

GRAND ISLE TWO BEDROOM VILLA

Grand Isle Resort, Emerald Bay, Great Exuma, The Bahamas

\$839,000



corcoran

CA CHRISTIE
BAHAMAS

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Located at the amazing Grand Isle Resort in the picturesque Emerald Bay on Great Exuma, this 2-bedroom villa with 2.5 bathrooms is spread over two floors and has beautiful garden, marina, and ocean views. The 1,906 ft² (177 m²) interior living space has an exquisite design, gorgeous furnishings and 9' (2.7 m) ceilings throughout with crown moulding accents, and natural stone flooring. The first floor features the foyer area, and two en suite bedrooms. Bright and airy, the master suite has sliding glass doors that lead onto a covered terrace perfect for relaxing and enjoying the garden and ocean views. The spacious master bathroom has a whirlpool spa bath, shower, marble vanity tops and designer mirrors. Roomy and comfortable, the guest bedroom has a bathroom with marble vanity tops and custom wood cabinetry.

On the second floor, the inviting living area is accentuated by a tongue and groove Cypress ceiling. The 8' (2.4 m) French glass sliding doors lead to a private balcony with amazing garden, ocean and marina views. Enjoy preparing meals in the gourmet kitchen with solid granite countertops, top-of-the-line appliances and solid wood cabinets. This floor also has a powder room. Fully furnished, the 2-bedroom villa has cable TV, wireless internet access, central A/C, washer & dryer, dishwasher, and 115 ft² (11 m²) golf cart storage & owner storage. The terraces measure 294 ft² (27 m²).

Grand Isle is a AAA Four Diamond Award resort and amenities include a white sandy beach, beach club, infinity-edge pool, spa, restaurants, water sports, and fitness centre. A Greg Norman designed 18-hole golf course and a full-service marina are located next door.

Grand Isle Resort is a condo-hotel. The resort has a rental program for owners who wish to generate rental income when not there, and benefit from real property tax exemptions. While in the program, owners can only use their villas for 90 days per year. Owners can opt out of the rental program and would not have any restrictions on usage. If owners opt out, they will have to pay the annual real property taxes to the Department of Inland Revenue and cannot rent their villas privately. For more details, please let us know.

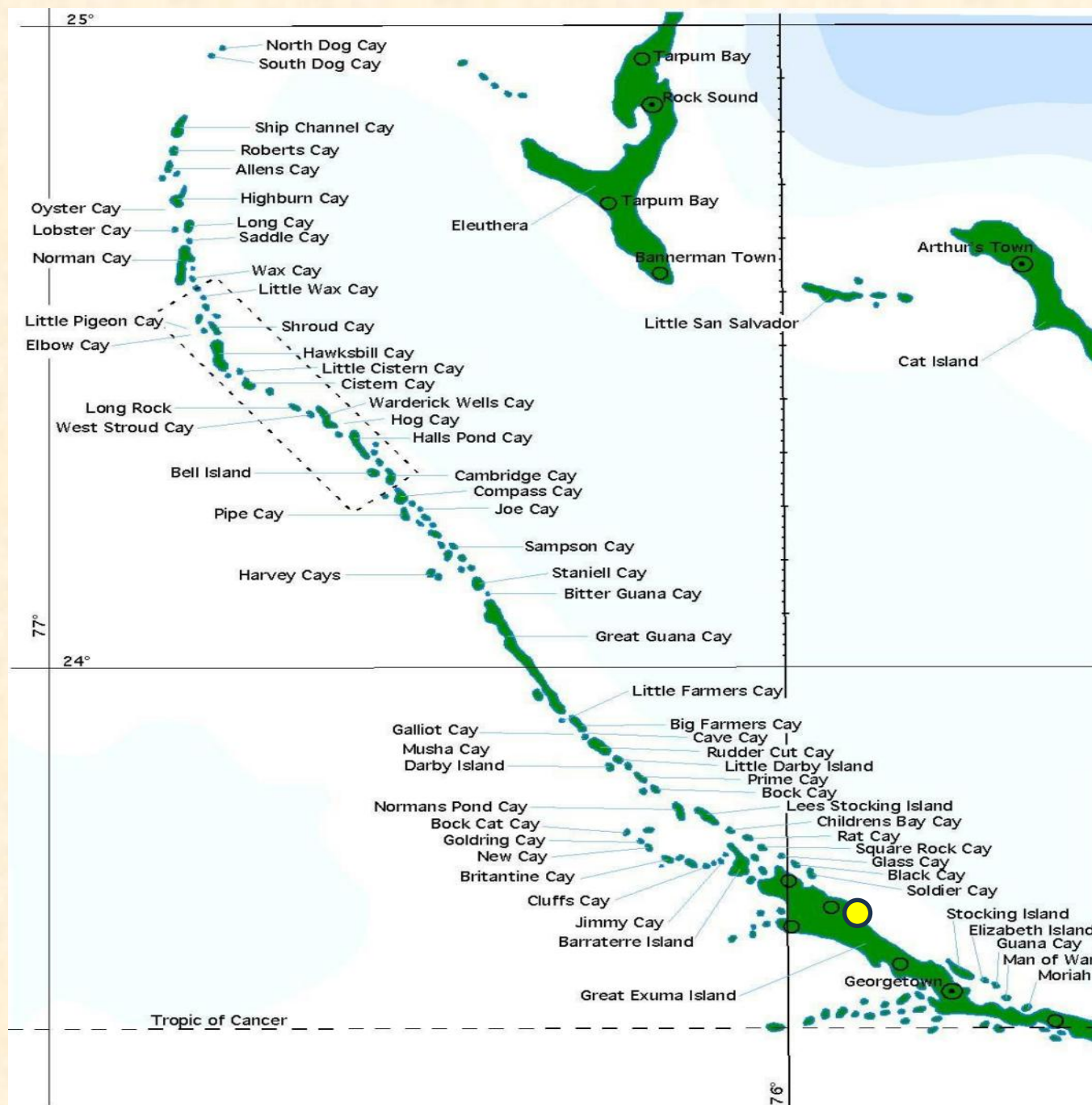
LOCATION		INTERIOR	
ISLAND	Great Exuma	TOTAL BEDROOMS	2
AREA	Emerald Bay	TOTAL BATHROOMS	2.5
COMMUNITY	Grand Isle Resort & Spa	RECEPTION ROOMS	OPEN PLAN
PROPERTY TYPE	Condo	LIVING AREA	1,906 ft ² (177 m ²)
GPS COORDINATES	Latitude: 23.628303		
	Longitude: -75.915079		

TOTAL ft ² (m ²)	
Interior Living Area	1,906 ft ² (177 m ²)
Terraces	294 ft ² (27 m ²)
Golf Cart Storage & Additional Storage	115 ft ² (11 m ²)
TOTAL	2,315 ft² (215 m²)

FEATURES & GETTING THERE	
• Ocean, marina, and garden views	• Greg Norman designed golf course and a full-service marina next door
• Short walk to a lovely white sandy beach	• Convenience store and restaurants nearby
• Fully furnished	• 25 min drive to Georgetown (main town) for banks, food stores, resorts, restaurants, bars, nightlife, shopping, attractions etc
• Central A/C	• 15 min drive to Exuma Intl Airport
• Balcony and covered terrace	• 40 min flight Georgetown to Nassau
• Fully appointed gourmet kitchen	• 75 min flight from Georgetown to Miami
• Washer & Dryer	• 2 hr 35 min flight Georgetown to Atlanta
• Golf cart storage	• 2 hr 45 min flight Georgetown to Charlotte
• Additional owner storage	
• Gated community with beach, beach club, restaurants, bar, spa, infinity-edge pool, fitness centre, water sports and rental program	



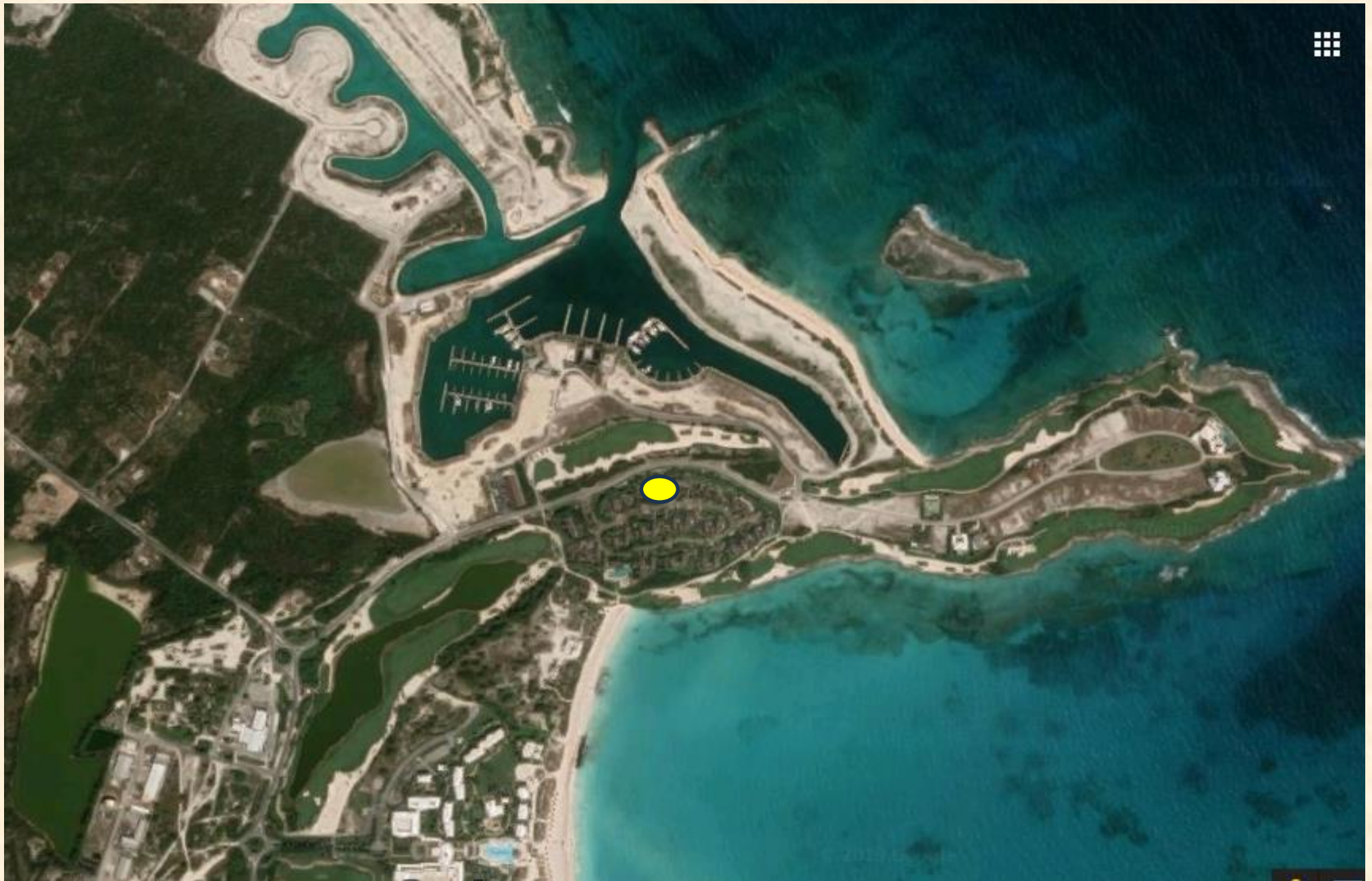
MAP OF THE EXUMAS



SATELLITE LOCATION
Grand Isle 2 Bed Villa, Emerald Bay, Great Exuma



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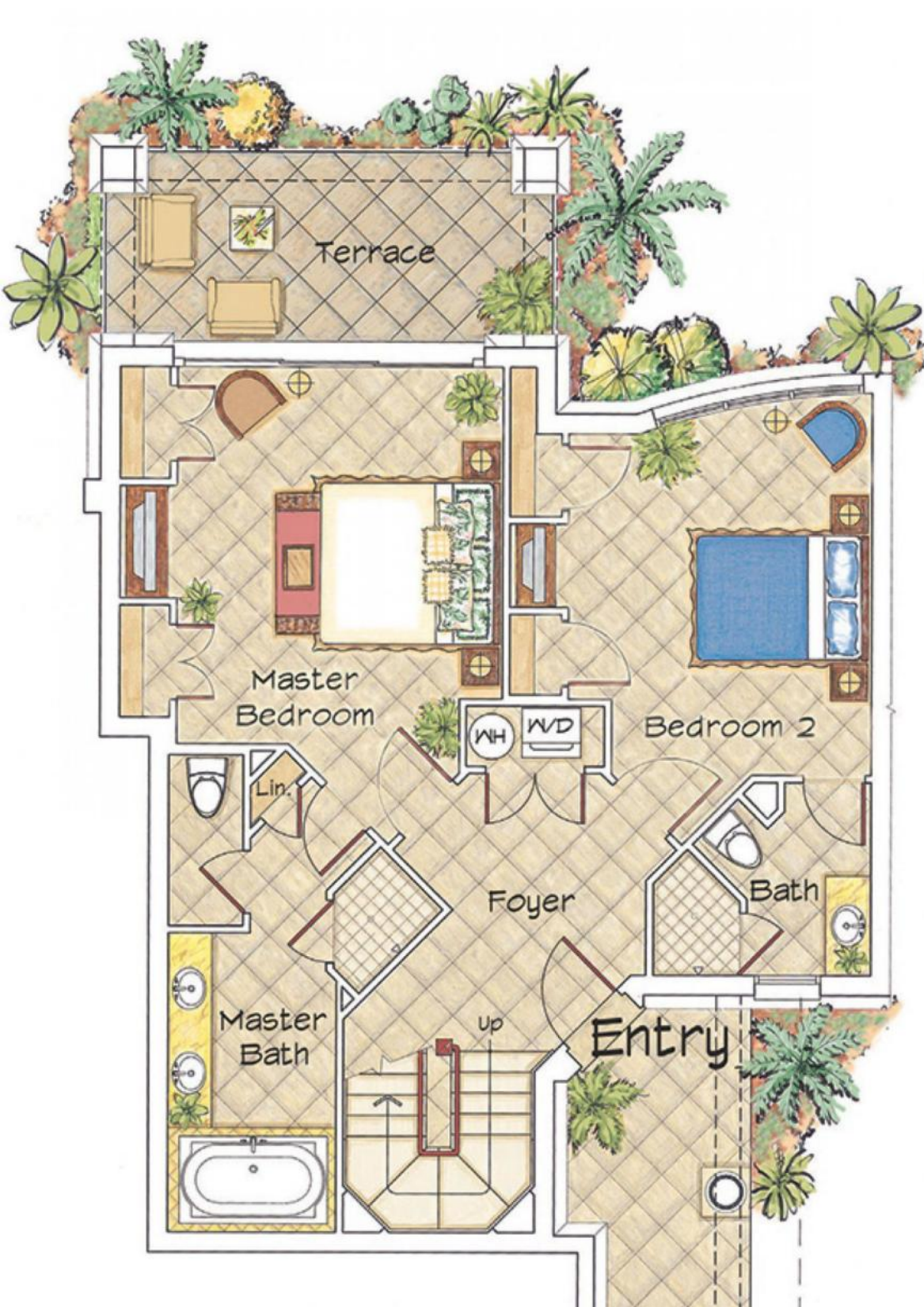




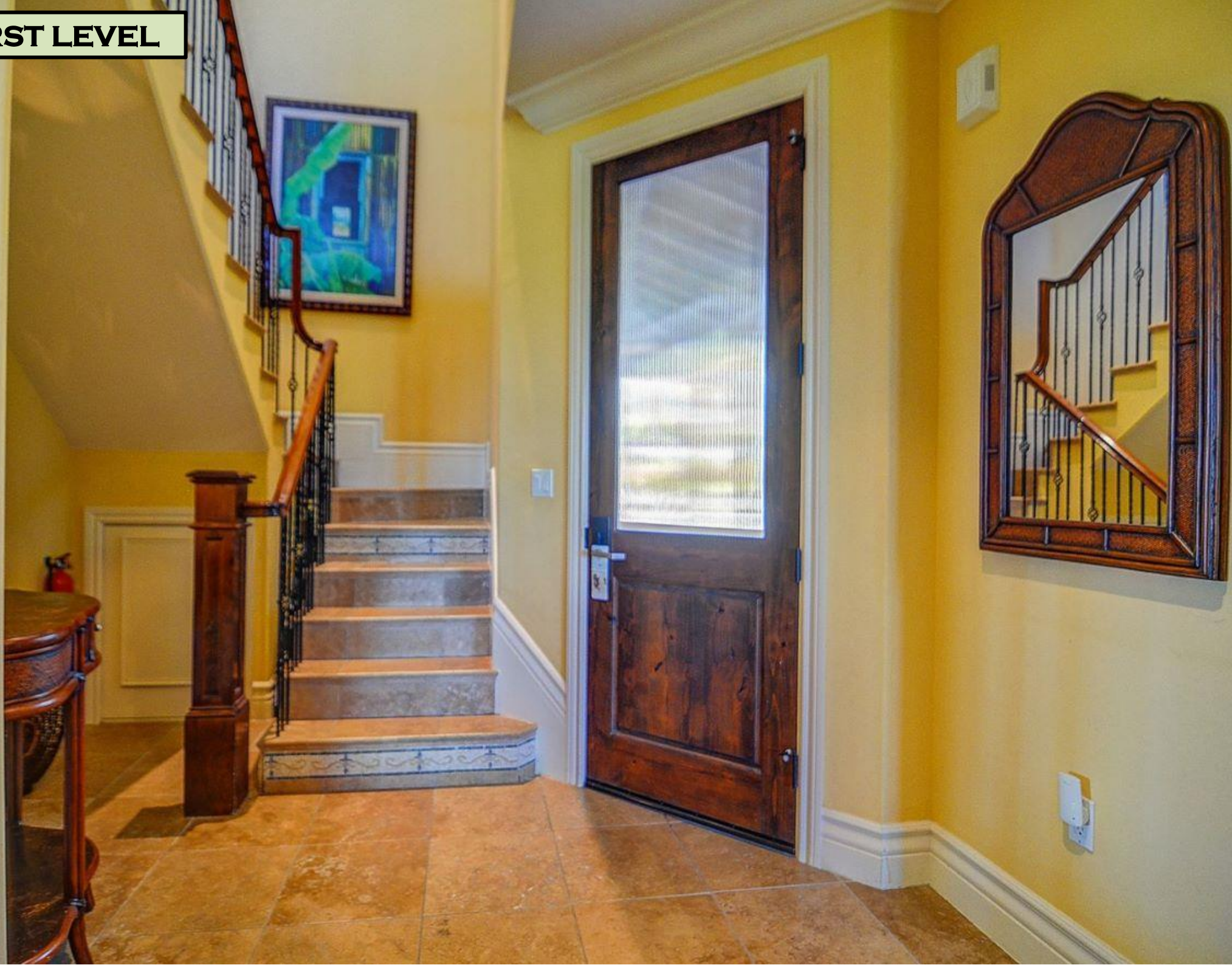








FIRST LEVEL

































SECOND LEVEL































THE EXUMAS OVERVIEW

The Exumas are an archipelago of 365 cays (pronounced keys) and islands, beginning just 35 miles (56 km) southeast of Nassau, capital city of The Bahamas. Once called Yumey and Suma (names of Amer-Indian origin), the Exumas have gone through many changes over the years. Rich in history, they were settled by British Loyalists with their slaves following the American Revolution, and remnants of that storied past remain. The islands are divided into three major areas—Great Exuma, Little Exuma, and The Exuma Cays. Each one offers its own unique experience. Great Exuma and Little Exuma are known for their laidback surroundings, while **The Exuma Cays** act as a playground for the rich and famous, boasting numerous private homes, luxury resorts and beachside condos. The Exuma Cays extend in an almost unbroken chain for almost 93 miles (150 km). One of the amazing sights in the cays is the "Mile-long Sandbar," a stretch of pure white sand emerging from the blue-green water at low tide. Georgetown is the main town located on Great Exuma Island. Tourism, sailing, fishing, diving and farming are the main industries and attractions. The population of the Exumas is 7,000. There are direct flights from Nassau, Miami, Fort Lauderdale, Atlanta and Charlotte. The Tropic of Cancer crosses only two islands in The Bahamas, and Little Exuma in the south is one of those islands.

Swimming Pigs

Big Major Cay is home to these "domesticated" creatures. It all began in the early 1990s with five baby pigs (four females and one male) and the number has grown. They are so sociable, that whenever a boat arrives, they swim out to be fed.

Stromatolites

The oldest known macro-fossils on earth, they encode biological activity that could span thousands of years. Mature varieties can be found at some beaches on the Atlantic side of Stocking Island, and modern ones thrive in the Cays.

Thunderball Grotto

Located just west of Staniel Cay, this fantastic underwater cave system is great for snorkelling, diving, and wading. It is teeming with exotic marine life and coloured coral reefs and fish. The grotto's mystique is heightened by the small, almost hidden entrance. The grotto got its name from the 1965 James Bond spy film "Thunderball," which was shot there. It was also the site of another James Bond film, "Never Say Never Again" in 1983, also based on the Thunderball novel.

Exuma Cays Land and Sea National Park



The 176-square-mile (456 sq km) Exuma Cays Land and Sea National Park, created in 1958, was the first land and sea park in the world and is one of the most successful marine parks. It is the first "no-take reserve" (all fishing is prohibited) in the wider Caribbean. This stretch of pristine water, land and beaches is an ecological preserve and wildlife refuge famous for its breath-taking marine environment. Scuba diving and snorkelling are popular here, and you can encounter nature first-hand by feeding the endangered Bahamian iguanas or catching a glimpse of the elusive hutia, with the assistance of one of the professional guides.

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.

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