



LAUGHING  WATERS

LUXURY, EXCLUSIVITY & SERENITY

Welcome to Laughing Waters

An unparalleled realm where luxury, exclusivity and serenity converge to redefine Caribbean living. Nestled within the esteemed enclave of Sandy Lane, famed local architect Larry Warren seamlessly blended quintessential Caribbean architecture with Palladian elegance, setting a new standard for opulence and refinement.





The estate effortlessly rivals the world's foremost luxury villas, occupying an expansive four acres adorned with 12 bedrooms spread across The Main House and The Guest Cottage.





*The beauty of
Laughing Waters is...
you can be as
secluded or as social
as you choose.*

Unprecedented Grandeur

Your view is first graced by the arrival courtyard which is the main point of entry for The Main House. Immediately, you grasp that there is nothing else quite like Laughing Waters. Monumental in scope and breathtaking in its Palladian elegance, this home houses eight luxuriously furnished and spacious bedrooms, an expansive pool deck and lounge area, a whimsical Tree House dining area, a media room which doubles as a children's playroom as well as a private office.

- Immaculately landscaped gardens
- Office and Sitting Room attached to primary suite for guest use
- Magnificent Pool Pavilion which serves as a recreational and social hub
- Children's play room and entertainment area
- Powder room
- All bedrooms ensuite
- Fully Serviced Kitchen
- Butler's Pantry
- Integrated audio system with various music services
- Tree House dining area







The Heart of Entertainment

From The Main House, wander through the sprawling Asian-inspired gardens, surrounded by tranquil koi ponds to the epicenter of entertainment: The Great House. Here, formal dinners are hosted and champagne glasses clink in celebration within The Great Room, where a grand piano takes center stage. The Great House is home to a cinema, perfect for hosting movie nights or pre-dinner cocktails in the Art-Deco bar. The terrace invites silver service al fresco dining under the stars of the Caribbean night sky.

- Art-deco bar
- Fully equipped state of the art gym
- Asian-Inspired garden by architect Arabella Lennox Boyd
- Outdoor entertainment area
- Powder room
- Grand piano
- Integrated audio system with various music services
- State-of-the-art cinema with a 145" screen with surround sound
- Al fresco dining
- Beautifully positioned terraces





The Guest Cottage

Toward the southern expanse of the property lies The Guest Cottage, a secluded hideaway within Laughing Waters. Boasting its own private entrance, the cottage features an additional four en-suite bedrooms designed for ultimate comfort. Indoor-outdoor living spaces, a fully-equipped kitchen, and a discreetly tucked-away office provide an additional layer of convenience and privacy.

- Beautifully decorated indoor living and dining area
- Integrated audio system with various music services
- Beautifully positioned terraces
- Private office
- Private vehicle access
- Four luxuriously furnished en-suite bedrooms
- Outdoor entertainment area
- Powder room
- Fully equipped kitchen







Property Overview

Main House & Great House

- An eight (8) bedroom, all ensuite Main House Large Swimming Pool Pavilion, and lounge area
- Al fresco dining
- A Great House – for entertainment
- Water features throughout the grounds
- Fully equipped air-conditioned Gymnasium
- Air-conditioned Cinema with 145” screen with surround sound
- Children’s playroom and entertainment area
- Private Office off master bedroom
- Full serviced kitchen
- Butler’s Pantry
- Powder rooms
- Staff facilities
- Offered Furnished

Cottage

- A four (4) bedroom, all ensuite rooms
- Fully self contained
- Integrated Sound system throughout the cottage
- Fully equipped kitchen
- Powder room
- Private office
- Private vehicular access
- Outdoor entertainment areas
- Dedicated beach access to Sandy Lane Beach

Area

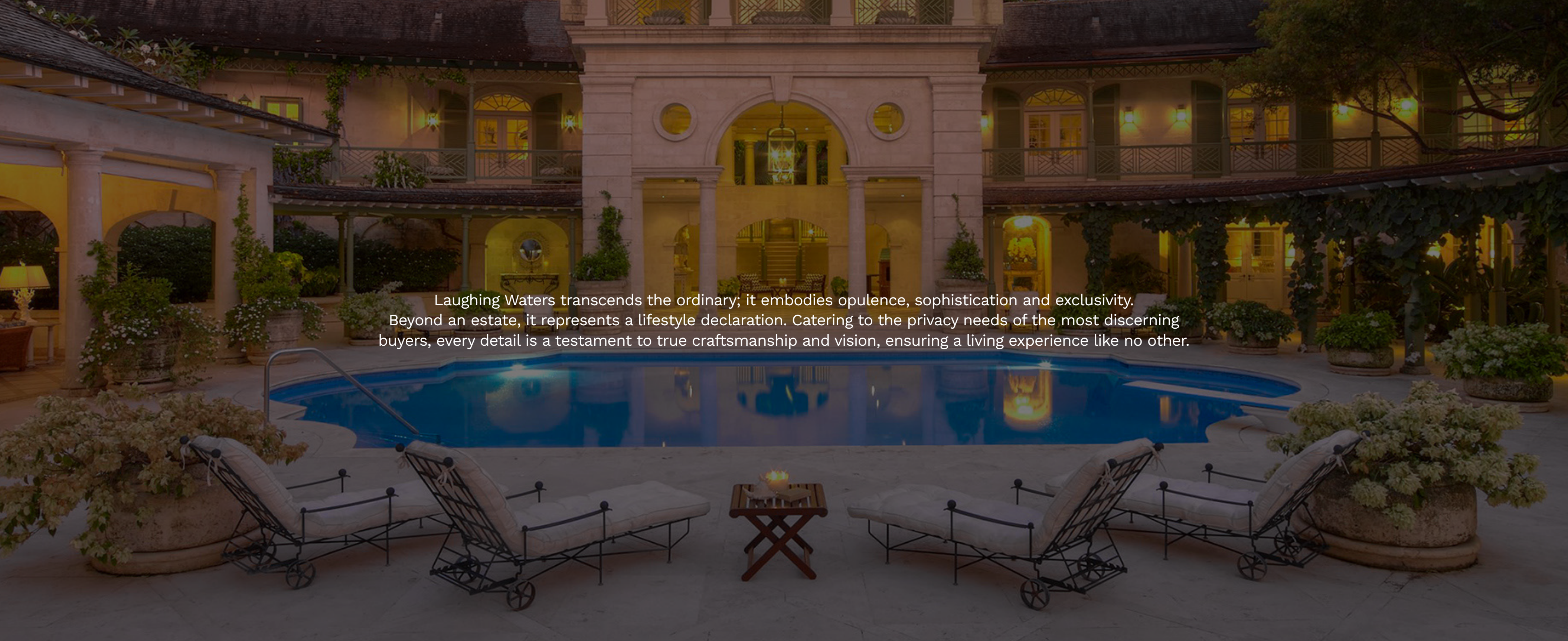
Floor Area

Main House:	22,581 sq ft
Great House:	9,080 sq ft
Guest Cottage:	6,052 sq ft

Land Area

4 acres



A wide-angle photograph of a grand, multi-story building with a courtyard. The building features classical architectural elements like arches, columns, and balconies. The courtyard is illuminated at night, with warm lights from the building and a central fire pit. In the foreground, there is a swimming pool with lounge chairs and a small table. The overall atmosphere is one of luxury and elegance.

Laughing Waters transcends the ordinary; it embodies opulence, sophistication and exclusivity. Beyond an estate, it represents a lifestyle declaration. Catering to the privacy needs of the most discerning buyers, every detail is a testament to true craftsmanship and vision, ensuring a living experience like no other.

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For more information, contact:

Sir Paul Altman, Kt

+1 (246) 537-0855 | +1 (246) 537-0840

realestate@altmanbarbados.com



The information provided in this brochure is accurate and reliable to the best of Altman Real Estate's understanding. Please be aware, this information may undergo revisions or updates.