

THE REEF AT ATLANTIS CONDO

Atlantis, Paradise Island, The Bahamas

\$2,495,000



corcoran
CA CHRISTIE
BAHAMAS

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Atlantis Resort, Paradise Island

US\$2,495,000

About The Reef at Atlantis Condo

This spectacular 2 bedroom, 3 bathroom condo is located in the exclusive hotel residence known as The Reef at Atlantis on Paradise Island. This end-unit on the 16th floor has beautiful panoramic views of Nassau Harbour, stunning ocean views and spectacular sunsets. The condo is fully furnished with kitchenette, top of the line furnishes and amenities making it the ideal investment for a small family looking for a vacation home away from home. The Reef at Atlantis is a condo-hotel and owners can join the rental program allowing them to earn revenue from their unit when they are not there. Owners who join the rental program can use their condo for up to 90 days per year and will not have to pay the annual property tax. Reef owners also have exclusive access to a private gym, Starbucks Café, and an owners' concierge team. Other amenities include the Mandara Spa, Cain Pool, and Beach Club, the Atlantis waterpark & slides, numerous beaches & pools, high-end shops, many on-property restaurants, the Atlantis Casino, marina, and the Ocean Club Golf Course. Qualifies the buyer for a Bahamas permanent residency.

LOCATION

ISLAND	Paradise Island
COMMUNITY	The Reef at Atlantis
PROPERTY TYPE	Condo
GPS COORDINATES	Latitude: 25.085253 Longitude: -77.328178

INTERIOR

TOTAL BEDROOMS	2
TOTAL BATHROOMS	3
RECEPTION ROOMS	Open Plan
LIVING AREA	1,497 ft ² (139 m ²)

FEATURES

<ul style="list-style-type: none"> • Located at the iconic Atlantis Resort • The Reef is a condo-hotel • 16th floor unit/End unit • Ocean, beach and harbour views 	<ul style="list-style-type: none"> • The world-famous Atlantis Resort has restaurants, bars, casino, nightlife, marina, luxury stores, dolphins encounters, marina village, Aquaventure water park, special events and much more
<ul style="list-style-type: none"> • Fully furnished & Central A/C • Kitchenette/Covered balcony 	<ul style="list-style-type: none"> • Bank, food stores, golf, historic attractions, departures for excursions nearby
<ul style="list-style-type: none"> • Rental program (Condo owners can opt out if they wish) • Storm windows/Standby generator • Beachfront community 	<ul style="list-style-type: none"> • 7 min drive to private and public hospitals • 12 min drive to downtown Nassau • 20 min drive to Cable Beach • 35 min drive to int'l airport and private airfield
<ul style="list-style-type: none"> • The Reef owners have access to beach, private gym, concierge team, pool, Starbucks Café and other amazing amenities 	<ul style="list-style-type: none"> • Qualifies the buyer for a Bahamas permanent residency



SATELLITE LOCATION THE REEF, Atlantis, Paradise Island



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Reserved




MANDARA
— SPA —







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 ²)
TOTAL TERRITORY AREA:	180,000 sq miles (466,198 km ²)
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.

FRANZ HEPBURN
European Development Manager

Corcoran CA Christie Bahamas

Mob: +44 7818 064214

franz@corcoranac.com

corcoranac.com

corcoran
CA CHRISTIE
BAHAMAS