

Blue Marlin Cove Units 29 & 30

**Blue Marlin Cove Resort & Marina, West End
Grand Bahama Island, The Bahamas**

\$1,250,000



Discover the epitome of luxury living in this stunning penthouse, located just 60 miles east of Palm Beach in the prestigious Blue Marlin Cove on Grand Bahama Island.

This exquisite residence is comprised of units 29 & 30, and features three spacious bedrooms, two gourmet kitchens, and an expansive living and dining area, all offering breathtaking ocean views. Recently upgraded with top-of-the-line finishes, this one-of-a-kind suite is move-in ready and boasts unparalleled elegance. Designed with fishing enthusiasts in mind, this property includes a dedicated boat slip accommodating vessels up to 52 feet (16 m), making it a true fisherman's paradise.

Enjoy year-round fishing for blue marlin, white marlin, yellow-fin and blue-fin tuna, dolphin, and bonefish, all from the comfort of your private marina. Blue Marlin Cove offers an array of resort-style amenities, including a patio, pool, spa, game room, lounge, and icehouse. The community provides easy access to Grand Bahama's renowned vacation activities, such as SCUBA diving, ensuring fun for the entire family.

This condo automatically qualifies the buyer to apply for a Bahamas Permanent Residency. Please note that only purchases of US\$1M or more would qualify a buyer.

LOCATION

ISLAND	Grand Bahama Island
AREA	West End
PROPERTY TYPE	Condo
GPS COORDINATES	Latitude: 26.653041
	Longitude: -78.942005

INTERIOR

TOTAL BEDROOMS	3
TOTAL BATHROOMS	4
LIVING AREA	2,600 ft ² (242 m ²)

FEATURES

- Private beach
- Tranquil location
- Family friendly resort
- Recently upgraded condo
- Condo come with a dock slip for vessels up to 52 feet (16 m)
- Restaurant and Bar
- Swimming pool and Jacuzzi
- Complimentary WiFi/Internet in the lobby and poolside only
- Great big game fishing nearby
- Freeport city centre is only a 35-minute drive from Blue Marlin Cove
- Port Lucaya Marketplace is a 40-min drive and is the hub of activity on the island with shopping, restaurants and nightlife.

GETTING TO BLUE MARLIN COVE

By Boat

You can arrive by private boat direct to Blue Marlin Cove. The condo's dock slip can accommodate vessels of up to 52 ft (16 m).

By Seaplane

You can hire a seaplane and fly direct to the Resort & Marina.

By Air

The nearest international airport is the Grand Bahama International Airport in Freeport, main city on the island. The airport is 22 miles (35 km) away. From airport take a taxi or hire a rental car. Travel time from airport to resort is 30 minutes.

There are direct flights from Miami, Florida to Freeport on American Airlines and Western Air. Fastest flying time is 30 minutes.

There are direct flights from Nassau, capital city to Freeport on Bahamasair and Western Air. Fastest flying time is 30 minutes.

By Ferry

There is a ferry from Fort Lauderdale, Florida to Freeport, The Bahamas. Travel time: 3 hours.

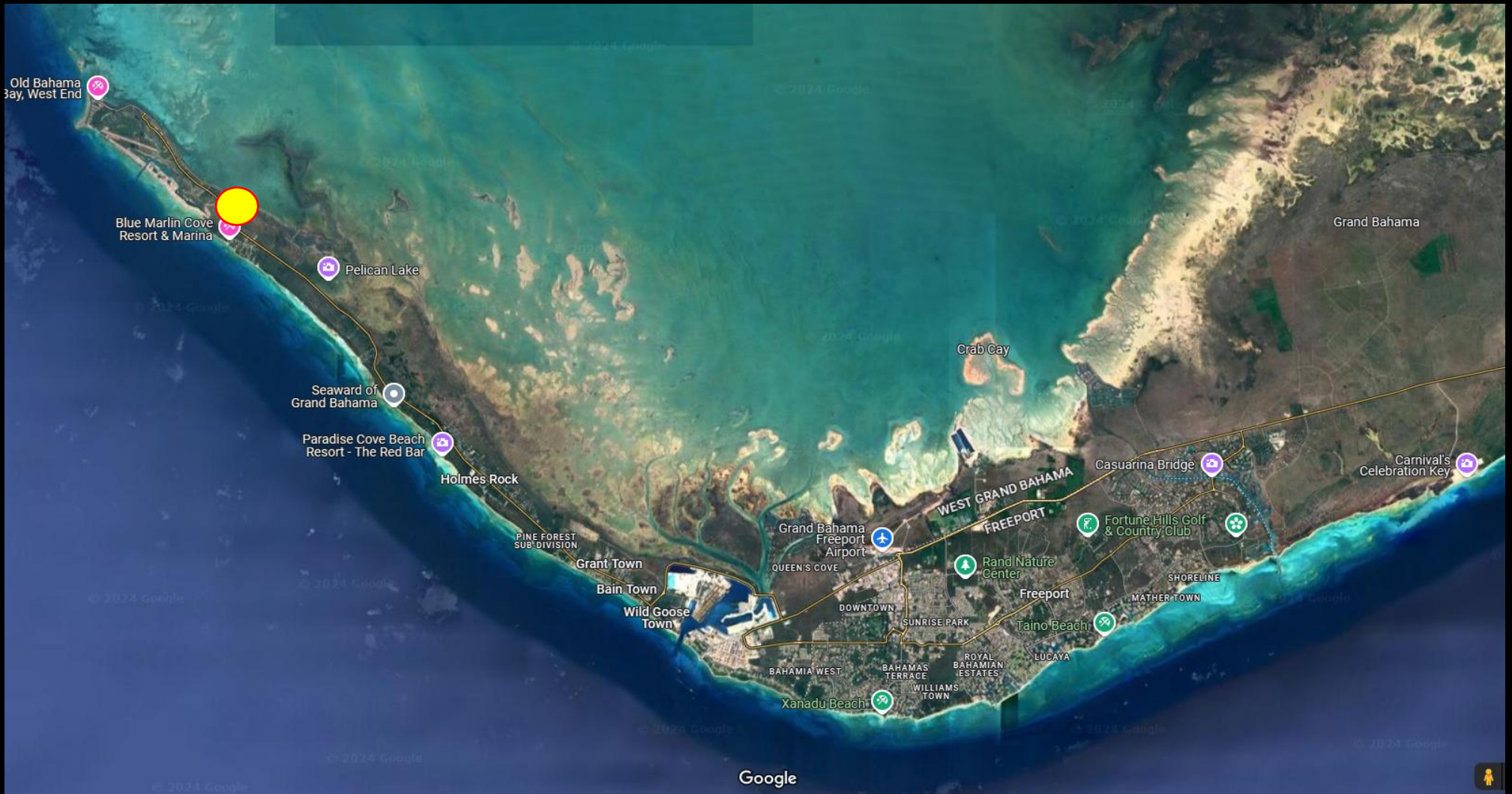


SATELLITE LOCATION

BLUE MARLIN COVE CONO, West End, Grand Bahama Island

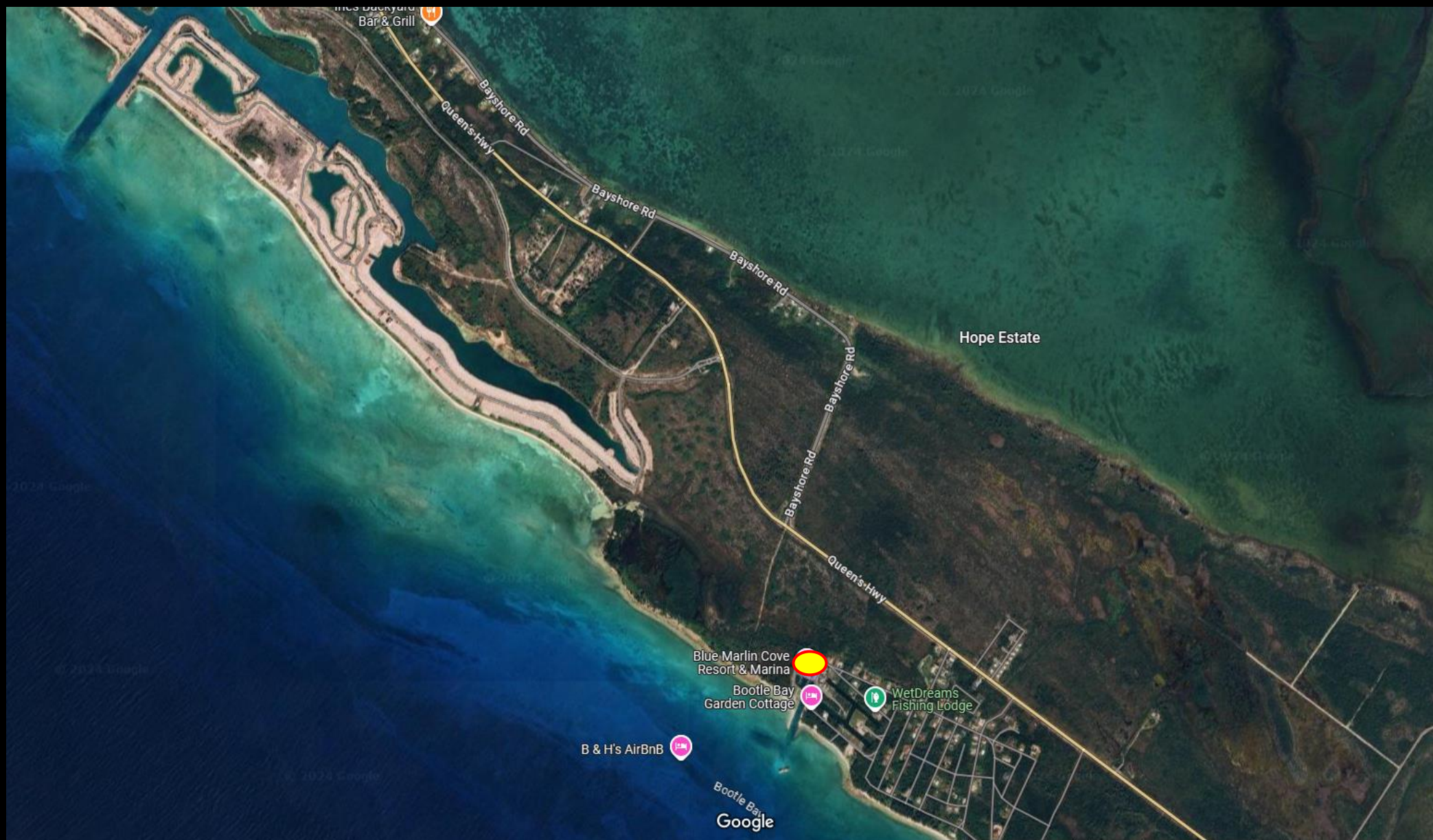


SATELLITE LOCATION BLUE MARLIN COVE CONDO, West End, Grand Bahama



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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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