

CAVE HEIGHTS

Unit 5C, West Bay Street, New Providence, The Bahamas
\$1,197,000



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Located in the desirable northwestern area of New Providence, indulge in opulent living at its peak within this top-floor gem at Caves Heights, embraced by the secure and family-centric community. Part of a highly coveted residential enclave, this meticulously crafted 3-bedroom, 3.5-bathroom haven boasts contemporary appliances and elegant furnishings, seamlessly fusing style with comfort. Revel in panoramic ocean views from the capacious living room and master bedroom, extending effortlessly to the private balcony-an enchanting retreat to savour the tranquil waters. Caves Heights elevates living with amenities like a free-form family pool, heated lap pool, fitness centre, tennis court, full-capacity standby generators, and 24-hour security, ensuring a safe and inviting haven for families and their beloved pets. Set amidst seven acres of tropical landscaped grounds overlooking the beach, this condominium is a sanctuary of serenity. Adjacent to Caves Village, residents enjoy easy access to offices, diverse stores, restaurants, and a day spa, culminating in the ultimate fusion of convenience and luxury.

LOCATION

ISLAND	New Providence
AREA	West Bay Street
PROPERTY TYPE	Condo
GPS COORDINATES	Latitude: 25.068654 Longitude: -77.450830

INTERIOR

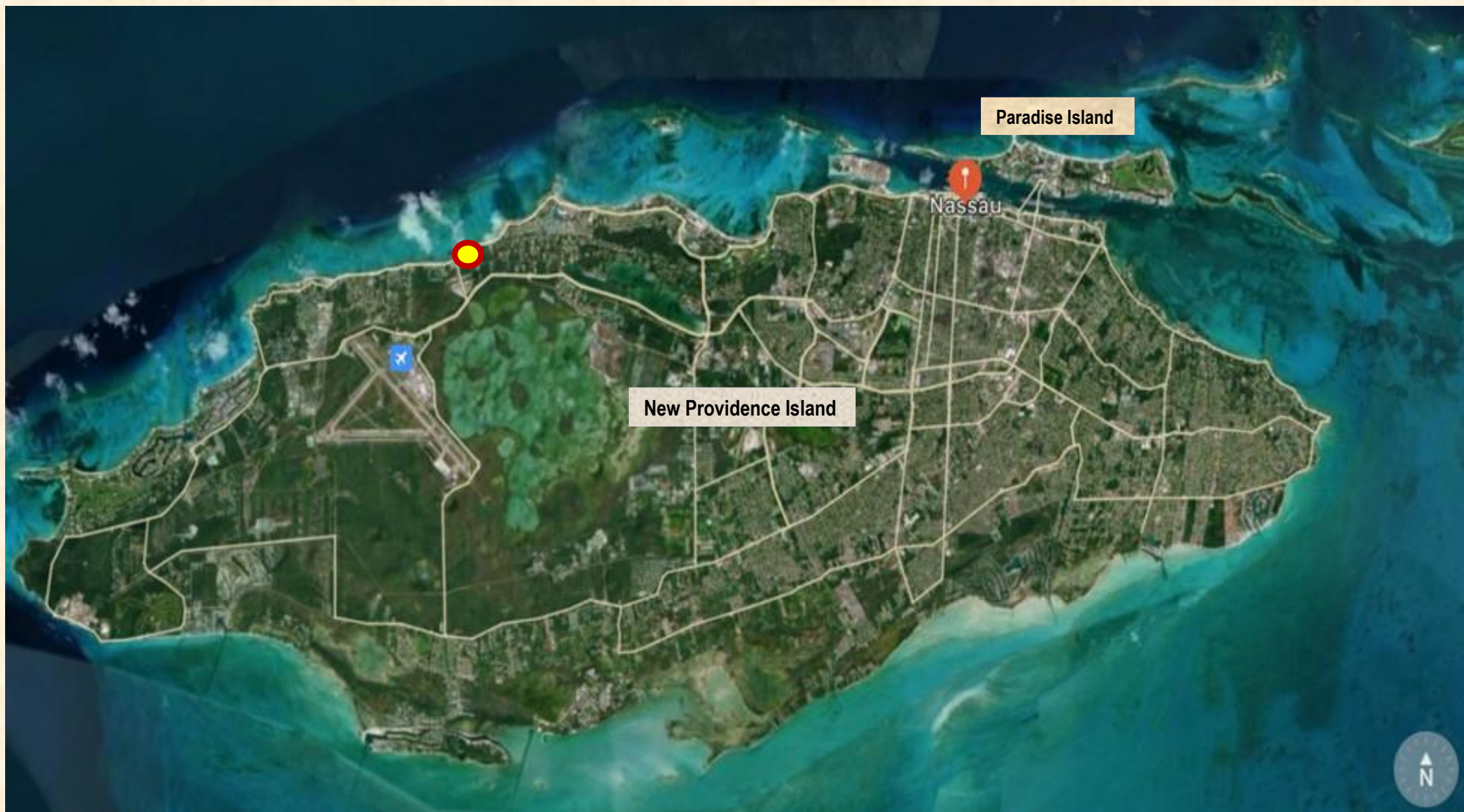
BEDROOMS	3
BATHROOMS	3.5
LIVING AREA	2,439 ft ² (227 m ²)

FEATURES & GETTING THERE

- | | |
|---|--|
| <ul style="list-style-type: none">• Stunning ocean views• Conveniently located• Top (fifth) floor unit• Community across the street from the beach | <ul style="list-style-type: none">• Community has 24-hour security, main pool, heated lap pool, tennis court, fitness centre, elevators, tropical landscaped grounds• Short walk to restaurants, day spa & salon, pharmacy, liquor store, vet, and shopping |
| <ul style="list-style-type: none">• Gated community• Furnished• Central A/C• Covered spacious balcony | <ul style="list-style-type: none">• 5 min drive to Cable Beach for other beaches, casino, golf, waterpark, food stores, nightlife, resorts, restaurants, bars, coffee shops, bakery, and other shops |
| <ul style="list-style-type: none">• Contemporary appliances• Standby generator | <ul style="list-style-type: none">• 5 min drive to int'l airport & private airfield• 20 min drive to downtown Nassau |
| <ul style="list-style-type: none">• Roll down shutters• Impact windows | <ul style="list-style-type: none">• 25 min drive to public and private hospitals• 30 min drive to Paradise Island |

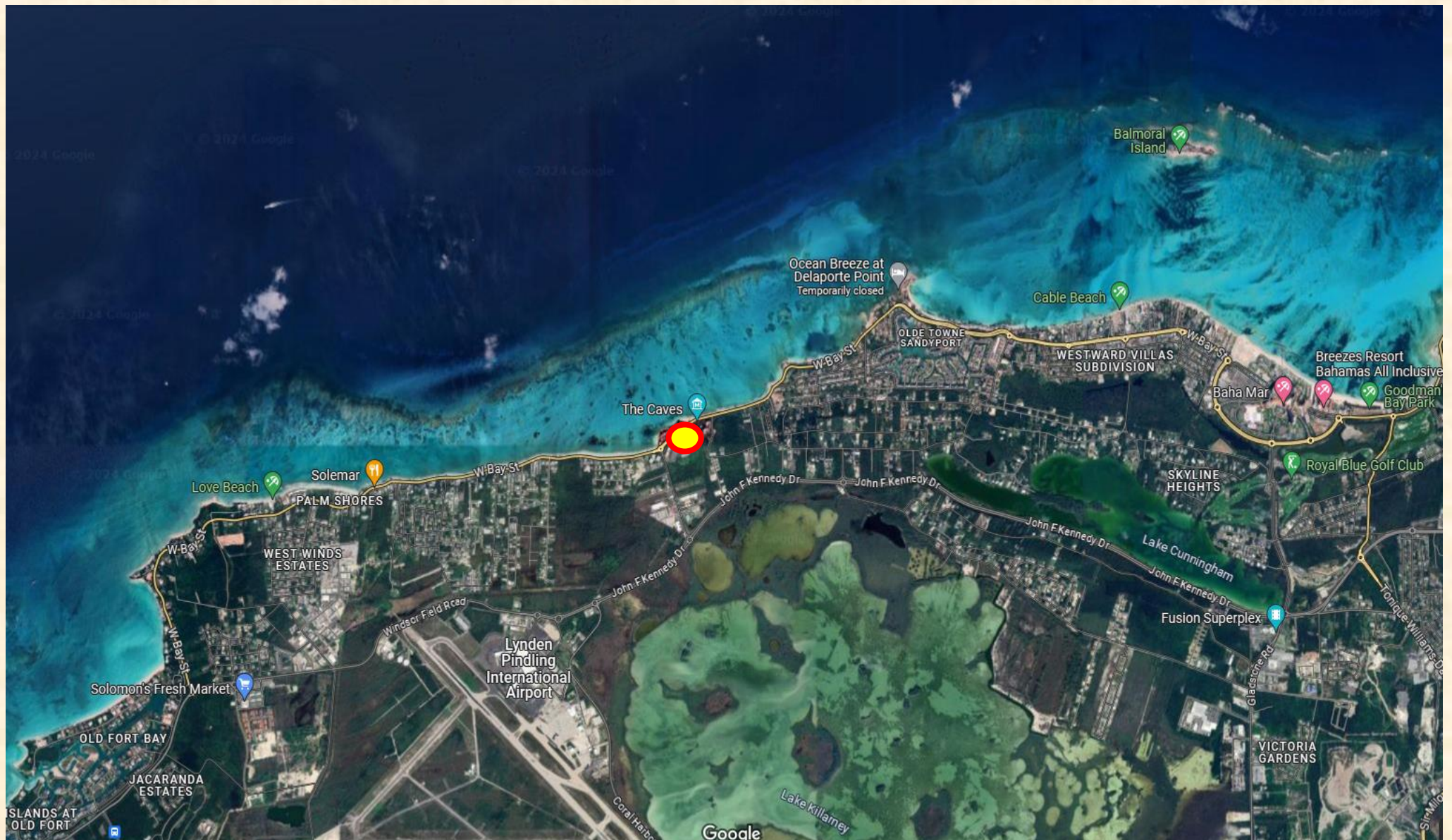


SATELLITE LOCATION
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The Commonwealth of The Bahamas is an English-speaking democratic country and an archipelago of approximately 700 islands and 2,000 cays (pronounced keys) located in the North Atlantic Ocean. Situated 50 miles (80 km) off the southeast 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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CA CHRISTIE
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