

# CAPANNA LUSSA

Ocean Club Estates, Paradise Island, The Bahamas

\$9,200,000



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## Ocean Club Estates, Paradise Island

### US\$9,200,000

## About Capanna Lussa

This modern Asian inspired waterfront villa is situated in the luxurious gated community of Ocean Club Estates, Paradise Island. Designed by world-renowned architect Yianni Skordas, "Capanna Lussa" combines the principles of Feng Shui, bringing the universe, elements of the earth and humanity all together under one roof. The home is designed to connect you with your inner peace with two open-aired atrium zen gardens and 6 bedrooms all with water views and retracting sliding doors that promote indoor/outdoor island living at its best. This magnificent residence has a stunning glass wall infinity pool and private 50 ft (15 m) dock that overlooks the harbour and canals of this exclusive gated enclave. Ocean Club Estates features an 18-hole championship golf course designed by Tom Weiskopf, tennis courts and a private beach club on the world-famous Paradise Beach. Ocean Club Estates residents also enjoy VIP access to the facilities at the iconic Atlantis Resort & Casino and the Four Seasons Ocean Club Resort. This home qualifies the buyer for an accelerated Bahamas permanent residency.

### LOCATION

ISLAND	Paradise Island
AREA	Ocean Club Estates
PROPERTY TYPE	Single Family Home
LOT SIZE	0.75 acres (32,670 ft <sup>2</sup> )
GPS	Latitude: 25.078471
COORDINATES	Longitude: -77.292551

### INTERIOR

TOTAL BEDROOMS	6
TOTAL BATHROOMS	7.5
RECEPTION ROOMS	OPEN PLAN
LIVING AREA	7,500 ft <sup>2</sup> (697 m <sup>2</sup> )

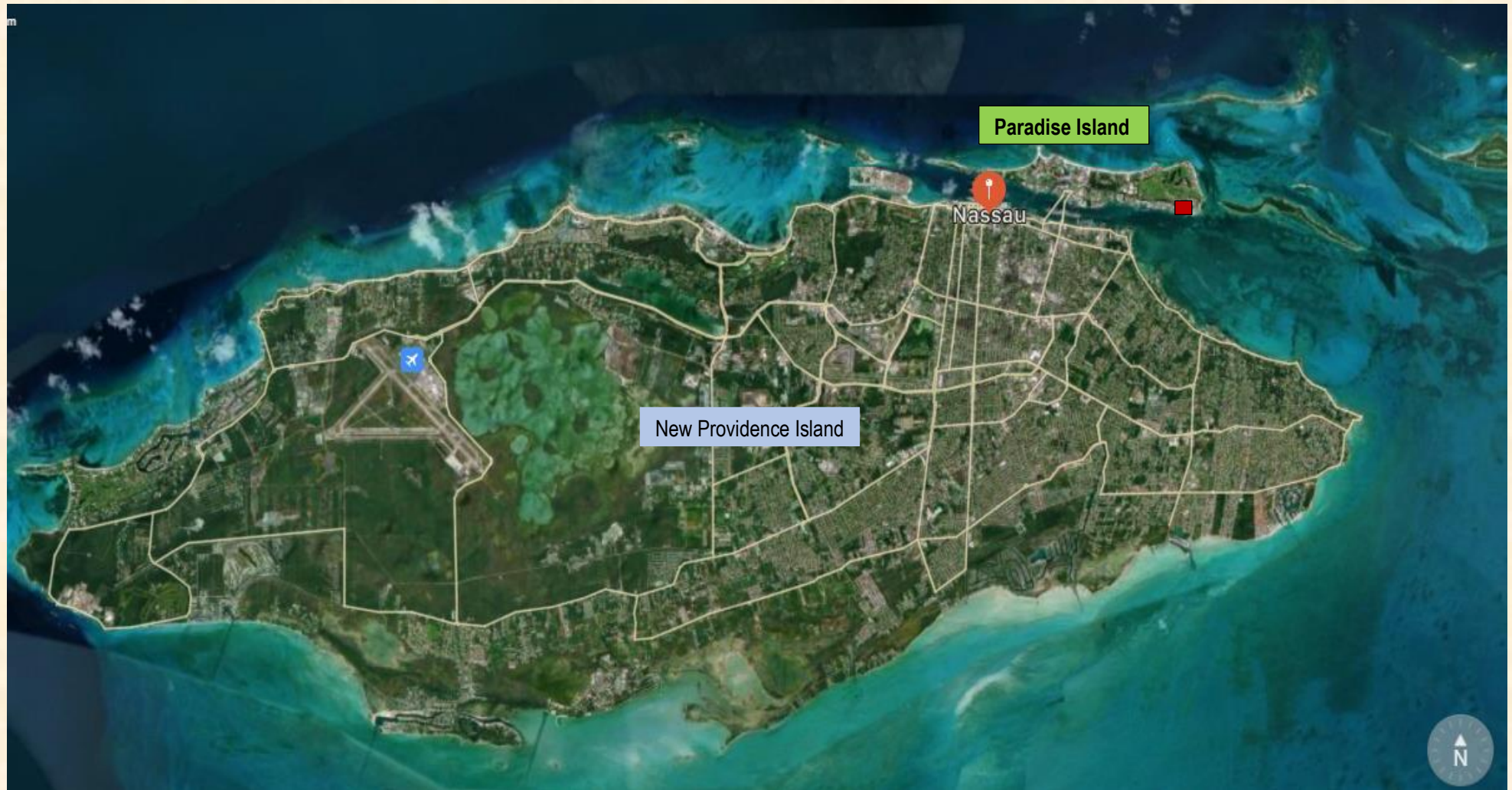
### FEATURES

- Beautiful harbour & ocean views
- Canal front
- Gated community
- Designed using Feng Shui
- Furnished
- Central A/C
- Swimming pool
- Boat dock – 50 ft (15 m)
- Large balconies/Large patio
- Zen gardens
- Security system
- Community has beaches, beach club, golf course, 24 hr security, restaurant and tennis courts
- Restaurants, bars, casino, nightlife, marina, historic attractions, fishing, golf, bank, food store, marine park, ferry departures, dolphin adventure, shopping and other activities nearby
- 5 min drive to private & public hospitals
- 10 min drive to downtown Nassau
- 20 min drive to Cable Beach
- 35 min drive to int'l airport & private airfield



# SATELLITE LOCATION

## CAPANNA LUSSA, Ocean Club Estates, Paradise Island



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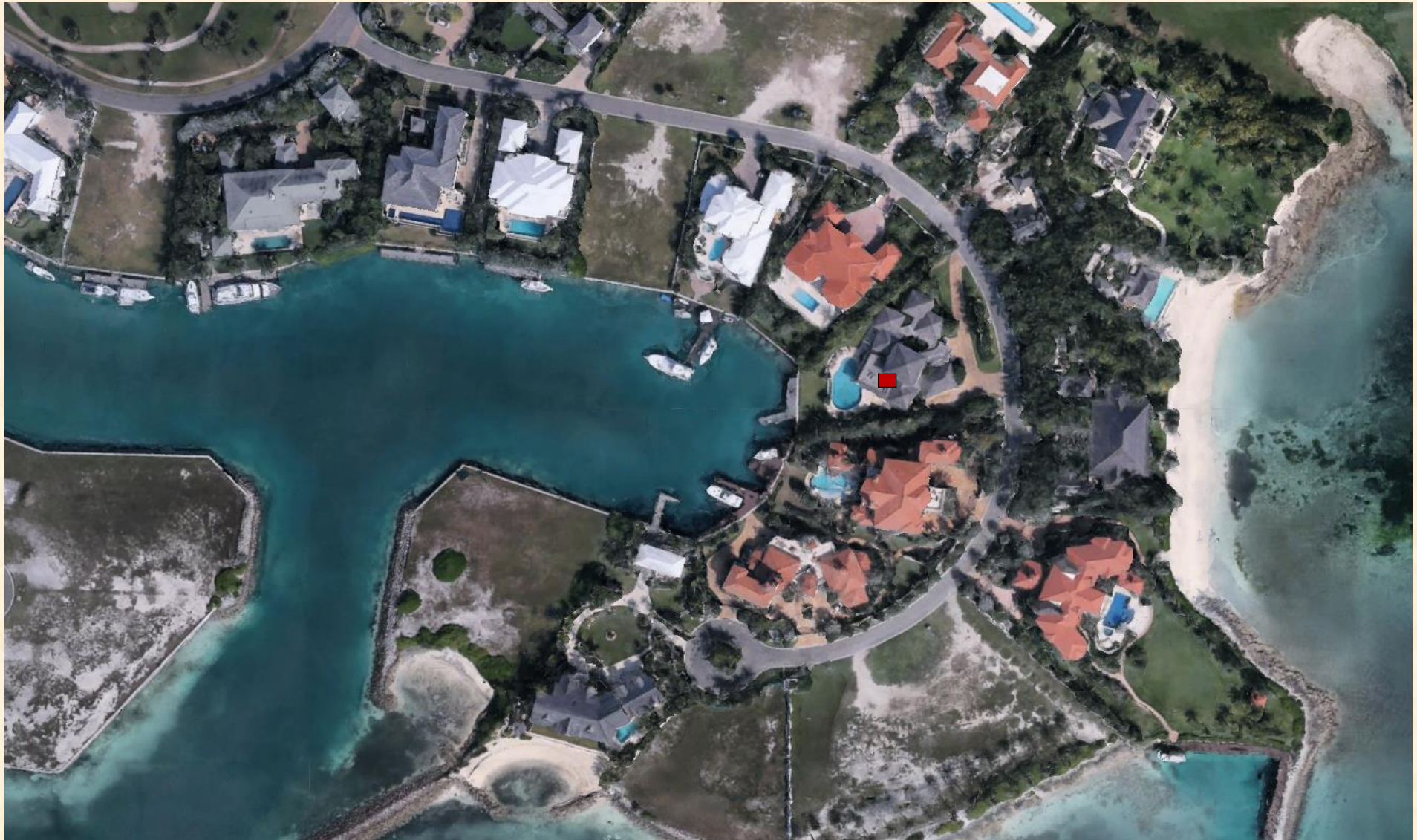
## CAPANNA LUSSA, Ocean Club Estates, Paradise Island



**SATELLITE LOCATION**  
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# SATELLITE LOCATION

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**The Commonwealth of The Bahamas** is an English-speaking democratic country and an archipelago of approximately 700 islands and 2,000 cays (pronounced keys) located in the North Atlantic Ocean. Situated 50 miles (80 km) off the southeast coast of Florida and continuing in a southeastwardly direction for about 750 miles (1,207 km), The Bahamas is also just north of the Caribbean islands of Cuba and Hispaniola (Haiti and the Dominican Republic). Nassau, the capital city is located on the island of New Providence in the Central Bahamas. The country is a coral archipelago, and limestone is the primary rock composition of the islands. With 5% of the Earth's coral, no rivers or mountains, the waters surrounding The Bahamas are virtually silt free resulting in some of the clearest waters on the planet.

**COUNTRY DATA**

LAND AREA:	5,358 sq miles (13,877 km <sup>2</sup> )
TOTAL TERRITORY AREA:	180,000 sq miles (466,198 km <sup>2</sup> )
POPULATION (est 2024):	415,000
CLIMATE (Sub Tropical):	Temps rarely go below 15C/60F Temps rarely go above 32C/90F
INDEPENDENCE DATE:	10th JULY 1973
CAPITAL CITY:	Nassau, New Providence Island
NUMBER OF ISLANDS:	700
POPULATED MAIN ISLANDS:	30
HEAD OF STATE:	King Charles III
PRIME MINISTER:	Philip Davis
LANGUAGE:	English
CURRENCY:	Bahamian Dollar (B\$) (On par with US\$)
MAIN INDUSTRIES:	Tourism, Financial Services, Agriculture, Fisheries, Cement, Rum, Salt, Aragonite, Oil Transshipment, Pharmaceuticals and Polymers
GDP (est 2024):	\$14.39 billion
GDP per capita (est 2024):	\$35,600
INFLATION (est 2024):	2.4 %
UNEMPLOYMENT RATE:	8.8% (est 2024)

**TOP TEN REASONS TO INVEST IN THE BAHAMAS**

1. Just 50 miles (80 km) from USA giving proximity to major North American and Latin American financial centres.
2. Purchase a property for US\$1M, the buyer automatically qualifies to apply for a Bahamas permanent residency.
3. No local taxes on capital gains, inheritance, corporate and personal income, dividends, and interest.
4. Proactive incentives for investment
5. Same time zone as New York, Miami, and Toronto (EST)
6. Peaceful and stable democracy since 1729
7. Independent nation with compliant legislation and consultative legislative approach.
8. Highly trained industry professionals and an English-speaking workforce.
9. Essential public services and modern infrastructure
10. Ideal climate and lifestyle with many islands and cays to explore.

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