

NORTH SHORE TERRACE BEACHFRONT LOT

Ocean Club Estates, Paradise Island, The Bahamas

\$12,000,000



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PROPERTY TYPE	Residential Lot
LOT SIZE	1.37 acres (59,677 ft ²)
GPS COORDINATES	Latitude: 25.084150
	Longitude: -77.304820

Discover a rare opportunity within the esteemed Ocean Club Estates on Paradise Island – a 1.37-acre beachfront lot awaits, offering the canvas for your dream oasis. Situated in a coveted location with pristine white sands and crystal-clear turquoise waters, this parcel epitomizes luxury coastal living. Surrounded by lush tropical foliage and swaying palm trees, the ambiance exudes tranquility, beckoning you to create your custom-designed estate and embrace the ultimate beachfront lifestyle.

Whether you envision a palatial beach retreat or a contemporary architectural masterpiece, the possibilities are boundless. Included in this offering are fully approved architectural plans by renowned developers, along with an architectural concept interior design. An obtained building permit ensures a seamless journey from vision to reality.

Embrace luxury and convenience with proximity to world-class amenities, including the Tom Weiskopf championship golf course, fine dining establishments, and access to the Four Seasons Ocean Club Resort. With a building permit boasting an estimated area of 32,271 ft² complete with a pool and 250 linear feet of beachfront, seize this extraordinary opportunity to own one of the last remaining beachfront lots in Ocean Club Estates.

Escape to island living and transform your dream of owning a piece of paradise into a reality. Schedule your private viewing today and envision the endless possibilities.

FEATURES	
• Located on the world-renowned and outstanding Cabbage Beach	• Restaurants, bars, casino, nightlife, marinas, attractions, fishing, golf, bank, shopping nearby
• Beachfront (250 linear feet)	• 5 min drive to private and public hospitals
• Amazing beach and ocean views	• 10 min drive to downtown Nassau
• Fully approved architectural plans by renowned developers	• 25 min drive to Cable Beach
	• 6 min drive to helipad
• Gated community, 24-hour security, beaches, beach club, golf course, marina & tennis courts	• 35 min drive to int'l airport and private airfield
	• See country info and selected flying times from key cities on page 14



SATELLITE LOCATION

NORTH SHORE TERRACE BEACHFRONT LOT, Ocean Club Estates, Paradise Island



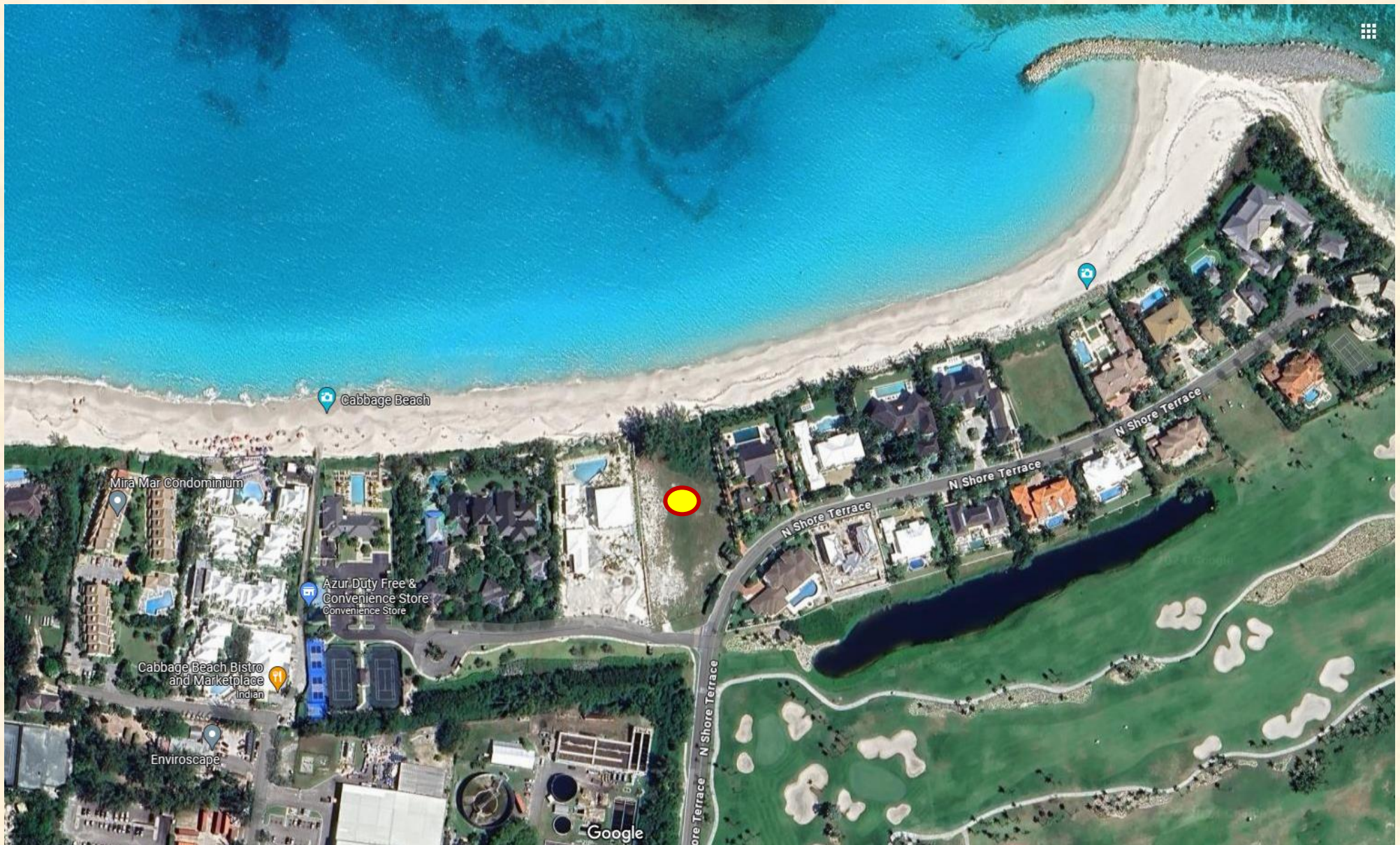
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The Commonwealth of The Bahamas is an English-speaking democratic country and an archipelago of approximately 700 islands and 2,000 cays (pronounced keys) located in the North Atlantic Ocean. Situated 50 miles (80 km) off the southeast coast of Florida 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 km2)
TOTAL TERRITORY AREA:	180,000 sq miles (466,198 km2)
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):	\$14.61 billion
GDP per capita (est 2024):	\$36,320
INFLATION (est 2024):	5.35 %
UNEMPLOYMENT RATE:	8.7% (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 or more, 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.

SELECTED SCHEDULED INTERNATIONAL FLIGHTS
From Nassau (Flying Times)

Miami: 45mins	Fort Lauderdale: 65m	Orlando: 80m	Atlanta: 2hrs
Charlotte: 2h 20m	New York: 3h	Panama City: 3h	Toronto: 3h 20m
Boston: 3h 30m	Dallas: 3h 50m	Los Angeles: 6h 20m	London: 8h

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