

Java Estate

King's Street, Harbour Island
Eleuthera, The Bahamas
\$12,000,000



Nestled in the heart of Harbour Island, Java House invites you to step into a world where history and luxury intertwine seamlessly. Here lies a rare opportunity to own an iconic piece of the island, complete with three beautifully curated residences - Java House, Java Cottage, and Java Hut that can be bought separately or together as an estate, each crafted to create lasting memories, serve as a serene retreat, or provide a source of income. Imagine waking up in Java Estate, a grand island haven spanning over 10,000 ft² (929 m²) of refined living across three residences. Set on one-third of an acre, this exceptional compound, with its nine bedrooms and seven bathrooms, offers a private escape perfect for hosting family gatherings, celebratory events, or group getaways. Wander through six enchanting outdoor spaces, from a cozy covered patio with a bar to a pool pavilion equipped with a full kitchen and heated pool. Climb up to the crow's nest for sweeping island views, and let each corner of the property enchant you with an atmosphere for both relaxation and revelry.

LOCATION

ISLAND	Harbour Island
PROPERTY TYPE	Single Family Home
LOT SIZE	0.3748 acres (16,326 ft ²)
GPS	Latitude: 25.501588
COORDINATES	Longitude: -76.637573

INTERIOR

Bedrooms: 9
Bathrooms: 7.5
Living Area: 10,000 ft ² (929 m ²)

FEATURES

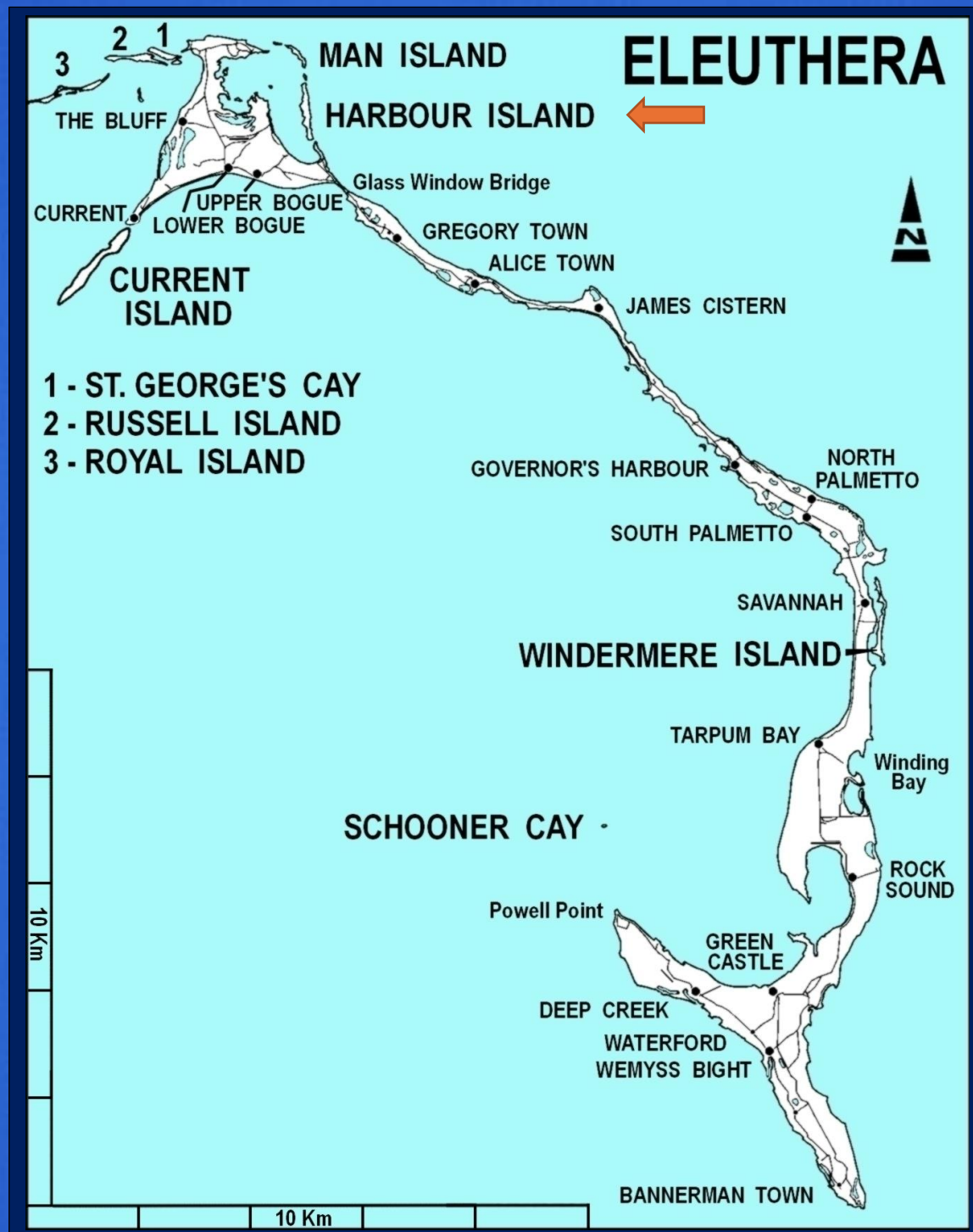
- 0.4 miles (700 m) from world renowned Pink Sands Beach
- 164 yards (150 m) from waterfront
- 383 yards (350 m) from Ferry Dock
- Central A/C
- Furnished
- Guest House
- Swimming pool
- Garden area
- Water purifier
- Sprinkler system
- Impact shutters
- Fully walled

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 Three Island 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 marina to the Java Estate is Valentine's Marina just a third of a mile away. You can also arrive by chartered seaplane from Florida or Nassau direct to Harbour Island.

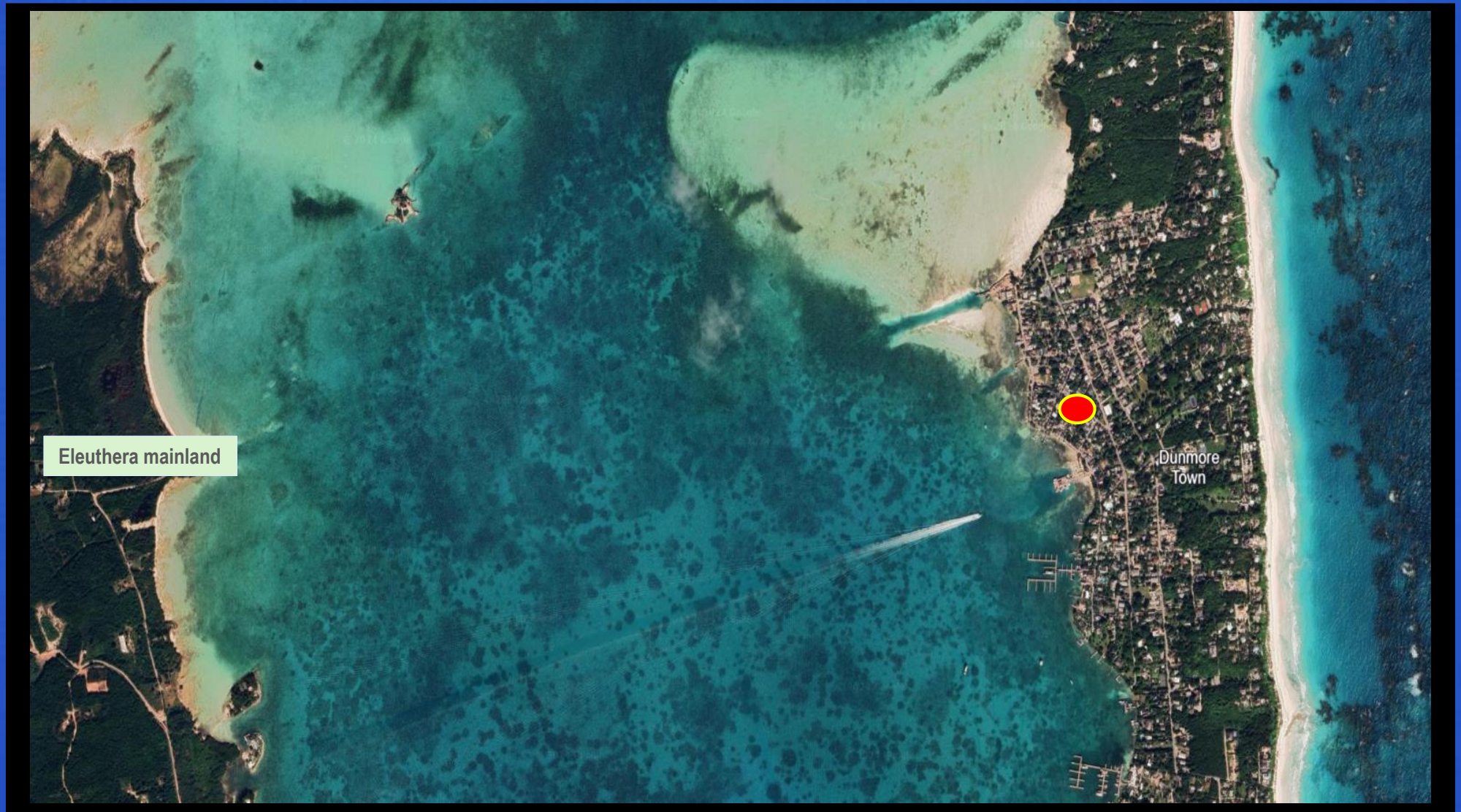




SATELLITE LOCATION
JAVA ESTATE, Harbour Island



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JAVA ESTATE, Harbour Island



























































HOT





























































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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