

Beachfront Lot

Lyford Cay, New Providence, The Bahamas

\$35,000,000



This rare 1.27-acre beachfront lot offers an unparalleled opportunity to create your dream estate in the heart of Lyford Cay, one of the most exclusive communities in the Bahamas. Boasting approximately 50 feet (15 m) of elevation, the property provides breathtaking, unobstructed views of the turquoise waters. The elevated position also ensures privacy while capturing refreshing sea breezes and stunning sunsets.

The centrepiece of this extraordinary parcel is its private beach cove, a serene oasis perfect for swimming, sunbathing, or paddle boarding. Surrounded by lush tropical vegetation, the lot exudes tranquillity and natural beauty, providing a sense of seclusion while remaining conveniently close to Lyford Cay's world-class amenities.

As a resident of Lyford Cay, you'll enjoy access to an exclusive lifestyle, including the renowned Lyford Cay Club with its championship golf course, tennis courts, marina, fine dining, and private international school. This is a once-in-a-lifetime opportunity to own a piece of paradise and build your bespoke estate to capture the essence of island luxury.

LOCATION

ISLAND	New Providence
COMMUNITY	Lyford Cay
PROPERTY TYPE	Lot/Acreage
LOT SIZE	1.27 acres (55,321 ft ²)
GPS	Latitude: 25.03093
COORDINATES	Longitude: -77.54447

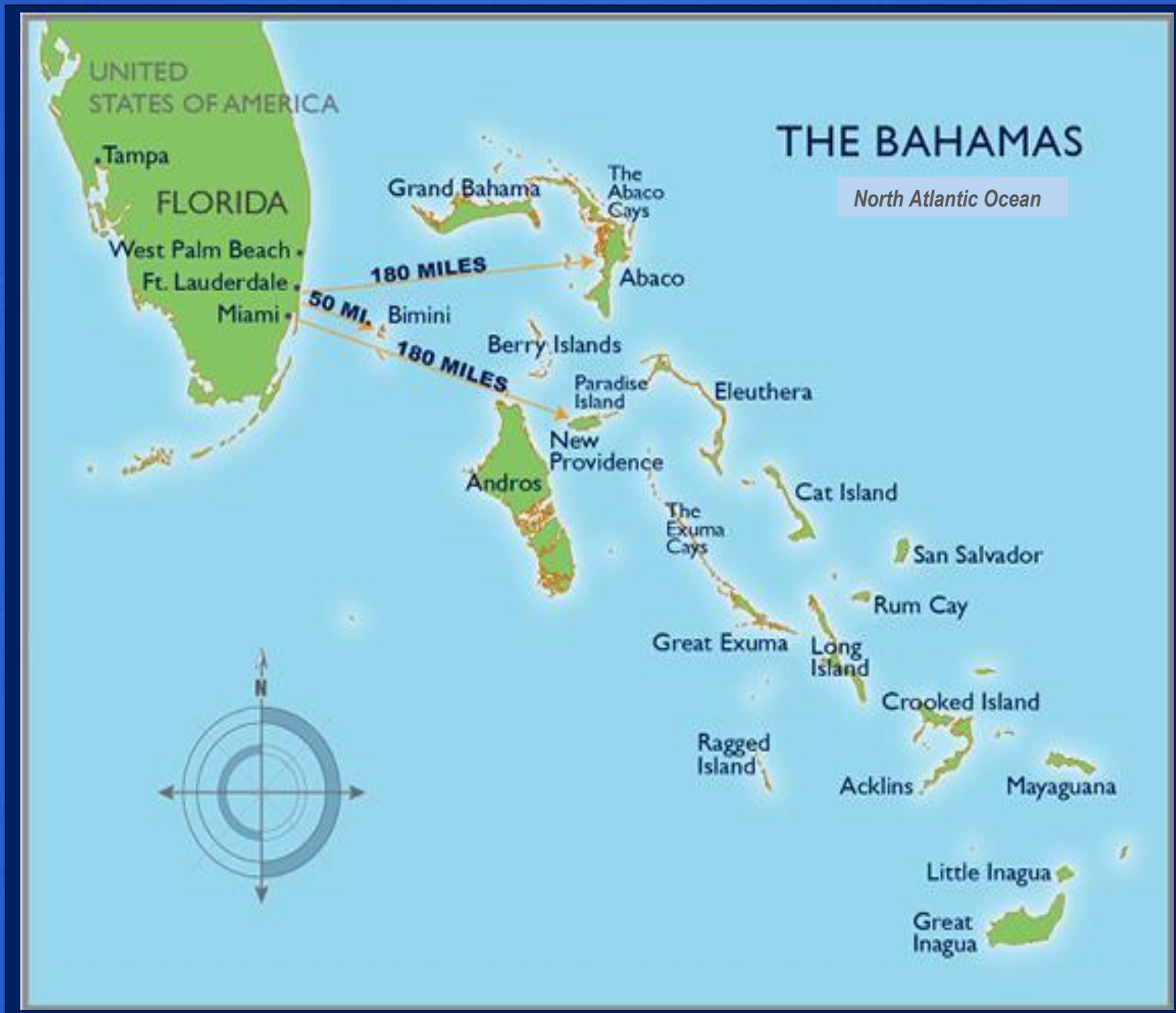
FEATURES

- Beachfront lot
- Good elevation
- Private beach cove
- Stunning ocean views
- Wonderful sea breezes
- Incredible sunsets
- Lush tropical vegetation
- Perfect to build a bespoke estate
- Part of the renowned exclusive 1,000-acre Lyford Cay gated community:
- Lyford Cay has 24-hour security, a club, 18-hole championship golf course, international school, tennis centre, marina, and fine dining.
- 10-minute drive from the international airport and private airfield.



Getting to Nassau is easy! The Lynden Pindling International Airport (LPIA) on the island of New Providence is the main airport in The Bahamas. 35-minute drive to Nassau, capital city. The airport is also located just a ten-minute drive from the Lyford Cay community. The private airfield is next to LPIA if travelling by private aircraft is easier.

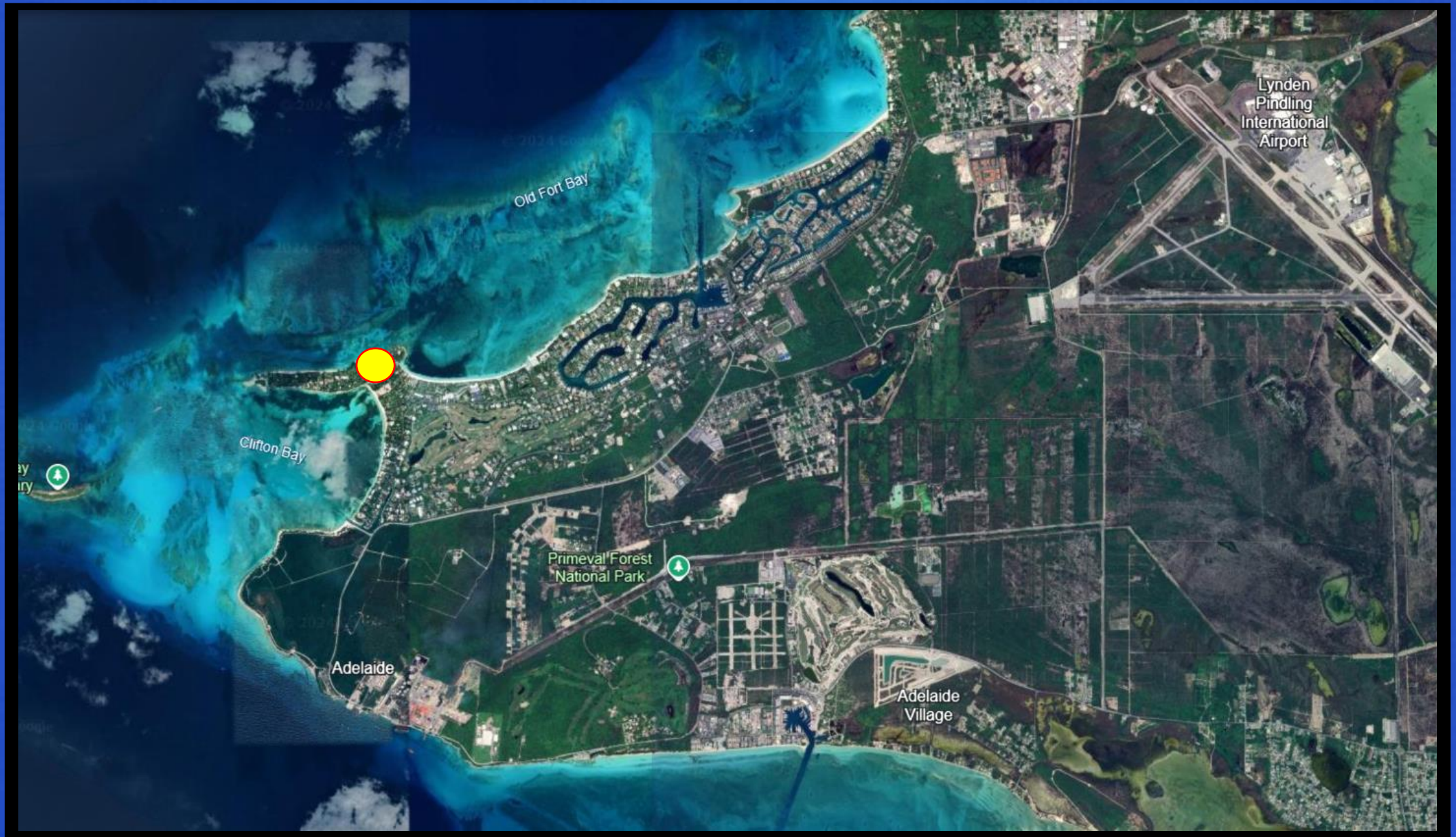
There are direct flights to Nassau from London, New York, Toronto, Miami, Atlanta, Charlotte, Orlando, Los Angeles, Boston, Chicago, Washington DC, Houston, Tampa, Dallas, Philadelphia and other cities.



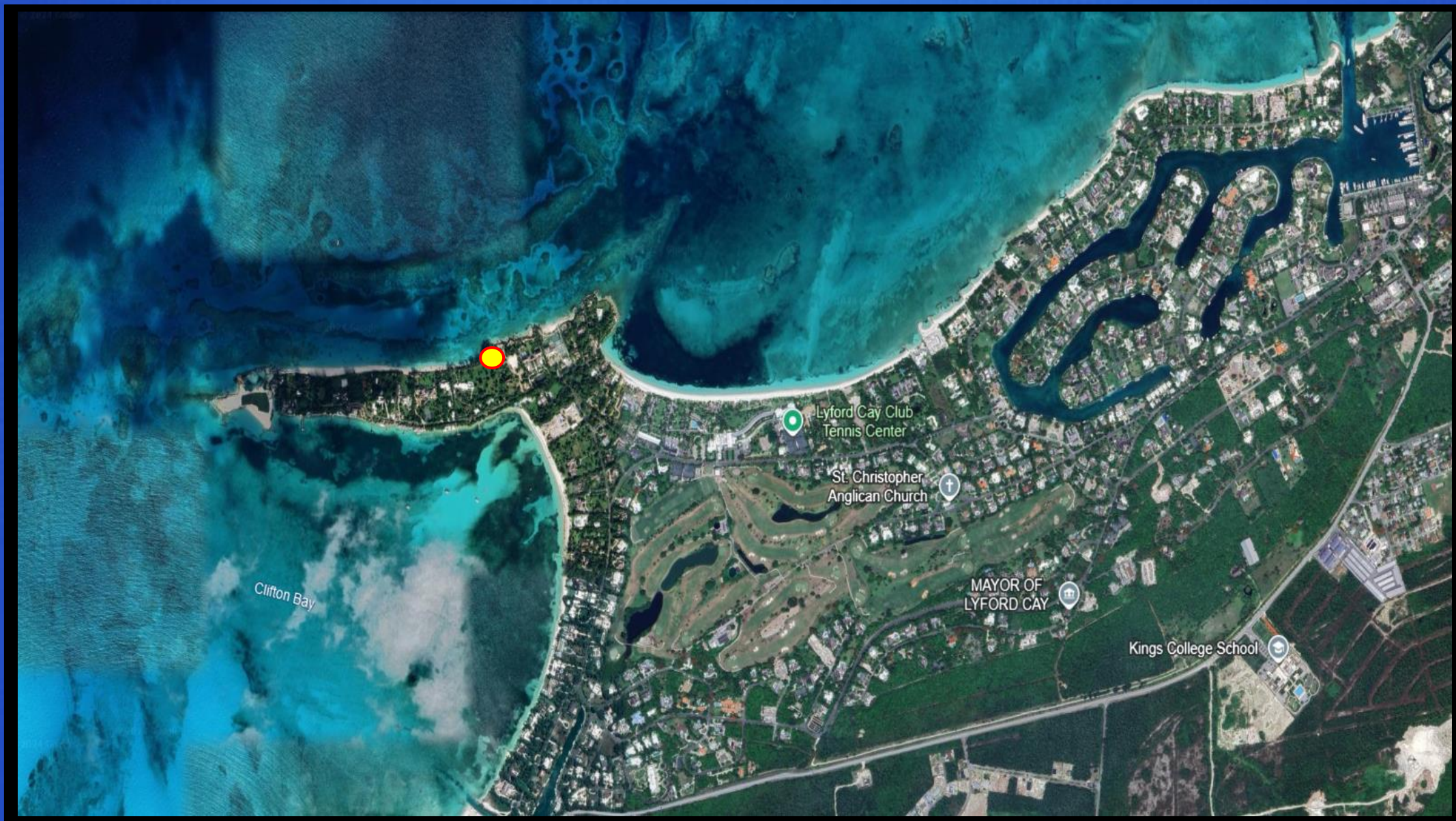
SATELLITE LOCATION
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The Commonwealth of The Bahamas is an English-speaking democratic country and an archipelago of approximately 700 islands and 2,000 cays (pronounced keys) located in the North Atlantic Ocean. Situated 50 miles (80 km) off the southeast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