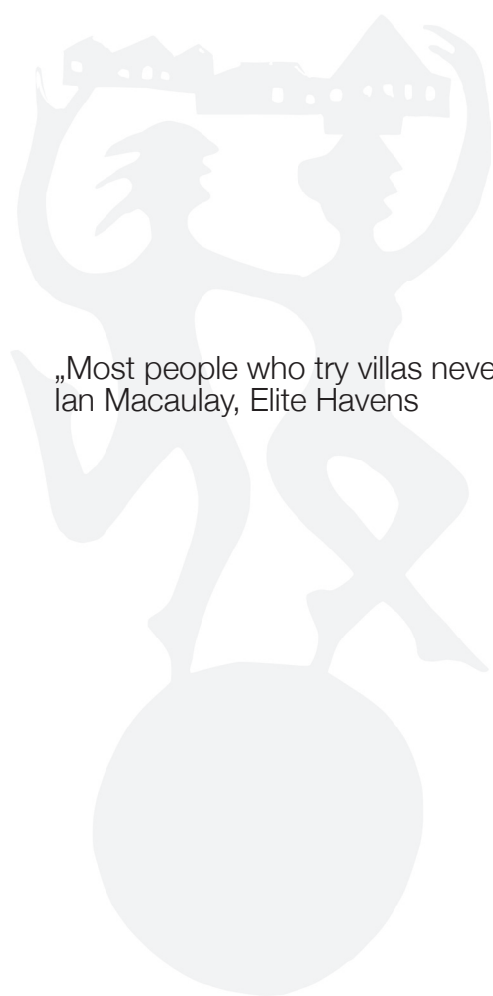


FACTSHEET
RED ROCK VILLA & SPA

www.redrockvilla.com



„Most people who try villas never go back to hotels.“
Ian Macaulay, Elite Havens

SECURITY ON VIRGIN GORDA

Virgin Gorda is a small island with 3,930 inhabitants, most of the local population are Christians. There is no religious tensions, no fundamental movements and no bomb threats. Safety is guaranteed in all areas, locations and beaches.

Tourists can enjoy their holidays in a crime-free surrounding.

LOCATION

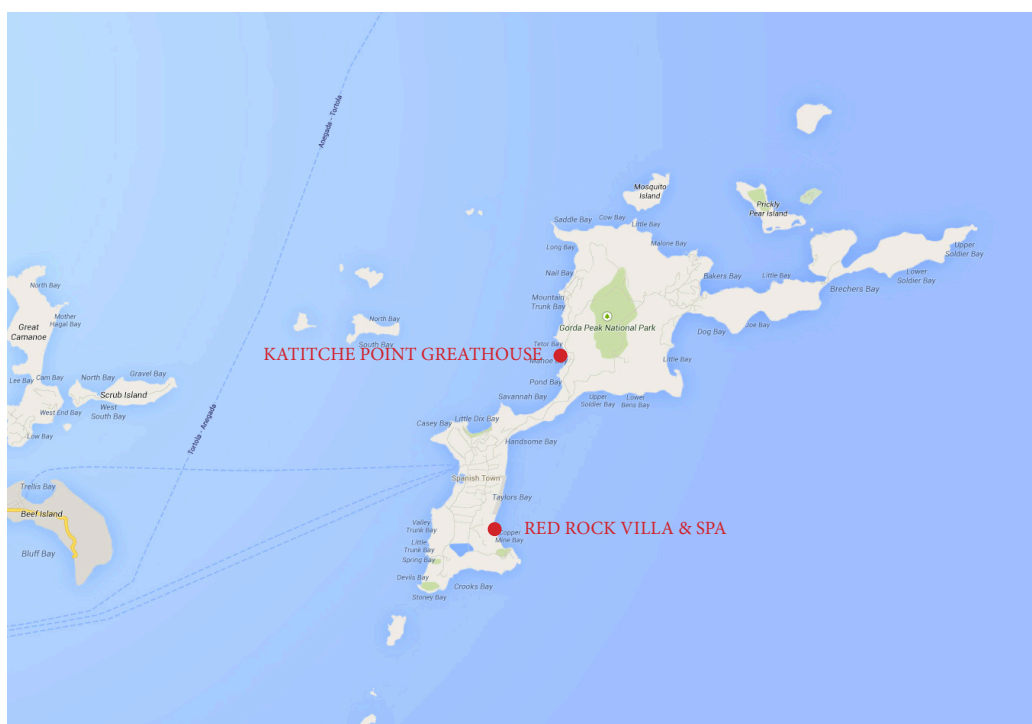
RED ROCK VILLA & SPA is the sister-villa of the renowned rental villa KATITCHE POINT GREATHOUSE on Virgin Gorda, British Virgin Islands, Caribbean. RED ROCK VILLA & SPA is open for rentals since August 2013.

RED ROCK VILLA & SPA is located on the magnificent shoulder of Princess Quarters, located in the southern Valley region, near the famous The Baths and the historic Copper Mine Ruins. The villa offers views over two oceans, to the south-west over the Sir Francis Drake Channel and the Atlantic, to the north-east over Taddy Bay and the Caribbean Sea.

RED ROCK VILLA & SPA's location at the end of a dead-end road offers total privacy and tranquility.

RED ROCK VILLA & SPA at Princess Quarters is located very convenient with

- a 10 minutes drive to the airport Virgin Gorda VJ
- a 10 minutes drive to the ferry dock and marina
- a 5 minutes drive to the next supermarket
- a 5 minutes drive to the beach of Spring Bay
- a 10 minutes drive to the beach of The Baths and Devil's Bay
- a 15 minutes drive to the beach of Savannah Bay
- a 5-10 minutes drive to excellent restaurants and bars



ARCHITECTURE AND LAYOUT OF THE VILLA

The architect of RED ROCK VILLA & SPA is Hubert Horbach, Germany.

The pyramid-shaped roofs are following the architecture of KATITCHE POINT GREATHOUSE with high ceilings, giving all rooms a natural ventilation.

The villa is designed around an atrium with a beautifully landscaped **courtyard** and **a koi fish pond and outdoor dining area**.

The **mainhouse** is a two storey building with

- a professional equipped kitchen, indoor dining, living room on the 1st floor
- TV-room on the second floor

The **Spa-area** is located in a separate building with

- Spa room with 2 massage tables
- Spacious coral lime stone shower with overhead DORNBRACHT rain-shower and massage jet showers
- Outdoor Spa garden with SUNDANCE Jacuzzi for 6 persons
- Double lounge and relaxing chairs

The **3 bedroom-suites** are situated in adjacent building. All have private verandahs.

- “Taddy Bay Bedroom” and “Coppermine Bay Bedroom” are overlooking the pool and the Caribbean Sea
- “Two Oceans Bedroom” (Masterbedroom) is overlooking the Atlantic Oceans and the Caribbean Sea.

The **pooldeck and pool** can be reached from two sides of the villa.

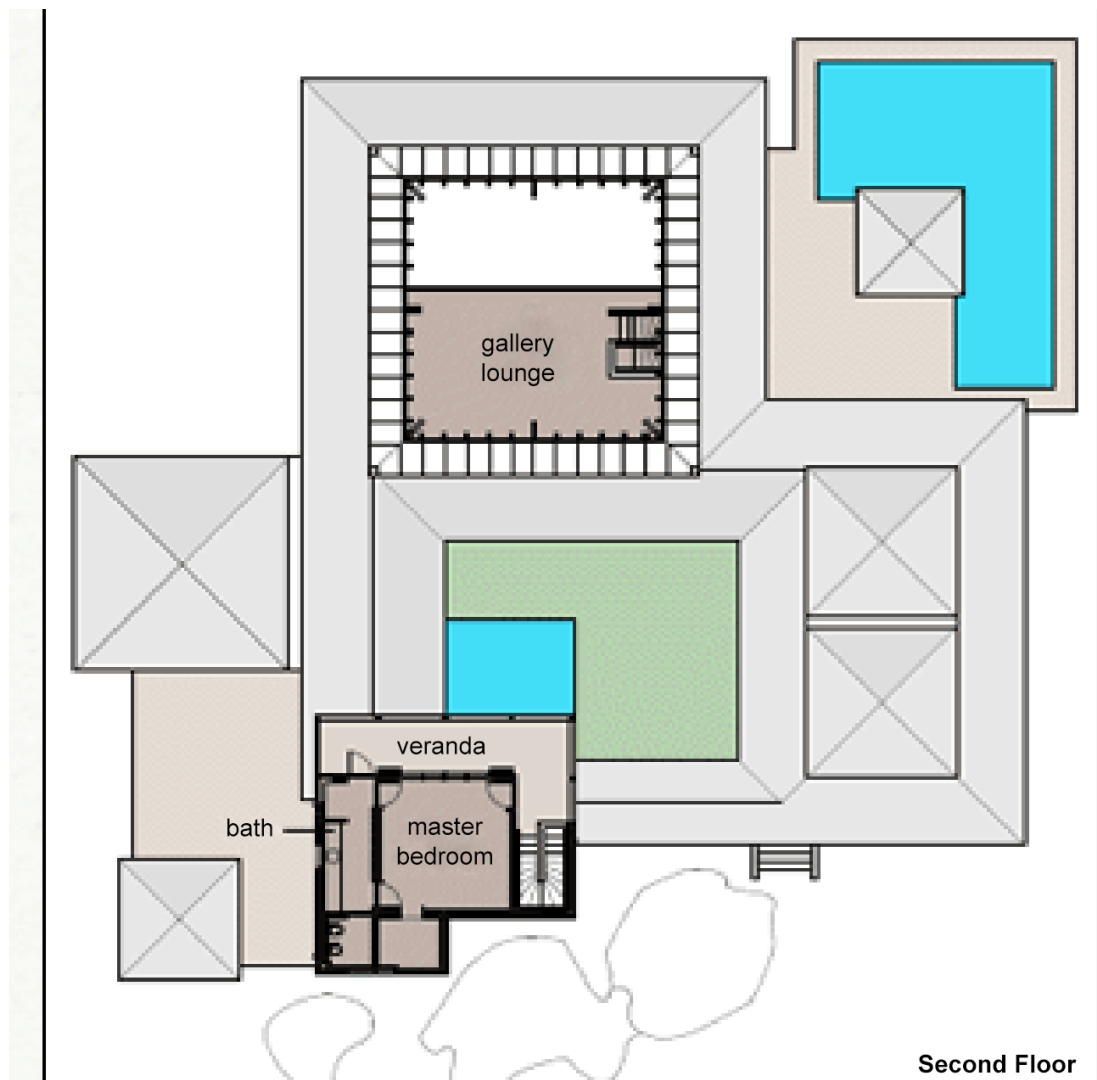
A **Concierge Service Office** is located in a separate building outside of the villa.

The Villa Concierge can be met there on appointment for assisting the guests with any holiday detail plans. Car Parc for 2 vehicles right in front of the villa entrance.



FLOORPLANS AND ROOM SIZES

TOTAL LIVING SPACE	1.067 square meters / 11.490 square feet
MAIN HOUSE 1ST FLOOR Kitchen, indoor dining, living	218 square meters / 2.350 square feet
MAIN HOUSE 2ND FLOOR TV-Room	50 square meters / 538 square feet
OUTDOOR AREAS Verandahs, patios, pooldeck	494 square meters / 5.319 square feet
POOL	9 x 12 meters / 29 x 37 feet
Taddy Bay Bedroom + Bath	40 square meters / 430 square feet
Coppermine Bedroom + Bath	40 square meters / 430 square feet
Two Oceans Bedroom + Bath + Walk-in Closet	50 square meters / 538 square feet
Pyramid Spa-Room + Bath	60 square meters / 645 square feet
Pyramid Garden with Jacuzzi	60 square meters / 645 square feet



ROOM DESCRIPTIONS

Main House Kitchen

- Coral lime floor
- Ceiling fans
- Custom made built-in teak cupboards
- All counters teak or stainless steel
- Kitchen bar with bar stools
- 2 VIKING wine cooler fridges, filled with an international selection of wines and champagne for guest purchase
- 1 VIKING fridge and freezer (ice cube maker)
- 1 professional ice cube maker (basement)
- 1 VIKING bottle fridge
- 2 BOSCH dish washers
- 1 VIKING stove with 6 gas burners
- 2 VIKING ovens
- 1 VIKING microwave
- DIBBERN Fine Bone China Dinnerware
- NACHTMANN glas dishes and bowls
- RIEDEL glasses, wineglasses
- WMF pots, pans, kitchen knives
- WMF cutlery
- Baking pans, pizza pans
- NESPRESSO coffeemaker, regular coffeemaker
- Toaster, blender
- Kitchen Aid free standing mixer

Main House Living Room

- coral lime floor
- ceiling fans
- 2 sofas, finest rattan from Bali, with leather seats & silk cushions
- 2 sofa-chairs, finest rattan from Bali, leather seats & silk cushions
- BOSE stereo system
- Music CDs
- Library

Main House Indoor Dining

- Coral lime floor
- Ceiling fans
- 3 meters long, solid teak table from Bali
- 6 comfortable teak dining chairs
- Dimmable chandelier above the dining table

Mainhouse Outdoor Dining

- Coral lime floor
- Ceiling fan
- Round teak dining table, 6 chairs in a covered, shaded area

Main House TV-Room

- Wooden floor
- Ceiling fans
- Sofas and chairs from Bali
- 65 " SAMSUNG TV
- Blue Ray DVD
- DVD-movies
- Satellite dish
- BOSE Stereo surround system

Pooldeck

- Teak flooring
- Storage counter for snorkeling gear and beach toys

Pool

- Horizon-edged pool
- Fully tiled with German BUCHTHAL-tiles
- High-tech ionization filters, clean, clear and fresh pool water due to filtration going 24/7 all year
- night lights for illumination
- Illuminated by automatically changing colours at night

Spa-Room (certified Indian Spa-therapists come on appointment)

- Coral lime stone floor
- Ceiling fans
- BOSE player, Spa-music CDs
- Fridge with assortment of mineral waters and juices
- 2 massage tables
- Built-in coral lime stone shower with DORNBRACHT overhead rain-shower, massage jets
- Outdoor Spa-garden with SUNDANCE Jacuzzi for 6 persons
- SCHWINN IC2 Indoor Cycling Bike - simulates real-life cycling feel of an outdoor bike

Taddy Bay Bedroom & Coppermine Bay Bedroom

- Coral lime stone floor
- AC and ceiling fans
- King size teak bed
- Latex matrass
- Non-allergic washable pillows
- High-end Egyptian cotton bedlinens, custom made by EGE, Germany
- Built-in cupboard with safe box
- Private veranda
- TOTO toilet and bidet
- Built-in coral lime stone shower
- Natural granite stone handwash basin from Bali
- DORNBRACHT faucets, rain shower, shower appliances
- French DESCAMPS towels
- French DESCAMPS Beach Towels
- French CLARINS bathroom amenities
- Beach Totes

Two Oceans Bedroom (Masterbedroom-Suite)

- as bedrooms before
- special: Walk-in closet
- special: BOSE stereo player

Villa Entrance Area : Concierge Office (in front of the house, in front of the main entrance)

- guest meeting area
- Air condition
- Phone, fax, internet
- WiFi, covering all villa areas, complimentary service

Villa Entrance Area: Car Park

- Car parc for 2 vehicles right in front of the villa

Gardens

- Landscaping by Minines Landscaping, Tortola, BVI
- Lush tropical gardens with huge palm trees

Generator House, Cisterns

- Back-up electricity generator
- Back-up water cisterns and water tanks

Personalized Guest Services

- Pick up on arrival service, assistance on departure
- Maid & Housekeeping
- Villa Concierge Services
- Pool & Maintenance
- Villa Laundry, Personal Laundry
- Shopping on arrival
- Complimentary Welcome Bar
- Complimentary Kitchen Basics
- Complimentary Household Supplies
- Private chef cooking
- In-villa-spa-service
- Complimentary French CLARINS bathroom amenities
- Complimentary High Speed Internet, WiFi, Phone Calls: local and international
- Guided island-tour by the villa concierge (half day/full day)

Pick-up on arrival service

- Villa concierge greets the guests on arrival at Virgin Gorda airport or ferry dock/marina
- Accompany to the villa
- Luggage transportation by villa's service truck

Maid & Housekeeping

- Comprehensive, daily, full-day maid services
- Service hours adjusted to guests need for privacy and service

Villa Concierge Services

- Villa concierge can be reached via phone or email, the villa concierge can be met on appointment at the villa's concierge office
- Check-in, check-out
- All details plannings during guest's vacation (rental car, excursions, watersports, restaurants etc)

Pool Maintenance, Villa Maintenance

- The villa maintenance and service manager takes care of the pool and all extensive facilities and service machines continuously
- If needed, the maintenance manager is available 24/7

Villa Laundry, Personal Laundry

- Bathroom towels and beach towels are changed daily
- Bedlinens are – if not requested differently- every other day
- Personal laundry will be taken care of according to needs – this is a complimentary service

Shopping on arrival

- Stocking up the fridge according to guests shopping list
- Handling fee of 25% of the grocery bill

Complimentary Welcome Bar

- The bar will be stocked up according to guests needs, including Champagne, wines, beers, soft drinks, juices, water
- An assortment of snacks
- An assortment of fruits

Complimentary Kitchen Basics

- NESPRESSO capsules
- Teas, coffees, coffee filters
- Spices, salt, sugar, flour, oil, vinegar
- Aluminium foil, cling wrap, kitchen paper towels, napkins, straws

Complimentary Household Supplies

- All household supplies for the entire stay will be provided

Private Chef Cookings

- Private chef cookings can be arranged on request and on additional charge
- Local cuisine, gourmet cooking, buffets, barbecues
- Private chef Services need to be arranged prior to arrival

In-villa Spa Services at the villa's Spa-room

- Therapists come on appointment
- Indian natural doctors and therapists for massages, personalized treatments according to specific needs and requests
- Facials with DECLEOR products
- Manicure, pedicure (OPI-products)
- Private yoga lessons
- Aromatherapy scented Jacuzzi

Complimentary French CLARINS bathroom and Spa-amenities

- Full range of high-end CLARINS bathroom products,
- Full range of high end CLARINS Spa-products (includes bodypeeling, body-oil, body-splash)

Phone, Fax, internet, WiFi

- Local and international phone calls are complimentary
- Complimentary fax at the Concierge Office
- Complimentary internet and WiFi

Pleasures and Complimentaries included in the rental price

***** Private Plane Charter FLY BVI included *****

Arrive on island in style!

(minimum of 7 nights stay required)

- **2017-Special: Private Plane Charter for connecting flights between Virgin Gorda (VIJ) and St. Thomas (STT) or private boat charter between Virgin Gorda and St. Thomas, US Virgin Islands**
- Meet and greet on arrival on Virgin Gorda and accompany to the villa by the villa concierge
- Luggage transportation to the villa by the villa's service vehicle
- **Rental car(s) to suit your group comfortably, Wrangler Jeep 007 James Bond Edition or comparable vehicle(s)**
- Welcome-on-arrival-bar, customized to your request (water, juice, softdrinks, beer, wine, spirits, champagne)
- Welcome-on-arrival gourmet dinner by a private chef *or alternatively* voucher for Virgin Gorda's in-restaurant COCOMAYA
- Comprehensive concierge services (via phone, email or on appointment at the villa)
- Daily, full day maid services - service hours can be adjusted to your request for privacy and service
- Maid service includes cleaning of the mainhouse, all bedrooms, villa laundry, breakfast assistance
- Daily change of bathroom- and beach towels
- Stand-by maintenance services
- Free internet and WiFi (stable satellite connection)
- Free local and international phone calls from the villa's IP VONAGE system
- Teas, coffees, NESPRESSO capsules
- Basic kitchen supplies (sugar, salt, spices, vinegar, oil, flour etc.)
- All household supplies
- **Shopping on arrival service** (just pay for the groceries you ordered with us)
- **Spa-package for treatments at the villa's Spa-Suite customized to your request (massage, facial, manicure, pedicure, yoga)**
- Scent capsules for SUNDANCE Jacuzzi
- Luxurious French CLARINS bathroom supplies
- Assistance on departure by the villa concierge

RATES

Villa Rental Rates in **Low Season: April 22 – December 19, 2017**
for exclusive use of RED ROCK VILLA & SPA
for one party at a time (up to 6 people)

Villa occupancy	Rates per night and per person
2 guests	US \$ 650
4 guests	US \$ 550
6 guests	US \$ 450

Villa Rental Rates in **Christmas Season: December 18 – January 7, 2018**
for exclusive use of RED ROCK VILLA & SPA
for one party at a time, minimum rental time 7 nights

Villa occupancy	Rates per night
2 guests	US \$ 4.000
4 guests	US \$ 5.000
6 guests	US \$ 6.000

Villa Rental Rates in **High Season: January 8 – April 22, 2017**
for exclusive use of RED ROCK VILLA & SPA
for one party at a time (up to 6 people)

Villa occupancy	Rates per night and per person
2 guests	US \$ 700
4 guests	US \$ 600
6 guests	US \$ 500

PACKAGES on request.

PAYMENT CONDITIONS

- 50 % down payment at time of booking
- 50 % balance payment 60 days prior to arrival
- Government Tax (10 %) and Operations- and Resort Fee (9 %) is due at the end of stay
- we accept VISA, Mastercard, American Express
- for a wire transfer to our account: 2 % discount
- no security deposit required