

SEA FEATHER ESTATE

LOT PRICELIST FEBRUARY 2026



Lot no.	sq ft	m ²	Description	Lot price (US\$)
1	12.346	1.147	This lot is suitable for both the Supreme Villa and the Luxury Villa. All available upgrade options can be selected when choosing the Luxury Villa on this plot.	\$ 1.050.000,-
2	12.496	1.161	as specified for lot 1	\$ 850.000,-
3	12.039	1.118	as specified for lot 1	\$ 1.050.000,-
4	12.880	1.197	as specified for lot 1	\$ 1.050.000,-
5	12.077	1.122	as specified for lot 1	\$ sold
6	10.753	999	Luxury Villa only. You can choose between a bedroom extension and an additional porch. If neither are selected, a detached garage can be placed on the lot.	\$ 750.000,-
7	9.590	891	as specified for lot 6	\$ 650.000,-
8	8.471	787	as specified for lot 6	\$ 625.000,-
9	14.929	1.387	This lot is suitable for both the Supreme Villa and the Luxury Villa. For the Supreme Villa, a traditional garage layout is not possible, as the plot does not allow vehicle access. Instead, this space can be repurposed—for example, as a private fitness room—while still offering a spacious garden. All upgrade options are available when selecting the Luxury Villa on this lot.	\$ 1.100.000,-
10	14.165	1.316	A Supreme Villa can be placed on this lot, creating the opportunity for a beautifully deep garden surrounding the pool. Garage access is possible, although it requires a tight turn; an additional garage can still be added if desired.	\$ 900.000,-

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VILLA PRICELIST FEBRUARY 2026

	Price (US\$*)
LUXURY VILLA	
Standard pool 4 x 8 m (13,1 x 26,2 ft) included	
Luxury Villa 'Essence' Base Line	\$ 549.000,-
Luxury Villa 'Essence' Comfort Line	\$ 709.000,-
Luxury Villa 'Essence' Signature Carribean Living style	\$ 735.000,-
Luxury Villa 'Momentum' Base Line	\$ 589.000,-
Luxury Villa 'Momentum' Comfort Line	\$ 799.000,-
Luxury Villa 'Momentum' Signature Carribean Living style	\$ 839.000,-
Luxury Villa 'Pinnacle' Base Line	\$ 613.000,-
Luxury Villa 'Pinnacle' Comfort Line	\$ 823.000,-
Luxury Villa 'Pinnacle' Signature Carribean Living style	\$ 863.000,-
LUXURY VILLA POOL OPTION	
Increase Pool size from 4 x 8 m (13,1 x 26,2 ft) to 5 x10 m (16,4 x 32,8 ft)	\$ 14.000,-
SUPREME VILLA	
Standard pool 4,5 x 9 m (14,7 x 29,5 ft) included	
Supreme Villa Base Line	\$ 685.000,-
Supreme Villa Comfort Line	\$ 935.000,-
Supreme Villa Signature Carribean Living style	\$ 980.000,-
STAND ALONE GARAGE	
Garage with storage 57m ² (613,6ft ²) Base Line	\$ 72.000,-
Garage with storage 57m ² (613,6ft ²) Signature Line	\$ 79.000,-
Option: Extra windows	\$ 3.000,-
GARDENING AND LANDSCAPING	
Provisional sum for landscaping based on 80 m ² (861 sq ft) tiles type A, 80 m ² (861 sq ft) tiles type B, 80 m ² (861 sq ft) pavers for parking area, concrete underlayer foundation, drainage channel, plants and lights included.	\$ 45.000,-

***A 6% transfer tax, calculated over the combined villa price and land price, is applicable and payable at the notary.**

SEA FEATHER ESTATE

RESORT FEE AND SERVICES

RESORT FEE

Each Sea Feather Estate owner contributes a fixed monthly resort fee. In return, owners enjoy access to the resort's general facilities and benefit from the professional management and upkeep of all shared areas. Premium services such as spa treatments, massages, and other individually priced offerings are excluded and available separately.

The monthly Resort Fee is determined as follows:

Plots under 1,000 m² (10,760 sq ft) : US\$ 500,-

Plots above 1,000 m² (10,760 sq ft): US\$ 650,-

GARDEN SERVICE

Owners may subscribe to the garden maintenance service, which ensures that private gardens remain perfectly aligned with the resort's overall landscaping and aesthetic standards. Participation in this service is mandatory when joining the rental program, guaranteeing that every villa meets the high-quality appearance expected within the Golden Rock Resort.

The monthly garden maintenance fees are outlined below:

Plots under 1,000 m² (10,760 sq ft) : US\$ 300,-

Plots above 1,000 m² (10,760 sq ft) : US\$ 400,-

POOL MAINTENANCE

All pool maintenance is professionally handled by the Golden Rock Resort. Each private pool is serviced twice per week, ensuring consistently high water quality and optimal performance. Services include cleaning, debris removal, inspection of pumps and filters, and regular water testing for pH, chlorine, and alkalinity. Where necessary, chemical levels are precisely balanced and all maintenance activities are carefully logged.

This structured approach guarantees a clean, safe, and well-maintained pool at all times – without any effort from the owner.

The monthly pool maintenance fees are as follows:

Standard pool 4 x 8 m (13,1 ft x 26,2 ft) : US\$ 450,- (Exclusive Chemicals)

Large pool 5 x 10 m (16,4 ft x 32,8 ft) : US\$ 525,- (Exclusive Chemicals)