to discover one of the most secluded RESORT | RESIDENCE addresses on the Caribbean Sea, a 5-star architectural complex with stunning modern interiors and open spaces to enjoy endless panoramic views of mountain and sea. Take on the opportunity to own a piece of paradise, coupled with world-class amenities and property management services right on your doorstep. A home away from home, a vacation haven or a great investment that will deliver on all your expectations. Join this Royal island community and enjoy an effortless ownership experience.

# LOCATION

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Welcome to a land of unspoiled beauty with rainforested lands covered in luscious vegetation and washed by waterfalls. South on the Caribbean Sea lays a privileged island, surrounded by pristine white and black sand beaches, turquoise crystal clear waters and a great abundance of sunshine.

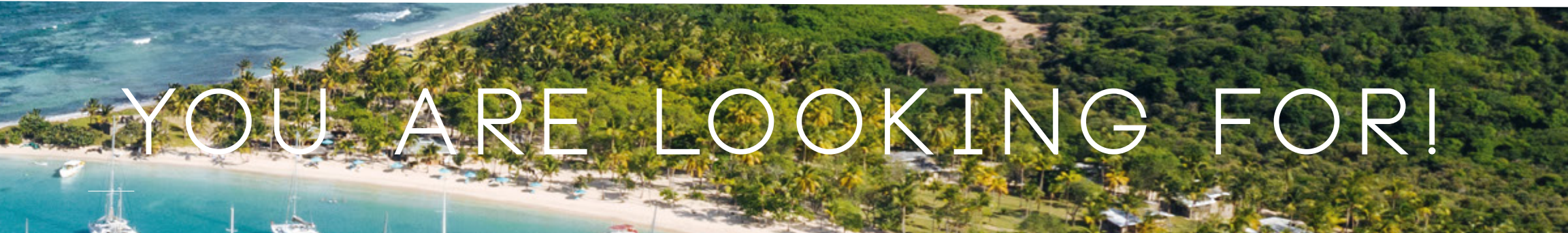
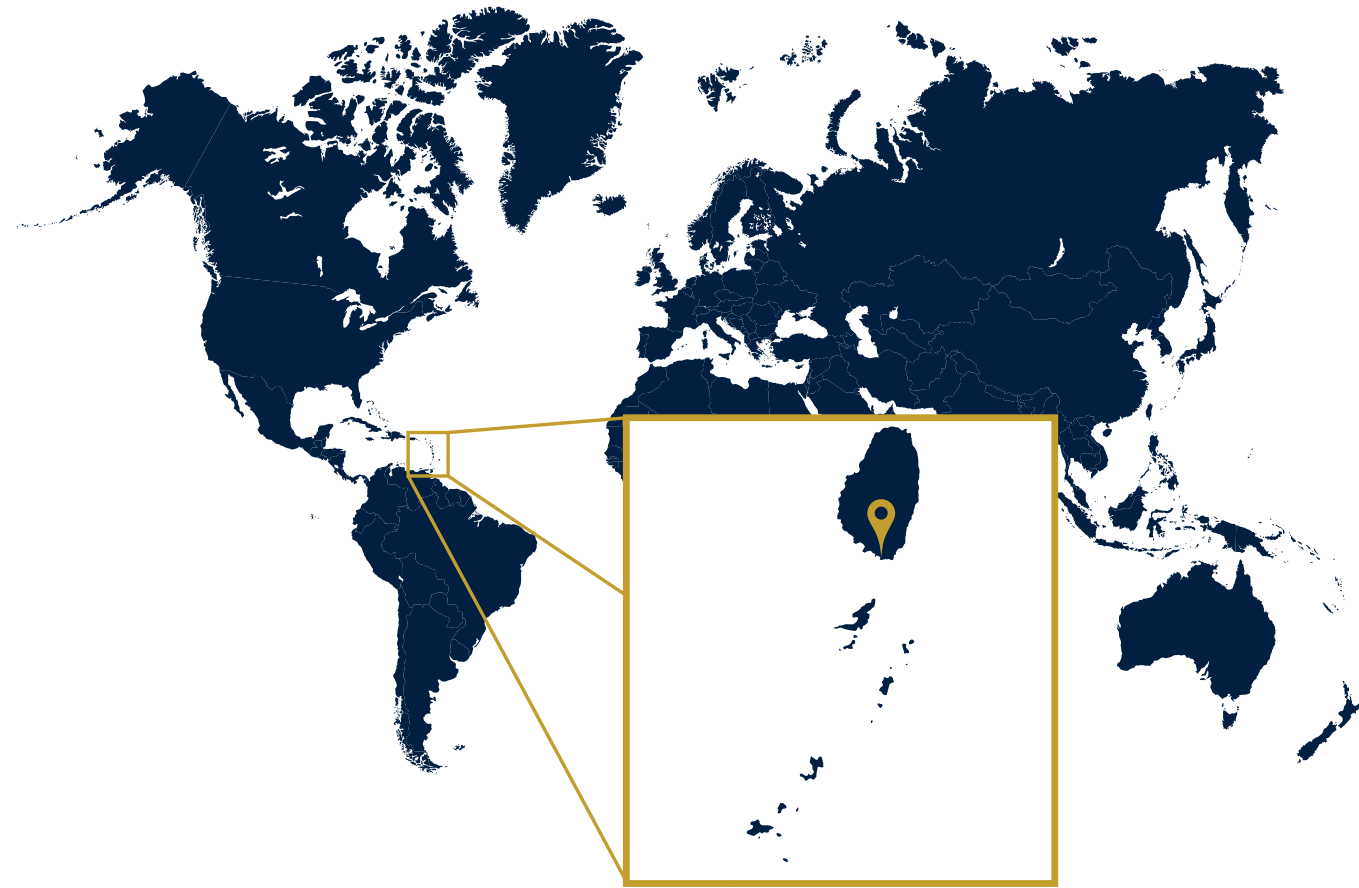
This Anglo-Caribbean country is comprised by the main island of Saint Vincent and the northern two-thirds of the Grenadines, which are a chain of 32 smaller islands including Saint Vincent. On the southern tip of the main island of St. Vincent lays Ratho Mill, an elevated beachfront paradise with crystalline sea water shores, offering stunning views of the northern Grenadines, islands of Bequia and Mustique. This area housed a local sugar mill with a lot of significance for the island, and today Ratho Mill has been selected as the perfect site for the development of our project, masterfully framing the natural beauty of the island and blending into the horizon.

St. Vincent and the Grenadines is a Caribbean gem waiting to be discovered, and Royal Mill gives you a unique opportunity to tap into endless possibilities to enjoy the splendor of a secluded paradise. Fiery sunsets, impressive views and island hopping adventures filled with coral reef wonders are yours at any given day. Royal Mill will connect you with nature at a different level, marking a new standard for luxury island living, with all the world-class amenities and services you deserve.

Welcome to Saint Vincent and the Grenadines, the land of the blessed!



THIS IS THE CARIBBEAN



YOU ARE LOOKING FOR!

# THE RESORT

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Through the crystal lobby windows you can see palms gently waving in the breeze. Soft curves define the edges of seating areas and bar spaces, reminding you of sand dunes on the Caribbean, this is just the grand entrance into Royal Mill. Sitting on prime oceanfront property winding the Winward Highway, the building's imposing modern white structure was designed to reference the organic landscape of swaying dunes.

Providing endless views of the Caribbean Sea, the resort tower is full of open spaces delivering panoramic sights from all its 80 luxury hotel rooms. The rooftop accommodates Penthouse level homes with gardens and a pool that dissolves into the immense horizon. In addition, the entire complex features grand open spaces with inviting natural light and lush landscaping, particular of the island.

The resort opens world-class amenities and entertainment to residents and guests with exclusive shops, a fully-equipped fitness center and 5-star spa, large pool areas, water front urban lounge, bars and high-end restaurants that deliver exquisite flavors for the most distinguished palates.

Our stunning residential complex will be comprised of 15 independent and private residence homes, while the resort will provide 18 high-rise apartment units and 2 rooftop penthouse units.



## A TRUE "ROYAL" EXPERIENCE

- 80 luxury hotel rooms
- High-end restaurants
- Luxury shops
- Business center
- Conference/meeting center
- Large gym
- Aqua center
- Exclusive Spa
- Large pool area and bar
- Urban lounge viewing the ocean
- Roof top bar and restaurant
- Parking for 60+ vehicles
- 15 luxury residences
- 2 penthouses
- 18 apartments

# PENTHOUSES

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Nested on the 7<sup>th</sup> and 8<sup>th</sup> floors of the resort, there are 2 penthouse units, providing a privileged and exclusive location with on-going views of the Caribbean Sea. An elevated level for island living with 2 story architectural distribution and private pools.

Royal Mill delivers 4500 SF of luxury at its highest with these remarkable penthouses. All our residences come with world-class services and property management solutions that only deliver comfort and peace-of-mind for a home or investment that is sure to be your best choice.







# APARTMENTS

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The 5<sup>th</sup>, 6<sup>th</sup> and 7<sup>th</sup> floors of the resort have been carefully selected to house apartment units designed with all the comfort and technology fit for a cosmopolitan city, right into the coasts of an unexploited Caribbean gem. Only a few will have the pleasure to call Royal Mill home, with astonishing two and three-bedroom apartment models that bring luxury living to another level. Enjoy five-star amenities, and all the comforts of owning a residence with our unique property management solutions.





# HOME RESIDENCES

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These exclusive models are a unique opportunity to own a coastline home property in the Caribbean. Built right into the slope of the southwestern coast of the island of St. Vincent, all residence homes deliver front-row views of the northern Grenadines soaking into the turquoise waters of the Caribbean Sea.

Royal Mill provides a fully equipped, private residential area, with no transient use or hotel on the premises giving residents the feel of a private community with the added amenities of a five-star hotel. Our home residences are an open invitation to indulge from luxury living, delivered with end-to-end property management solutions for complete ownership peace-of-mind.





# MODEL 1

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Total Floor Area 11616 SF

- 4 Bedroom / 6 Bathroom multi-level home with spacious living room and dining room with kitchen
- Gym / Spa / Entertainment Room
- Swimming Pool and sundeck with BBQ Kitchen
- Roof Terrace with Kitchen



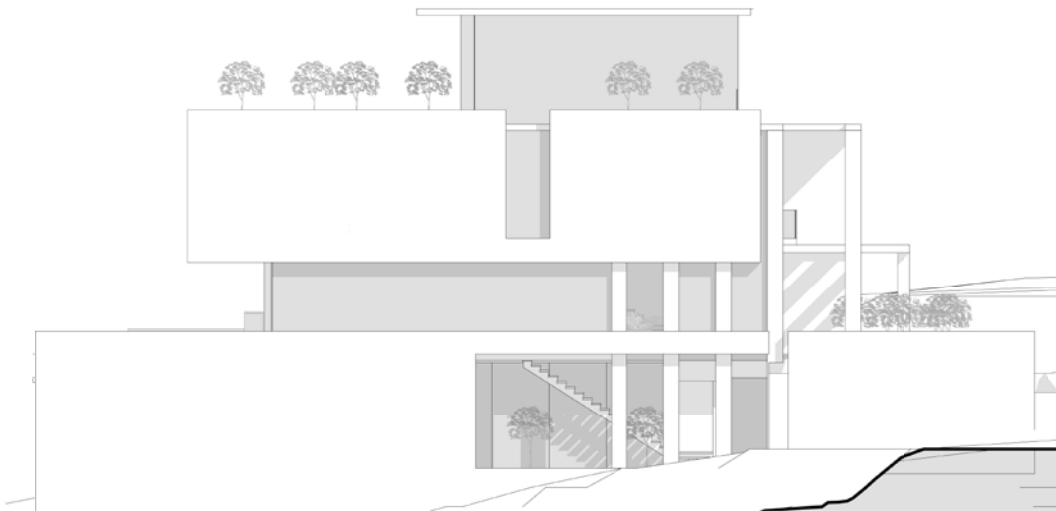


# MODEL 2

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Total Floor Area 8450 SF

- 4 Bedroom / 5 Bathroom multi-level home with double-height lobby space, spacious living room and dining room with kitchen
- Entertainment Room
- Swimming Pool
- BBQ Kitchen
- Roof Terrace with island Kitchen





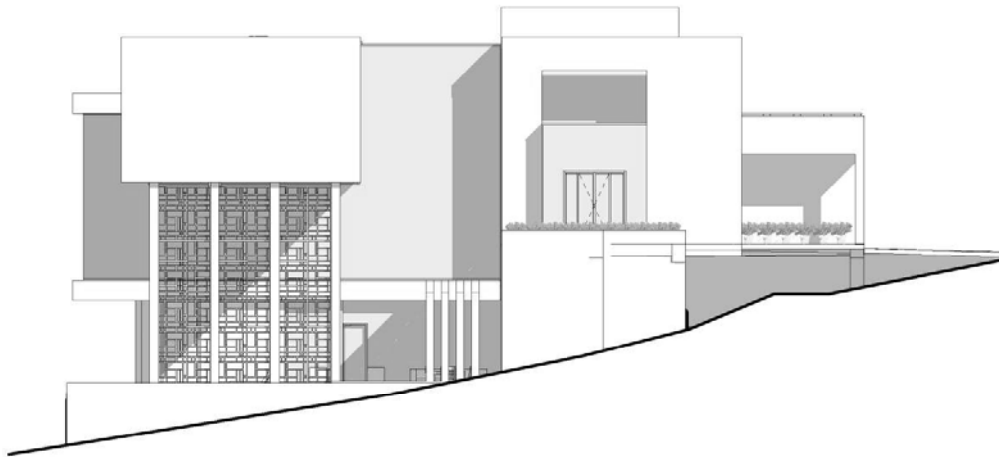


# MODEL 3

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Total Floor Area 8710 SF

- 5 Bedroom / 5.5 Bathroom multi-level home with spacious living room and dining room with kitchen
- Open layouts with family room on a mezzanine level overlooking the living room area
- Swimming pool, sundeck with BBQ Kitchen, outdoor dining and patio
- Terrace Garden



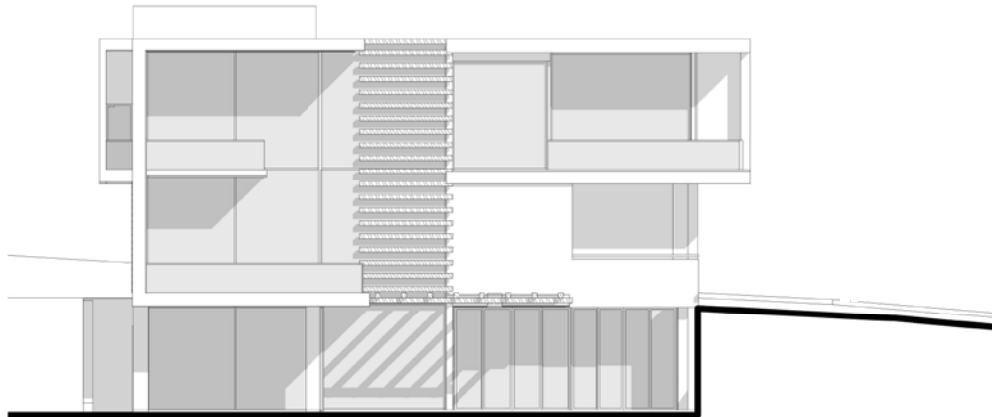


# MODEL 4

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Total Floor Area 7524 SF

- 5 Bedroom / 5 Bathroom multi-level home with double-height lobby space, spacious living room, dining room and 2 kitchens
- Swimming Pool
- Gym or entertainment room



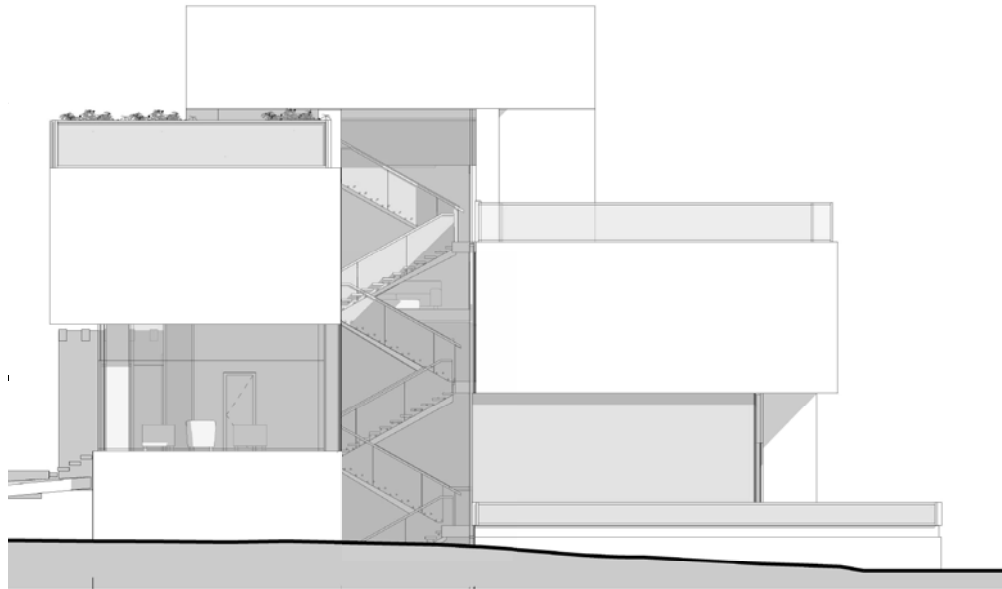


# MODEL 5

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Total Floor Area 10556 SF

- 4 Bedroom / 5 Bathroom multi-level home with split level layout, spacious living room and dining room with kitchen divided by a patio
- Backyard living area and Swimming Pool with BBQ kitchen
- Roof Terrace with Kitchen







HIGH-RISE LUXURY APARTMENTS STARTING AT \$500K  
BREATHTAKING HOME RESIDENCES STARTING AT \$2.8M

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TO OWN A PIECE OF PARADISE

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SALES CONTACT

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**A&A CAPITAL**



*Royal Mill* ★★★★★  
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ANTICIPATED DELIVERY - END OF 2020

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