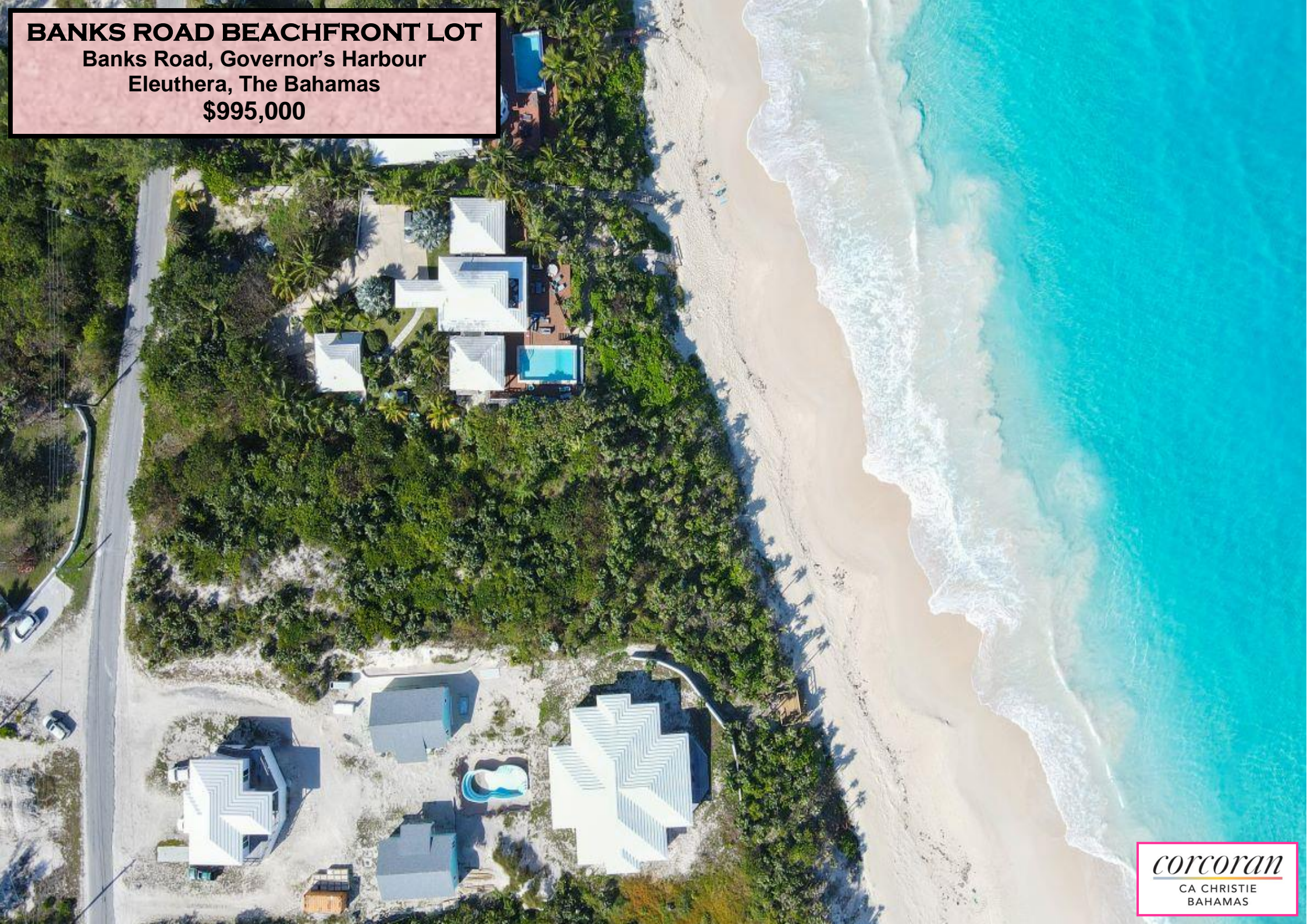


BANKS ROAD BEACHFRONT LOT

Banks Road, Governor's Harbour

Eleuthera, The Bahamas

\$995,000



corcoran

CA CHRISTIE
BAHAMAS

BANKS ROAD BEACHFRONT LOT

Banks Road, Governor's Harbour, Eleuthera

US\$995,000

Nestled in the tranquil settlement of Governors Harbour on Banks Road which is also known as the "Golden Mile", 1 Banks Road is a parcel offering the perfect blend of seclusion and convenience. This prime location in Eleuthera is also nearby renowned water activities and less than one mile south of the island's famed Tippy's Restaurant Beach & Bar. The parcel's subtle elevation not only provides breathtaking panoramic views of the white powdery sand and azure waters, but also ensures an idyllic setting for crafting your dream coastal retreat. Accompanied with this land deal is a prime location offering of global attractions including the Glass Window Bridge, the historic caves, Blue Holes, 30-acre Leon botanical garden, as well as swimming pigs! Eleuthera is an ideal destination for real estate investment boasting pristine beaches, crystal clear waters, great food and serene atmosphere that beckons investors seeking a slice of paradise.

LOCATION

ISLAND	Eleuthera
AREA	Governor's Harbour
PROPERTY TYPE	Lot/Acreage
PROPERTY SIZE	1.002 acres (43,647 ft²)
GPS COORDINATES	Latitude: 25.185955
	Longitude: -76.204051

FEATURES

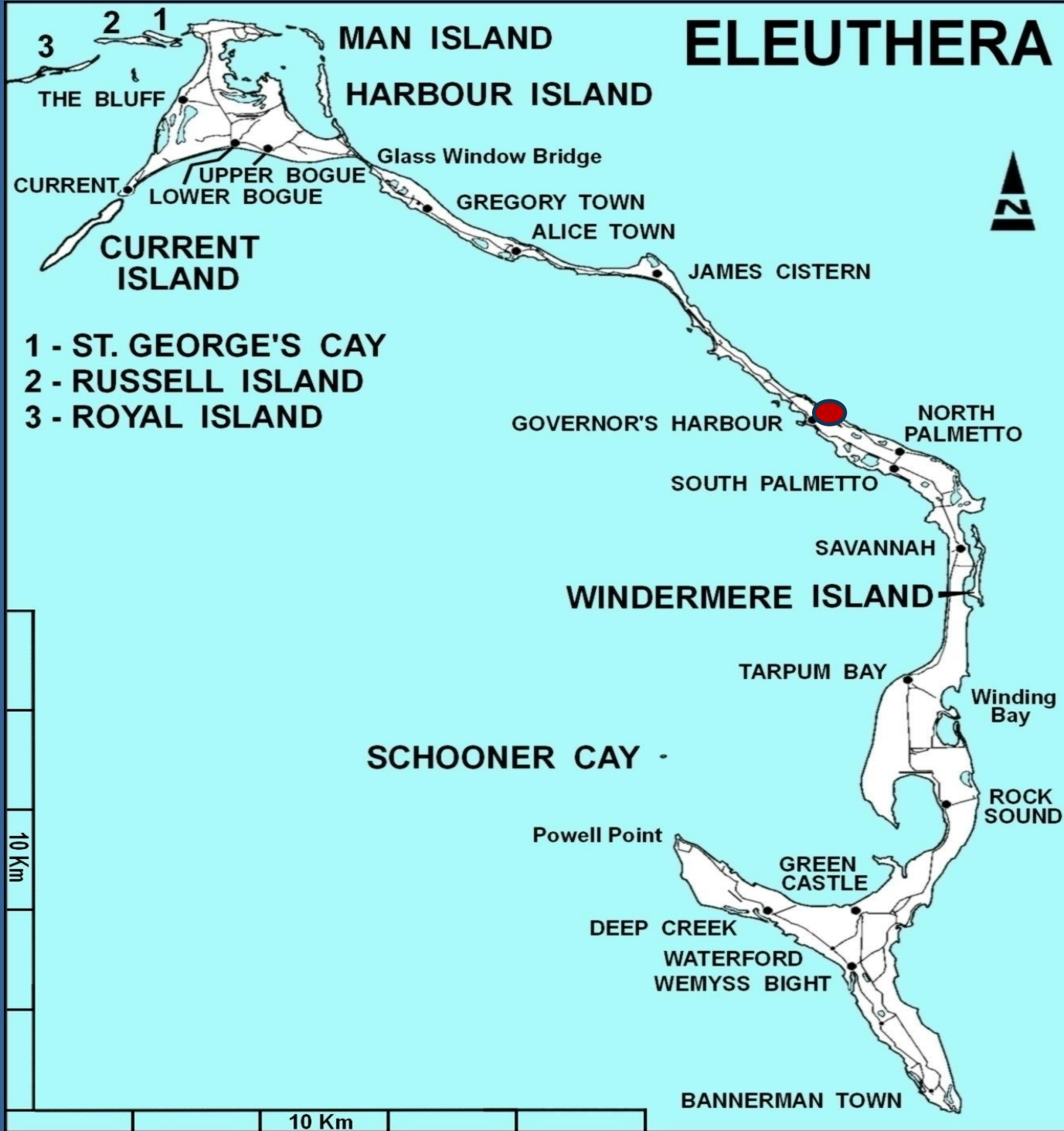
- Prime beachfront location
- Outstanding ocean views and good elevation
- Amazing tranquil white sand beach
- Less than a mile walk along the beach to the famous Tippy's Restaurant & Beachside Bar
- Less than a mile from the Leon Levy Native Plant Preserve
- 5 min drive to Governor's Harbour (main town centre) for bank, food stores, deli, restaurants, bars, resorts, clinic, nightlife, activities, and shopping

GETTING THERE

- 20 min drive to Governor Harbour Int'l Airport
- 25 min flight Governor's Harbour to Nassau
- 70 min drive to North Eleuthera Airport
- 25 min flight North Eleuthera to Nassau
- 1 hour flight North Eleuthera to Miami
- 2 hr 15 min flight North Eleuthera to Atlanta
- 2 hr 30 min flight North Eleuthera to Charlotte

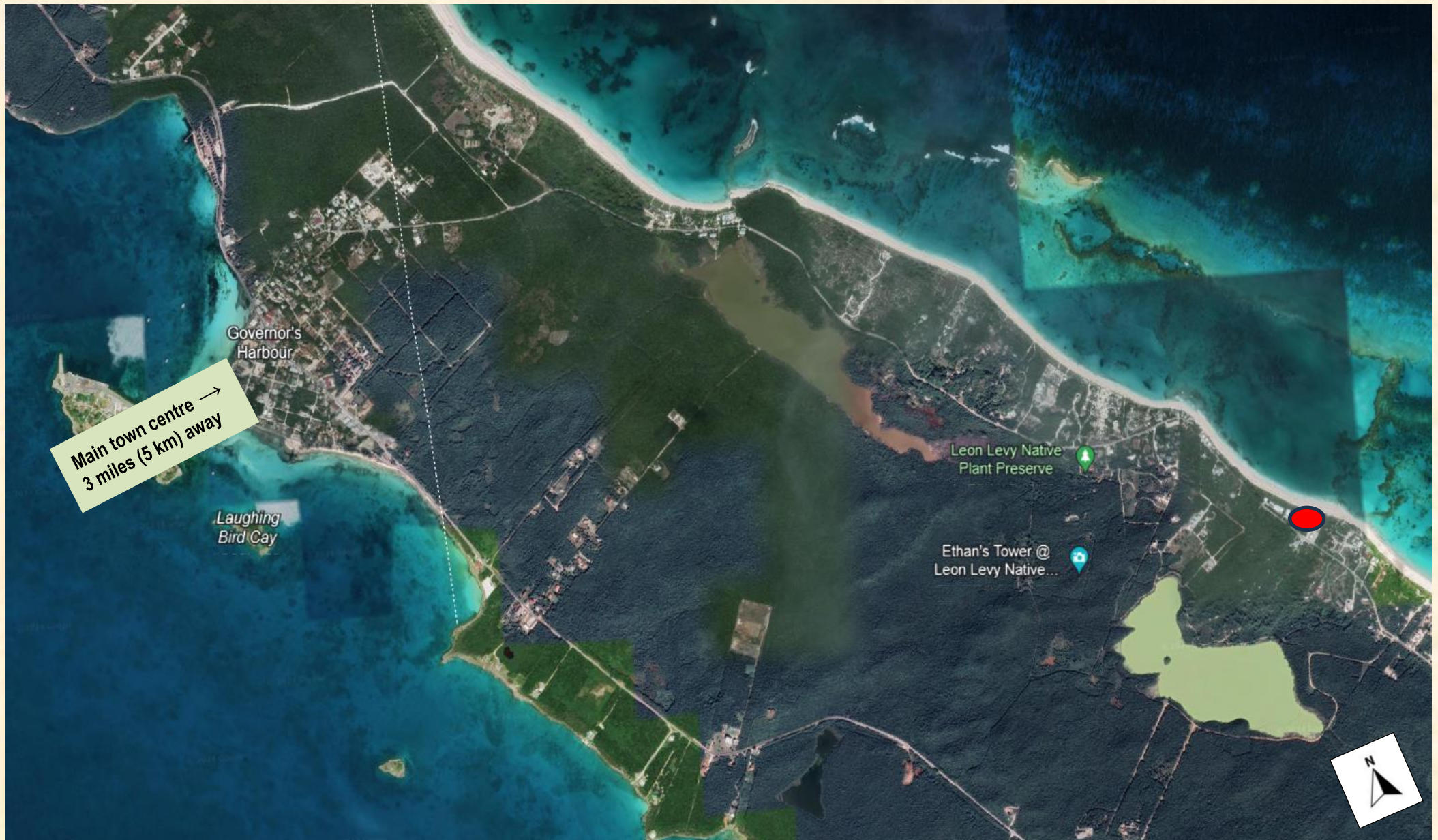


ELEUTHERA



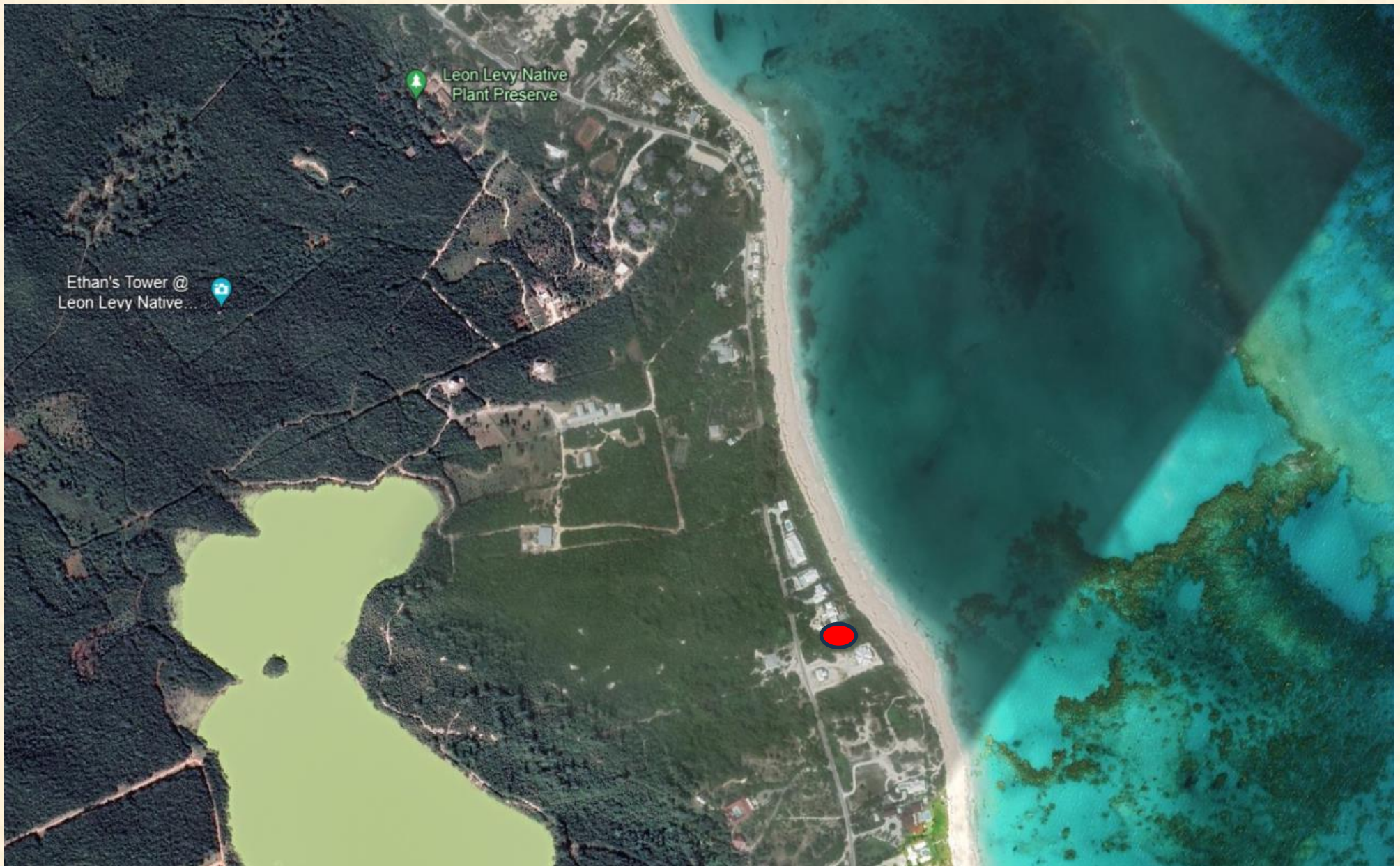
SATELLITE LOCATION

Banks Road Beachfront Lot, Banks Road, Governor's Harbour, Eleuthera



SATELLITE LOCATION

Banks Road Beachfront Lot, Banks Road, Governor's Harbour, Eleuthera



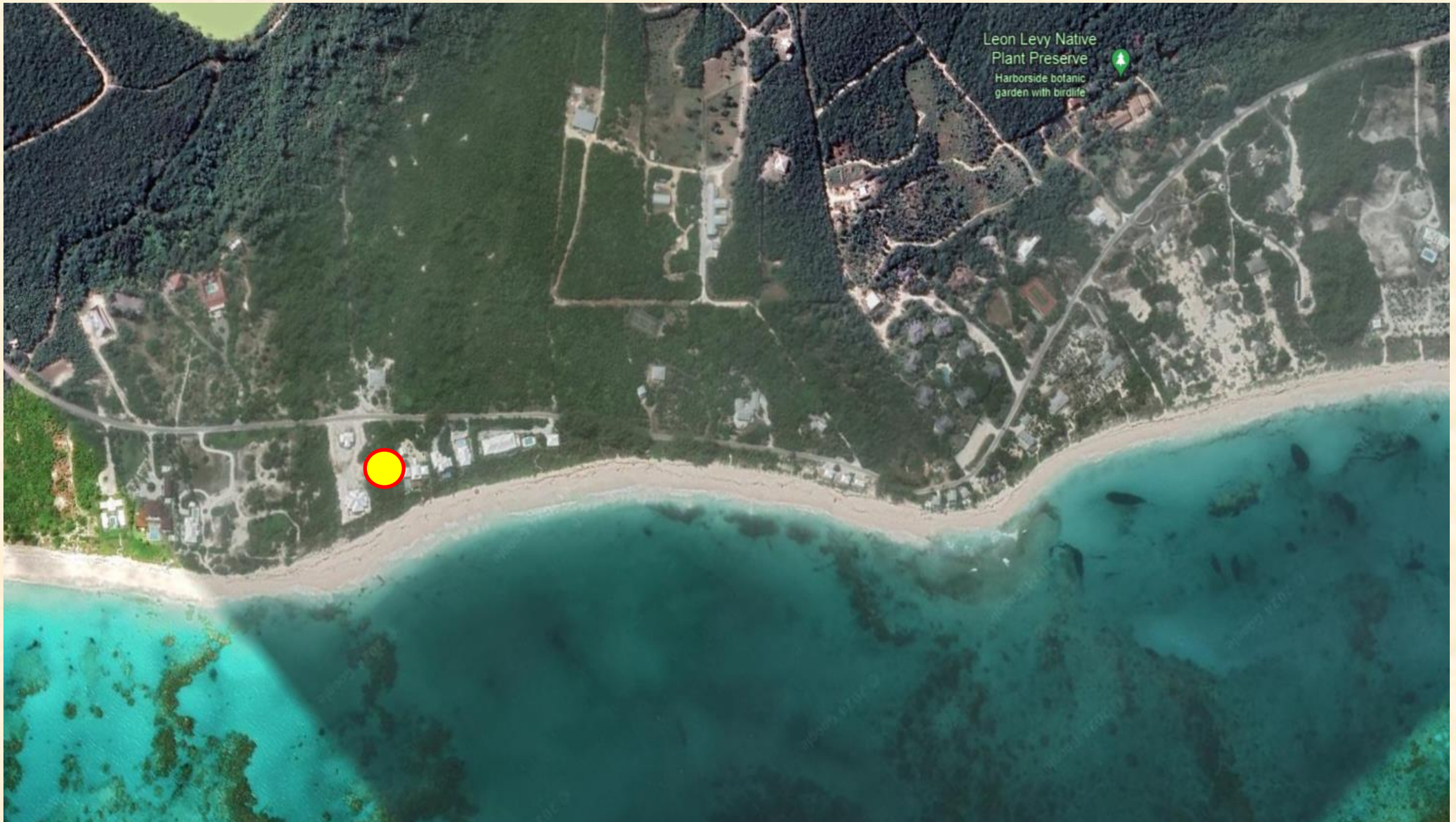
SATELLITE LOCATION

Banks Road Beachfront Lot, Banks Road, Governor's Harbour, Eleuthera



SATELLITE LOCATION

Banks Road Beachfront Lot, Banks Road, Governor's Harbour, Eleuthera

















VICINITY OF BANKS ROAD BEACHFRONT LOT



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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