

**GRAND ISLE ONE BEDROOM VILLA**  
Grand Isle Resort, Emerald Bay, Great Exuma, The Bahamas  
\$625,000





## **GRAND ISLE ONE BEDROOM VILLA**

**Grand Isle Resort, Emerald Bay, Great Exuma**

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Located in the stunning Grand Isle Resort in the picturesque Emerald Bay on Great Exuma, central Bahamas, this first floor one bedroom villa has beautiful garden, marina, and ocean views. The 1,039 ft<sup>2</sup> (97 m<sup>2</sup>) living area has an elegant décor, 9' ceilings with crown moulding accents and natural stone flooring. Explore the fully appointed kitchen with granite countertops, top-of-the-line appliances and solid wood cabinets. The bright and airy master suite has a sliding door that leads to a 196 ft<sup>2</sup> covered terrace where you can relax and enjoy views of the manicured gardens and turquoise ocean. The bathroom has a whirlpool spa, shower and marble vanity tops.

Fully furnished, the villa has cable TV, wireless internet access, central A/C, washer & dryer, dishwasher and 115 ft<sup>2</sup> golf cart storage & owner storage.

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 rental program, owners can only use their villas for 90 days per year and pay HOA Fees. 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 HOA Fees, and also the annual real property taxes to the Department of Inland Revenue but cannot rent their villa privately. For more details, please let us know.

LOCATION		INTERIOR	
ISLAND	Great Exuma	TOTAL BEDROOMS	1
AREA	Emerald Bay	TOTAL BATHROOMS	1
COMMUNITY	Grand Isle Resort & Spa	RECEPTION ROOMS	OPEN PLAN
PROPERTY TYPE	Condo	LIVING AREA	1,039 ft <sup>2</sup> (97 m <sup>2</sup> )
GPS COORDINATES	Latitude: 23.628418		
	Longitude: -75.914610		

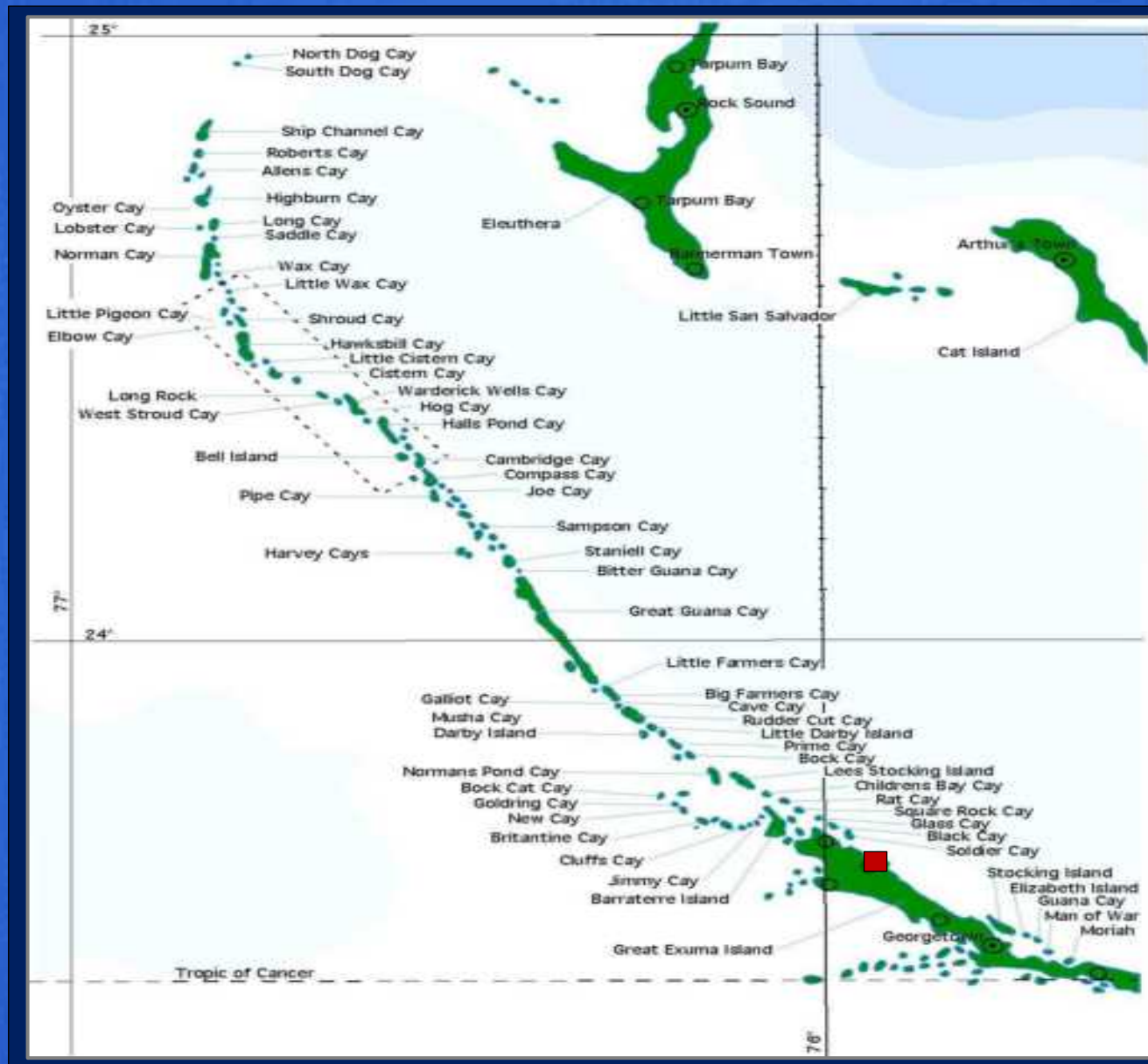
TOTAL SQUARE FOOTAGE	
Interior Living Area	1,039 ft <sup>2</sup> (97 m <sup>2</sup> )
Covered Terrace	196 ft <sup>2</sup> (18 m <sup>2</sup> )
Golf Cart Storage & Additional Storage	115 ft <sup>2</sup> (11 m <sup>2</sup> )
<b>TOTAL</b>	<b>1,350 ft<sup>2</sup> (125 m<sup>2</sup>)</b>

FEATURES & GETTING THERE	
• Ocean, marina, and garden views	• Greg Norman designed golf course and a full-service marina next door
• Short walk to the lovely white sandy beach	• Convenience store and restaurants nearby
• First floor Villa and 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
• 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 & additional owner storage	• 2 hr 45 min flight Georgetown to Charlotte
• Standby generator	
• Gated community with white sandy beach, beach club, restaurants, bar, spa, infinity-edge pool, fitness centre, water sports and rental program	





# MAP OF THE EXUMAS



**SATELLITE LOCATION**  
**Grand Isle 1 Bed Villa, Emerald Bay, Great Exuma**





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# GRAND ISLE RESORT

























# 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 filmed 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 <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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