

# BAKER'S BAY BEACHFRONT LOT

Baker's Bay, Great Guana Cay, The Bahamas

\$14,999,000





## **BAKER'S BAY BEACHFRONT LOT**

**Baker's Bay, Great Guana Cay, The Abacos**

**\$14,999,000**

LOCATION	
ISLAND	Great Guana Cay
AREA	The Abacos
PROPERTY TYPE	Single Family Lot
LOT SIZE	2.195 acres (95,614 ft <sup>2</sup> )
GPS	Latitude: 26.681363
COORDINATES	Longitude: -77.151935

Discover the ultimate in luxury living with this exceptional single-family beachfront lot on the stunning Baker's Bay, located on Great Guana Cay, northeast Bahamas. Spanning approx. 2.195 acres, this prime property offers unparalleled access to the pristine sandy beaches and crystal-clear waters that define this exclusive community. Situated within proximity to the world-class golf course, clubhouse, and a variety of fine dining restaurants, all conveniently reachable via a scenic golf cart ride, this lot promises both relaxation and recreation.

Included with the lot are professional renderings of a contemporary single-family home, designed to encompass approximately 10,294 ft<sup>2</sup> (956 m<sup>2</sup>) of elegant living space. This modern architectural masterpiece is thoughtfully planned to maximize breathtaking ocean views, providing an idyllic sanctuary for those seeking the perfect blend of sophistication and coastal charm. Seize this rare opportunity to create your dream home in one of the most sought-after locations in The Bahamas. Baker's Bay is 114 miles (184 km) from Nassau, capital city and 150 miles (241 km) from Florida.

### **GETTING THERE**

- 30 min flight Nassau to Marsh Harbour on Great Abaco, then a water taxi to Great Guana Cay
- 70 min flight from Miami to Marsh Harbour and then by boat or seaplane to Baker's Bay
- The Marina at Baker's Bay is exclusive to members and allows vessels up to 250 ft (76 m) in length to safely navigate the harbour
- Arrive to Baker's Bay via helicopter
- Arrive to Baker's Bay via seaplane
- 14 miles (23 km) from Marsh Harbour to Baker's Bay
- Details on selected scheduled international flights to Nassau, see page 24





[illegible]



# SATELLITE LOCATION

## Beachfront Lot, Baker's Bay, Great Guana Cay, The Abacos





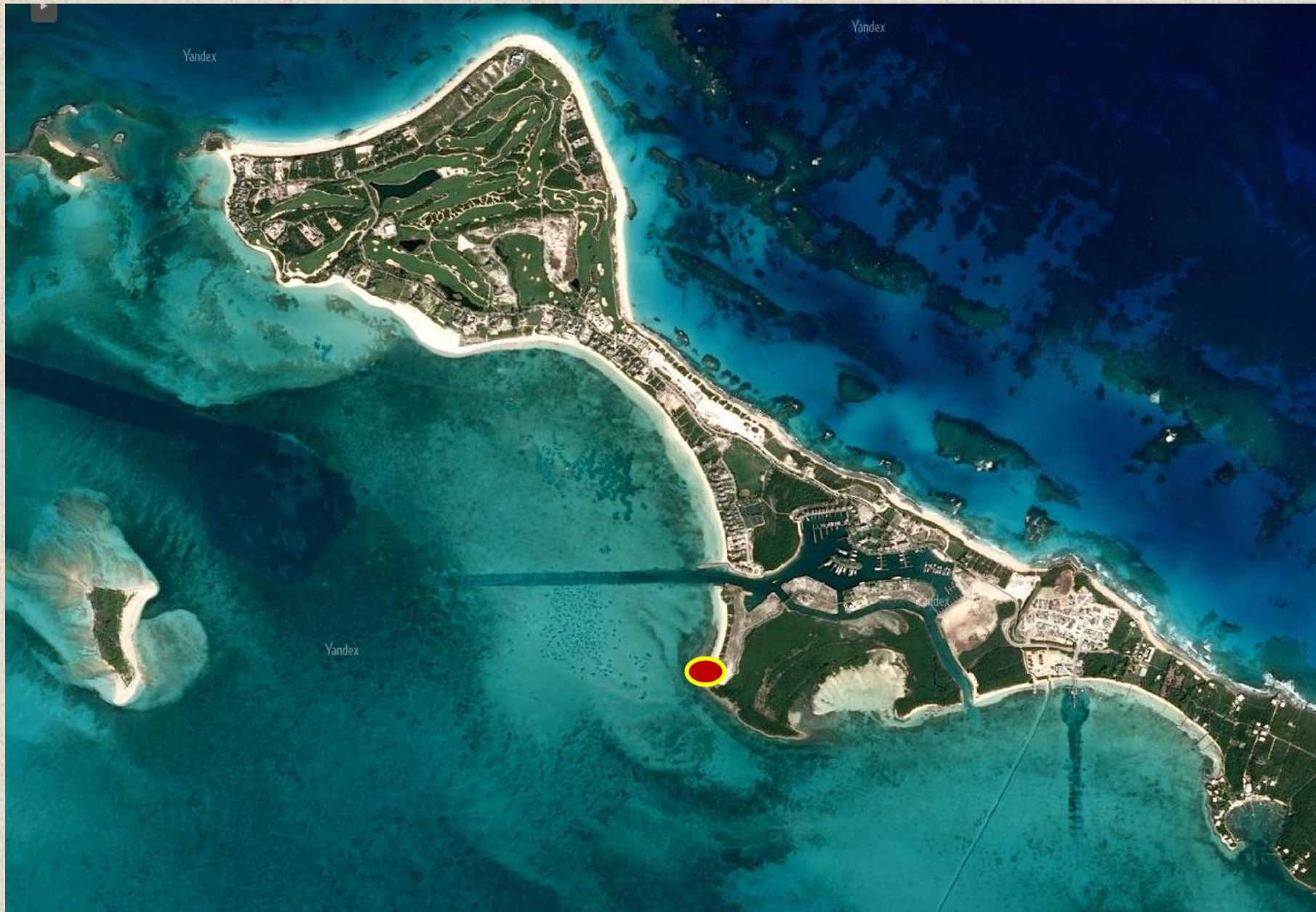
# SATELLITE LOCATION

## Beachfront Lot, Baker's Bay, Great Guana Cay





**SATELLITE LOCATION**  
**Beachfront Lot, Baker's Bay, Great Guana Cay**











































BAKER'S BAY - BAHAMAS

© The work product provided by Kobi Karp Architecture and Interior Design, Inc. is the sole property of Kobi Karp Architecture and Interior Design, Inc. The work product may not be used without the expressed written consent of Kobi Karp Architecture and Interior Design, Inc. (KKAID)





BAKER'S BAY - BAHAMAS

© The work product provided by Kobi Karp Architecture and Interior Design, Inc. is the sole property of Kobi Karp Architecture and Interior Design, Inc. The work product may not be used without the expressed written consent of Kobi Karp Architecture and Interior Design, Inc. (KKAIID)





BAKER'S BAY - BAHAMAS

© The work product provided by Kobi Karp Architecture and Interior Design, Inc. is the sole property of Kobi Karp Architecture and Interior Design, Inc. The work product may not be used without the expressed written consent of Kobi Karp Architecture and Interior Design, Inc. (KKAID)





BAKER'S BAY - BAHAMAS

© The work product provided by Kobi Karp Architecture and Interior Design, Inc. is the sole property of Kobi Karp Architecture and Interior Design, Inc. The work product may not be used without the expressed written consent of Kobi Karp Architecture and Interior Design, Inc. (KKAID)





BAKER'S BAY - BAHAMAS

© The work product provided by Kobi Karp Architecture and Interior Design, Inc. is the sole property of Kobi Karp Architecture and Interior Design, Inc. The work product may not be used without the expressed written consent of Kobi Karp Architecture and Interior Design, Inc. (KKAID)



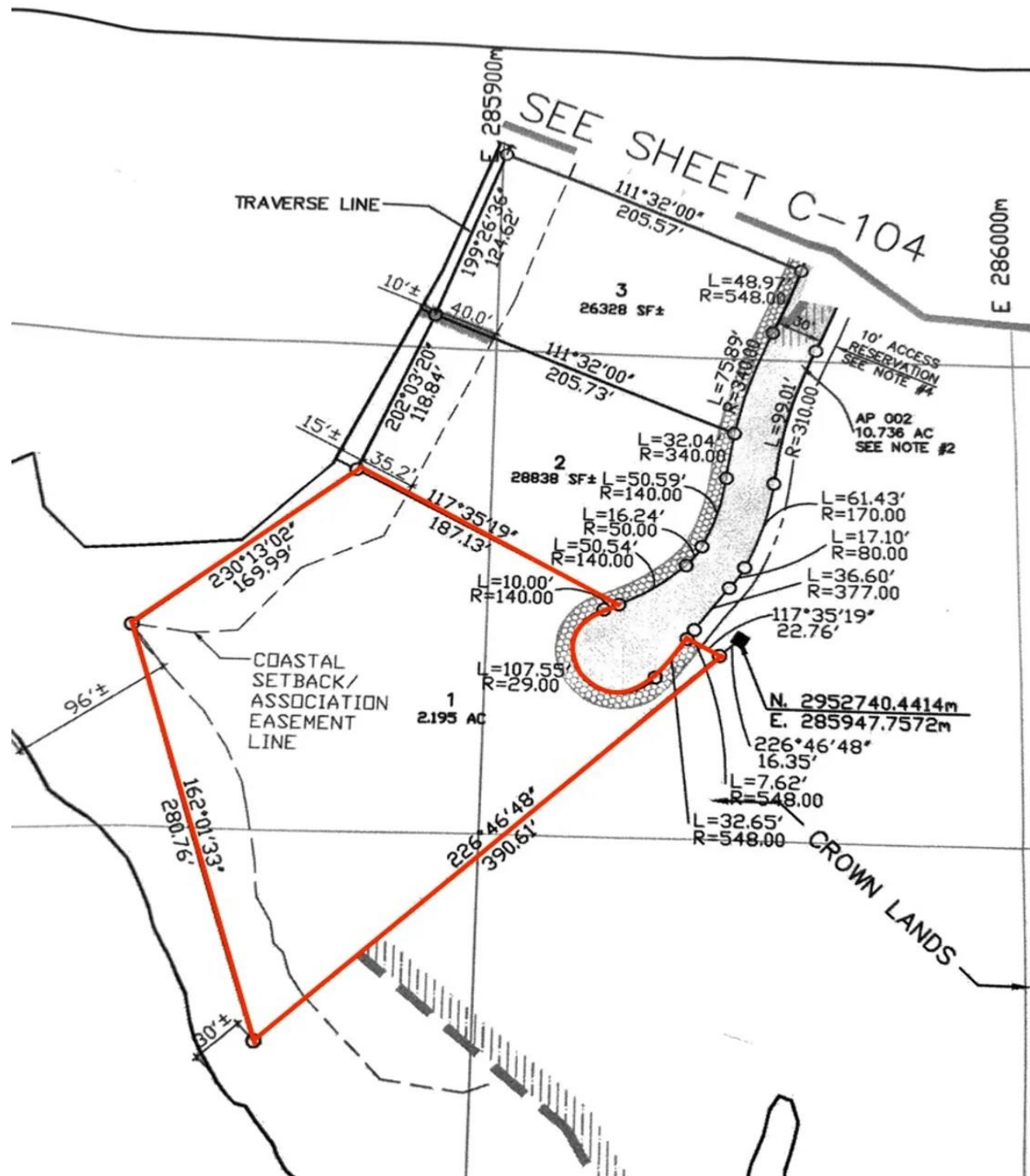


BAKER'S BAY - BAHAMAS

© The work product provided by Kobi Karp Architecture and Interior Design, Inc. is the sole property of Kobi Karp Architecture and Interior Design, Inc. The work product may not be used without the expressed written consent of Kobi Karp Architecture and Interior Design, Inc. (KKAID)



SEE SHEET C-104





**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):	408,000
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):	\$14.51 billion
GDP per capita (est 2024):	\$35,540
INFLATION (est 2024):	3.2 %
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\$750,000, the buyer automatically qualifies to apply for a Bahamas permanent residency. At US\$1.5M, the process is fast-tracked.

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
For Baker’s Bay details, see page 2			



**FRANZ HEPBURN**  
European Development Manager

**Corcoran CA Christie Bahamas**

Mob: +44 7818 064214

franz@corcorancac.com

corcorancac.com

*corcoran*

CA CHRISTIE  
BAHAMAS