

# 113 OCEAN CLUB ESTATES

Ocean Club Estates, Paradise Island, The Bahamas  
\$13,780,000





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This one-of-a-kind waterfront Venetian style palace offers breathtaking ocean and Nassau harbour views. Located in the luxurious Ocean Club Estates community on Paradise Island, the villa's interior was designed by world renowned designer Steven Zelman, with an island/Euro contemporary flare. As you approach the property you are met with a hand-laid brick driveway that takes you to a majestic porte-cochère with 40 ft (12 m) pillars giving the home a grandiose feel. As you walk through the 15 ft (4.6 m) double mahogany door your breath is taken away by the 35 ft (10.7 m) cathedral ceilings and 30 ft (9 m) Palladian style windows that offer magnificent water views of your very own private marina and Nassau Harbour. No expense was spared in redesigning the home, from a 1 of 1 Mother of Pearl mantel, custom made New Zealand wool and India silk rugs, and custom 7 ft (2 m) chandeliers painted by Ferrari and adorned with crystals. The open plan floor design allows for guest to flow freely throughout the home and enjoy all the different entertaining areas the house has to offer. The main house consists of four bedrooms, additionally there are two very spacious private guest cottages each with its own kitchenette and walk-in closet and private porches that open to the lush, landscaped gardens. One of the most talked about features of the estate is its expansive back garden. Highlighted by an oversized swimming pool, a jacuzzi spa under a stone gazebo and your very own private marina dock that can accommodate boats up to 120 ft (36.6 m). 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 use of all the facilities at the Atlantis Resort & Casino and the Ocean Club Four Seasons Resort. Qualifies the buyer for an accelerated Bahamas permanent residency.

## LOCATION

ISLAND	Paradise Island
AREA	Ocean Club Estates
PROPERTY TYPE	Single Family Home
LOT SIZE	0.94 acres (40,946 ft <sup>2</sup> )
GPS COORDINATES	Latitude: 25.078125 Longitude: -77.299485

## INTERIOR

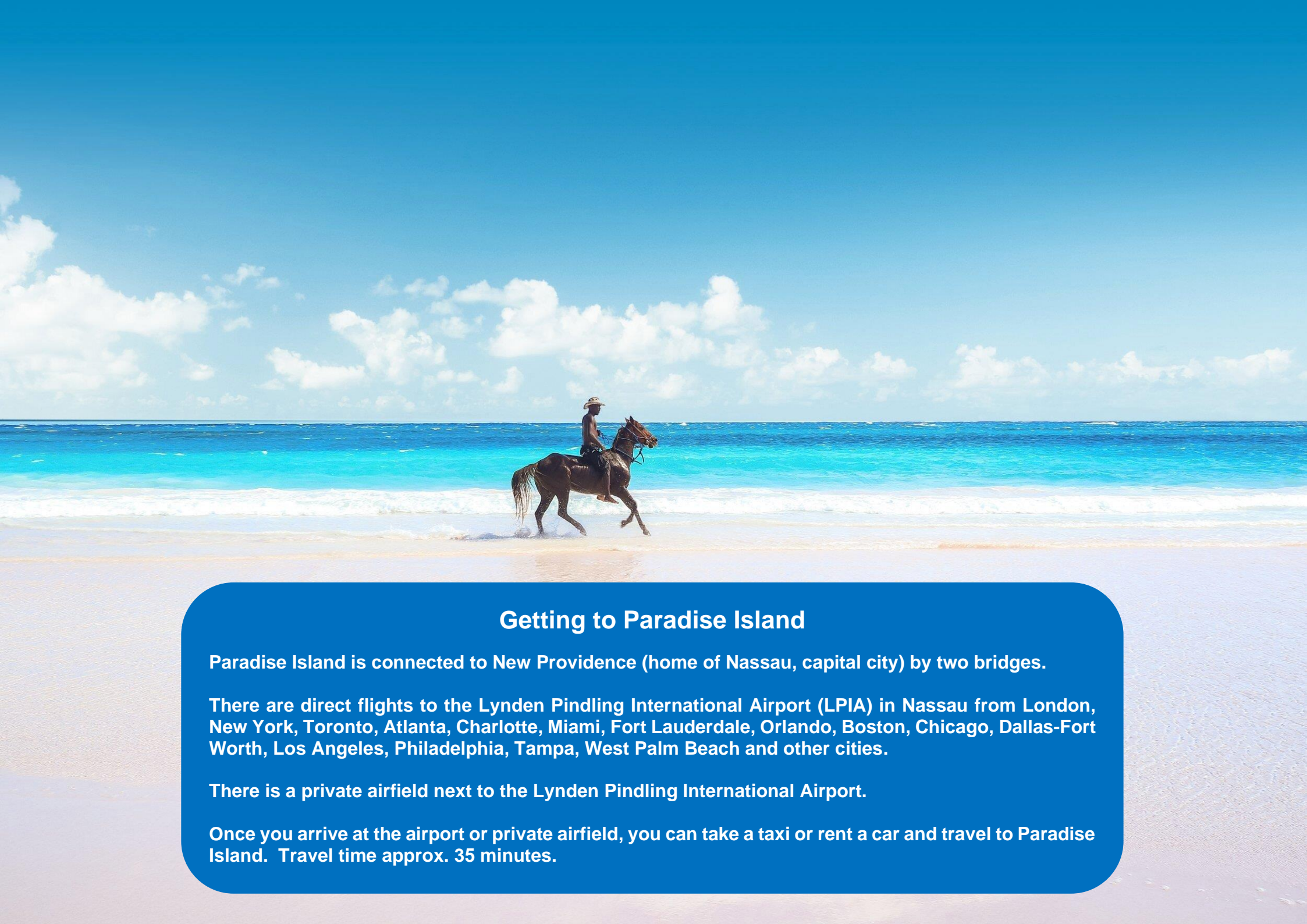
TOTAL BEDROOMS	6
TOTAL BATHROOMS	7.5
RECEPTION ROOMS	5
LIVING AREA	13,800 ft <sup>2</sup> (1,282 m <sup>2</sup> )

## FEATURES

<ul style="list-style-type: none"><li>• Waterfront</li><li>• Stunning ocean &amp; harbour views</li></ul>	<ul style="list-style-type: none"><li>• Garage/Office</li><li>• Security system/Sprinkler system</li></ul>
<ul style="list-style-type: none"><li>• Main House</li><li>• 2 Guest Cottages</li></ul>	<ul style="list-style-type: none"><li>• Gated community, 24-hour security, beaches, beach club, golf course, marina &amp; tennis courts</li></ul>
<ul style="list-style-type: none"><li>• Furnished</li><li>• Central A/C</li></ul>	<ul style="list-style-type: none"><li>• Restaurants, bars, casino, nightlife, marinas, attractions, fishing, golf, bank, shopping nearby</li></ul>
<ul style="list-style-type: none"><li>• Swimming pool/Jacuzzi spa</li><li>• Private marina dock – 120 ft (37 m)</li></ul>	<ul style="list-style-type: none"><li>• 5 min drive to private and public hospitals</li><li>• 10 min drive to downtown Nassau</li></ul>
<ul style="list-style-type: none"><li>• Gazebo</li><li>• Lush, landscaped garden</li><li>• Covered patio/Covered balconies</li></ul>	<ul style="list-style-type: none"><li>• 20 min drive to Cable Beach</li><li>• 6 min drive to helipad</li><li>• 35 min drive to int'l airport and private airfield</li></ul>







## Getting to Paradise Island

Paradise Island is connected to New Providence (home of Nassau, capital city) by two bridges.

There are direct flights to the Lynden Pindling International Airport (LPIA) in Nassau from London, New York, Toronto, Atlanta, Charlotte, Miami, Fort Lauderdale, Orlando, Boston, Chicago, Dallas-Fort Worth, Los Angeles, Philadelphia, Tampa, West Palm Beach and other cities.

There is a private airfield next to the Lynden Pindling International Airport.

Once you arrive at the airport or private airfield, you can take a taxi or rent a car and travel to Paradise Island. Travel time approx. 35 minutes.



## SATELLITE LOCATION

113 OCEAN CLUB ESTATES, Ocean Club Estates, Paradise Island





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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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