

Lot Y

Rose Island, nr Paradise Island, The Bahamas

\$155,000



Stunning opportunity to build your very own beachfront oasis in a prime location on an elevated beachfront lot, with breathtaking views. Situated on a generous sized property that extends from sea to sea and boast approximately 100 ft (30 m) of pristine beachfront along its northern boundary this property is ideal for a beachfront villa or commercial venture. The surrounding Rose Island area is a haven for boating enthusiasts, offering a true paradise for those seeking a captivating waterfront lifestyle.

Rose Island is a small island that lies just three miles east of the Paradise Island, and four miles north-east of the main island of New Providence. This unique waterfront paradise is nestled only 15 minutes from downtown Nassau. This exclusive community features sandy white beaches, stunning vistas, high ridges, lush natural vegetation, open inland waterway, with transportation only via golf carts. The owner of this property will be close to historic Nassau and the excitement of Paradise Island, however, can escape to a private retreat on tranquil Rose Island. The island is only accessible by boat.

Two interesting facts about Rose Island: First, in the 1800s, there was a pineapple plantation on the island. Second, the stunning island coast was used in 1965 as the filming location for Thunderball, the successful James Bond film.

LOCATION

ISLAND	Rose Island
PROPERTY TYPE	Lot
GPS	Latitude: 25.104428
COORDINATES	Longitude: -77.156887

FEATURES

- Sea to Sea Lot
- Beachfront on one side/rocky shore on the other.
- Good elevation
- Private island
- Tranquil location
- Ideal for a holiday retreat that can be rented when not there.
- Great option for those looking to build a private island retreat but close to amazing amenities.
- Great views of the surrounding islands.
- Close to the world famous Paradise Island, home to the iconic and original Atlantis Resort.

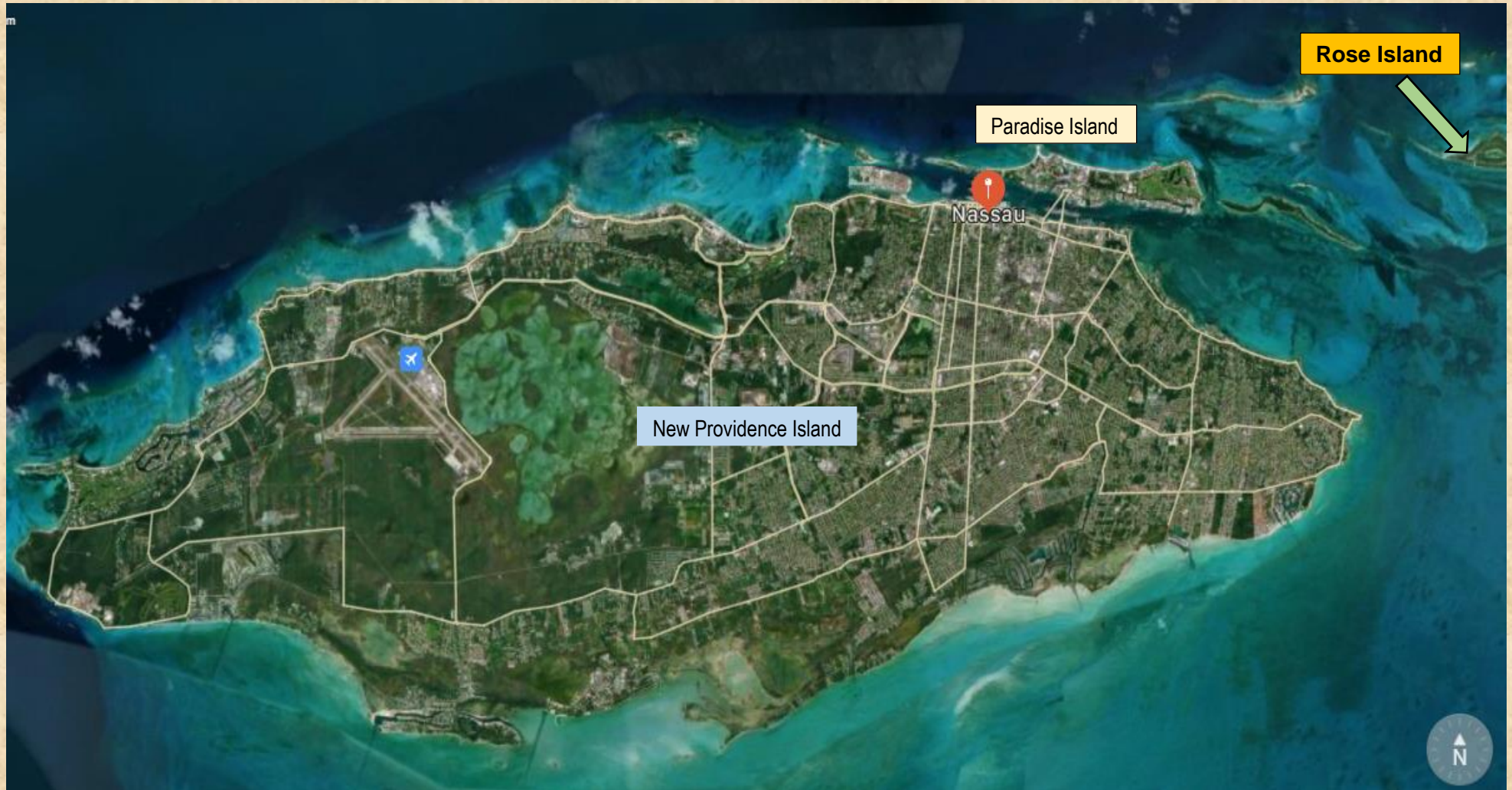
GETTING THERE

- Rose Island is only accessible by boat. If you have a yacht, there are several marinas on Paradise Island and northeast Nassau.
- A small dock would have to be built on the southern or sheltered side of lot.
- 15 mins from downtown Nassau by boat.
- From Nassau, 20 min drive to Cable Beach.
- From Nassau, 35 min drive to int'l airport & private airfield.
- By helicopter to Nassau, then by boat to Rose Island.



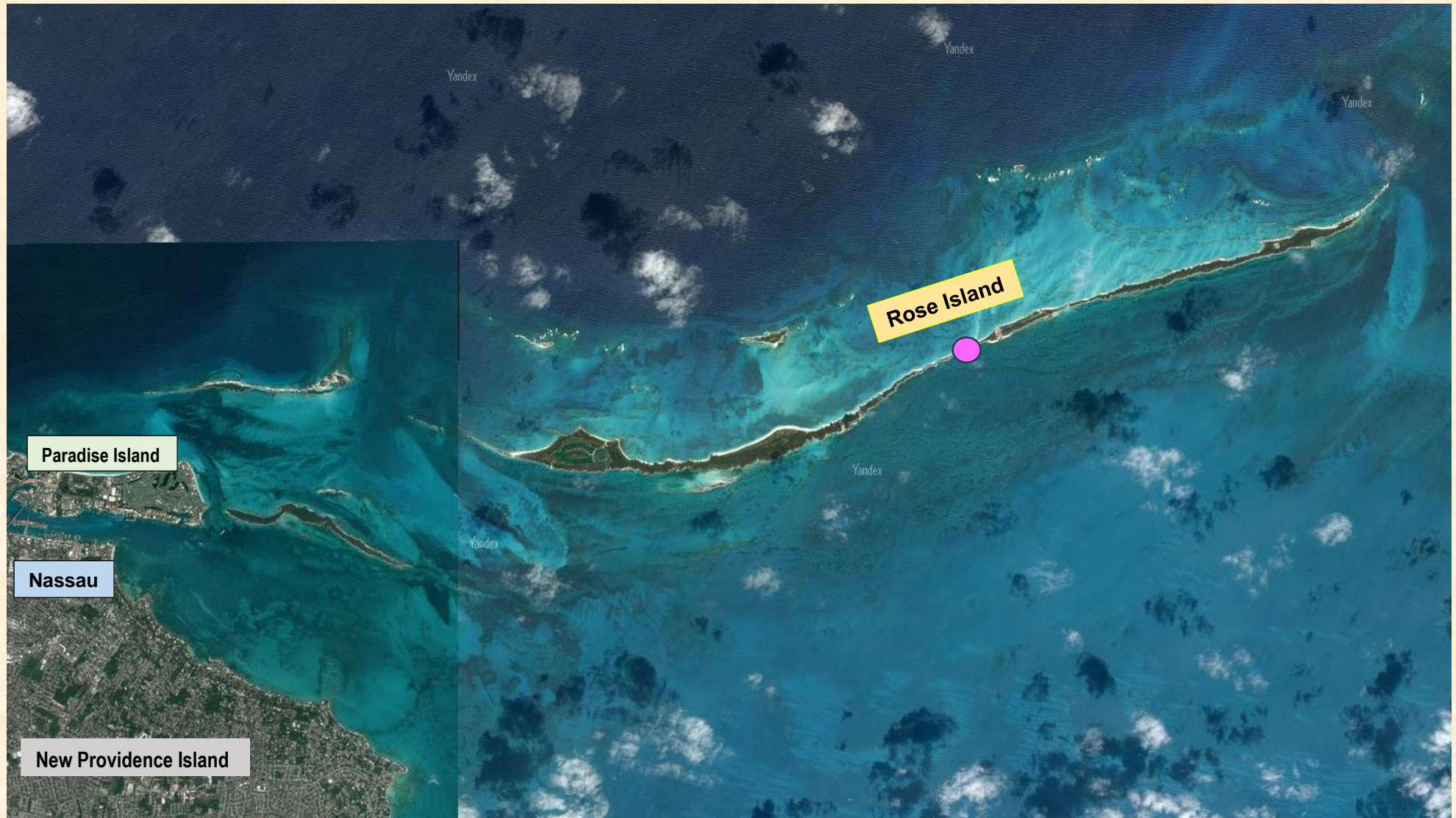
SATELLITE LOCATION

New Providence, Paradise Island & Part of Rose Island



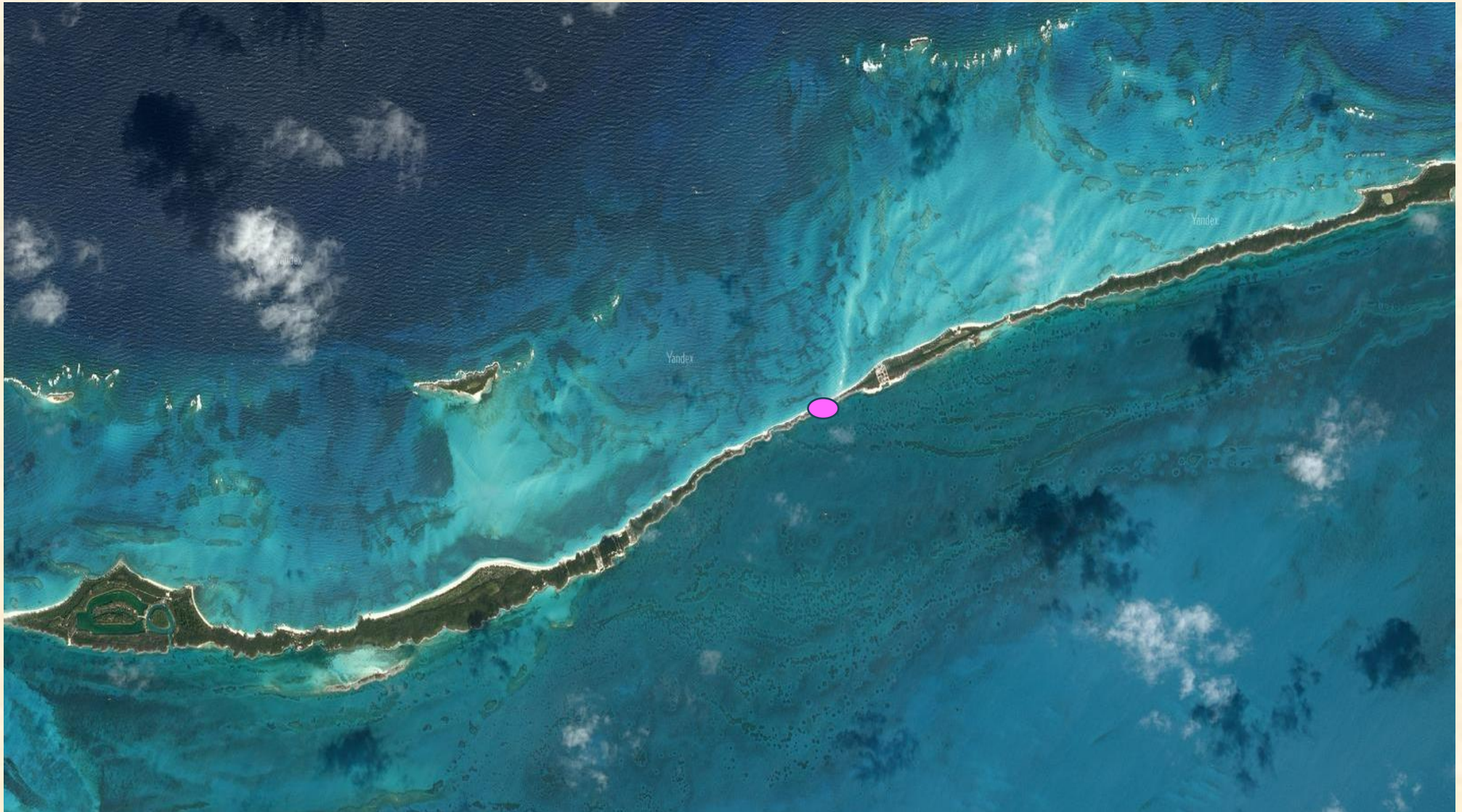
SATELLITE LOCATION

LOT Y, ROSE ISLAND, nr Paradise Island



SATELLITE LOCATION

LOT Y, ROSE ISLAND, nr Paradise Island



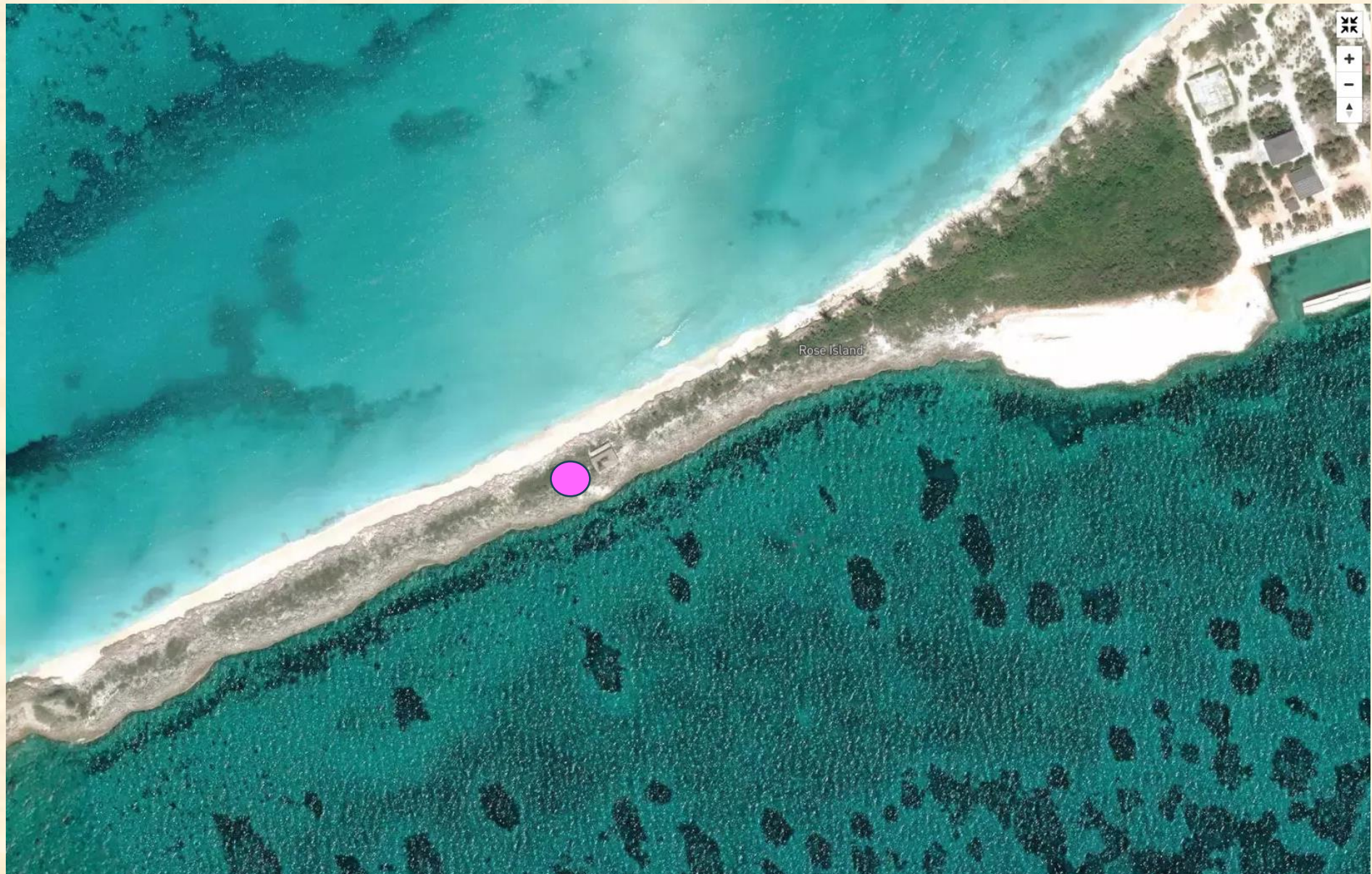
SATELLITE LOCATION

LOT Y, ROSE ISLAND, nr Paradise Island



SATELLITE LOCATION

LOT Y, ROSE ISLAND, nr Paradise Island





LOT Z1

LOT Z

LOT Y



LOT Z1

LOT Z

LOT Y







LOT Z1

LOT Z

LOT Y



LOT Z1

LOT Z

LOT Y





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.

FRANZ HEPBURN

European Development Manager

Corcoran CA Christie Bahamas

+44 7818 064214

franz@corcorancac.com

corcorancac.com

corcoran

CA CHRISTIE
BAHAMAS