

**LA PALMERAIE VILLA 2**  
Harbour Island, Eleuthera, The Bahamas  
**\$22,500,000**



## ABOUT LA PALMERAIE VILLA 2

La Palmeraie Villa 2, a pinnacle of modern luxury and coastal elegance nestled within the sought-after Triana Shores on enchanting Harbour Island. This unrivalled beachfront retreat is approximately 9,840 ft<sup>2</sup> (914 m<sup>2</sup>) and sits on an expansive 11,736 ft<sup>2</sup> (0.27 acres) beachfront lot, boasting 110 ft (34 m) of mesmerizing ocean frontage along the iconic pink sand beach.

Built in 2021, the villa seamlessly blends contemporary design with the splendour of its surroundings, this 'turnkey' haven redefines waterfront living. Approached via a serene sandy lane and accessed by golf cart through an electric sliding gate, the villa welcomes you with grandeur. Ascend the wide stone steps, unveiling the dramatic double-height open plan living room and dining area. Expansive glass doors seamlessly connect this space to the azure Bahamian waters, creating a harmonious interplay between the interiors and the breathtaking ocean vistas.

Beyond, the island's vibrant charm unfolds—Harbour Island's historic allure is palpable, with its pastel-hued cottages, charming bougainvillea-lined streets, and a thriving community frequented by renowned names from the realms of music, film, fashion, and business.

Indulge in the lavish amenities that define this coastal oasis. The heated infinity pool is encircled by a spacious deck and lush grass area, leading to a beach hut adorned with private tiki umbrellas. This private sanctuary offers an unparalleled venue for relaxation and entertainment, effortlessly blending with the family-friendly beach. Tall hurricane impact glass doors and windows ensure uninterrupted ocean vistas and a seamless transition to the covered terraces and decking. The fully equipped kitchen, with quartz countertops and stainless-steel finishes, is an epicurean's delight, offering both convenience and style.

Ascend to the second floor, where the principal bedroom suite awaits—a sanctuary with a sunrise-facing orientation, a generous walk-in wardrobe, and an exquisite en suite bathroom. Revel in breathtaking beach views from its private balcony, a panorama that extends across the horizon. Four thoughtfully appointed bedroom suites on the first floor, each with their unique vantage point, promise comfort and tranquillity.

The garden level reveals a home theatre, game room, gym, and a self-contained apartment for guests or staff, embodying utmost versatility. The pinnacle of this magnificent villa is the 1,500 ft<sup>2</sup> (139 m<sup>2</sup>) rooftop deck—a panoramic sanctuary where every sunrise and sunset paints the sky with breathtaking hues. Complete with a fully fitted outdoor kitchen, sitting and dining areas, a hot tub, and outdoor shower, this rooftop retreat crowns the La Palmeraie Villa 2 experience. Immerse yourself in a 365-degree vista that sweeps over the island, towards Eleuthera, and along the captivating beach—a realm where dreams meet reality in the embrace of the turquoise Bahamian waters.



# LA PALMERAIE VILLA 2

Harbour Island, Eleuthera

US\$22,500,000

LOCATION		INTERIOR
ISLAND	Harbour Island	Bedrooms: 9
PROPERTY TYPE	Single Family Home	Bathrooms: 9.5
LOT SIZE	0.27 acres (11,736 ft²)	Living Area: 9,840 ft² (914 m²)
GPS	Latitude: 25.492366	
COORDINATES	Longitude: -76.631502	

## FEATURES

- Beachfront on world-renowned Pink Sands Beach
- 110 feet (34 m) ocean frontage
- Spectacular ocean and beach views
- Good elevation
- Private balconies
- Self-contained apartment
- Furnished
- Central A/C
- Jacuzzi
- Heated Infinity edge pool
- Beach hut
- Beach with private tiki umbrellas
- 2 Indoor kitchens
- Outdoor kitchen
- Garden area
- 1,500 ft² (139 m²) Rooftop deck
- Rooftop outdoor kitchen
- Rooftop hot tub
- Outdoor shower
- Gym
- Sauna
- Steam room
- Theatre room
- Game room
- Sonos system
- Reverse osmosis
- Laundry room/Storage areas
- 2 Golf carts
- 2 Car garage
- Hurricane impact glass doors and windows

LA PALMERAIE VILLA 2



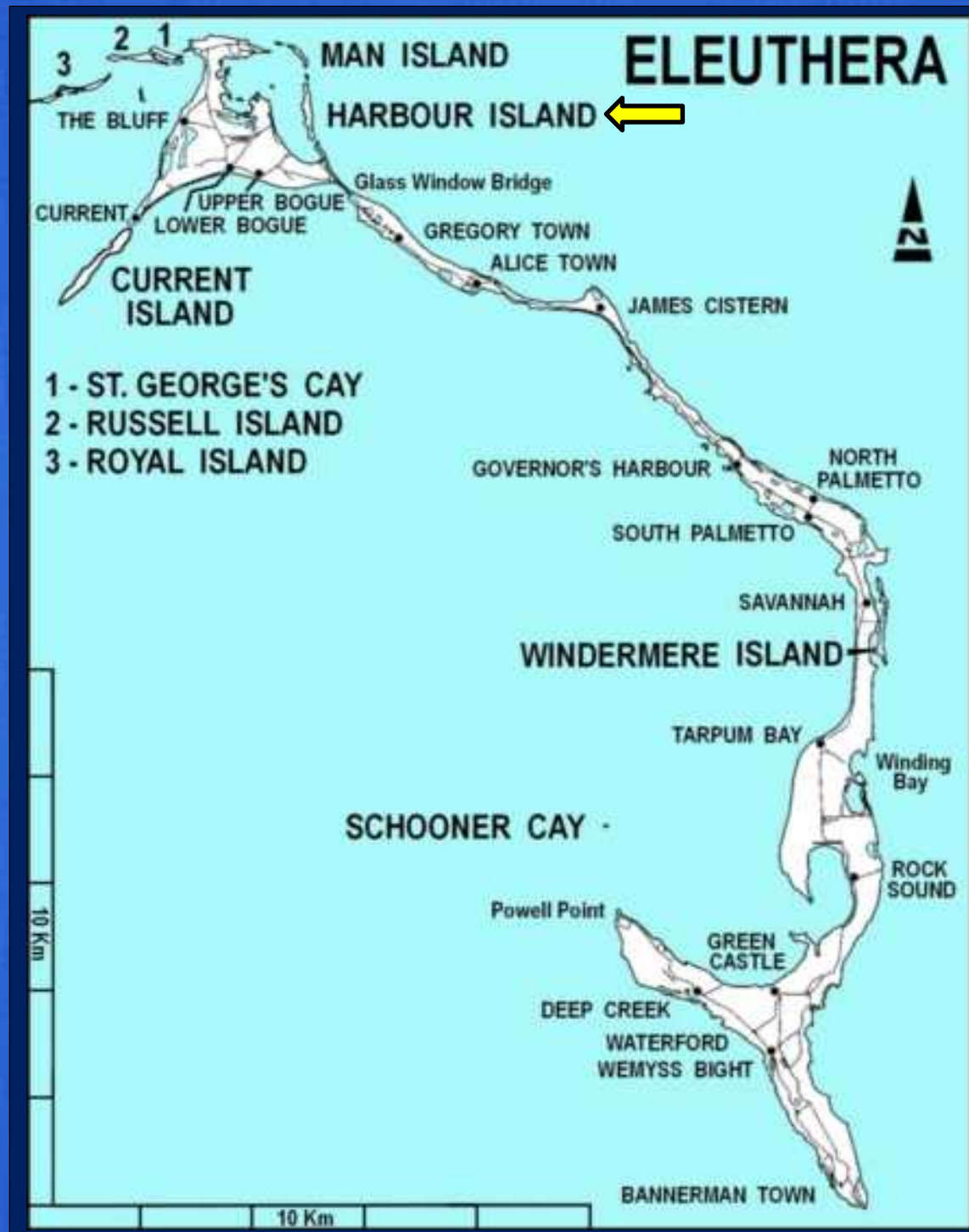
**Harbour Island** is located just northeast of the Eleuthera mainland. Once the capital of The Bahamas, Harbour Island is one of the most beautiful islands in the region. World-renowned for the Pink Sands Beach! Access to the island is only by boat, ferry, or chartered seaplane. The seclusion is what makes this island so special. The super-chic island, only 3.5 miles long and 1.5 miles wide has a thriving community and has long been a favourite, low-key destination for music and movie stars, and well-known names in fashion and business who often frequent such beautiful locations around the world. The stunning architecture, historic Dunmore Town, casual or fine dining, stunning boutique hotels and getting around by golf carts are just some of the things that makes Harbour Island so unique.



**Getting to Harbour Island** is easy! Direct flights to the North Eleuthera Airport from Nassau (capital city), Miami, Fort Lauderdale, Atlanta, and Charlotte. Or arrive by private jet to the North Eleuthera Airport. Then a five-minute taxi from airport to the North Eleuthera Dock, followed by a five-minute water taxi to Harbour Island. Alternatively, you can arrive on your own yacht. There are several marinas on the island. The closest to La Palmeraie Villa 2 are Romora Bay Marina and Briland Club Marina, both less than a mile away. You can also arrive by chartered seaplane from Florida or Nassau direct to Harbour Island.









**SATELLITE LOCATION**  
**LA PALMERAIE VILLA 2, Harbour Island**





















































































































































**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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