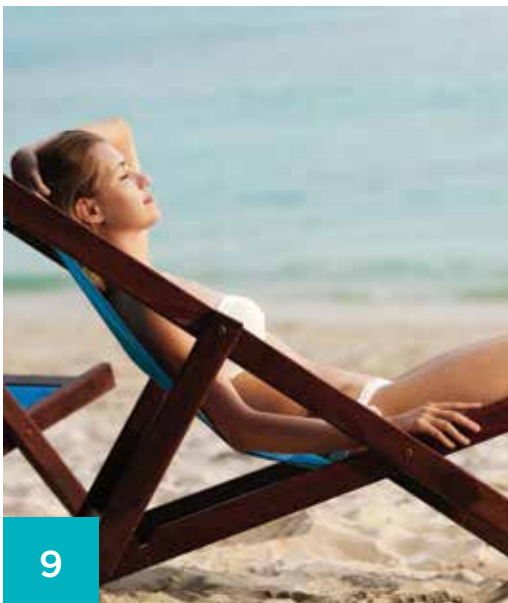


ONE OCEAN
PARADISE ISLAND BAHAMAS

How to Live in Paradise

The One Ocean Essential Guide to Paradise Island & The Bahamas

Ideally located on Nassau Harbour between Atlantis, Ocean Club, and One&Only Resort, Nassau's "it" spot has everything you could hope for. Panoramic ocean views from brand new residences with spacious patios in the sky. A location that puts you at the heart of restaurants, shopping, and nightlife. A championship golf course next door and The Bahamas' most beautiful beaches within a short stroll. Welcome to Paradise.



AWAY FROM IT ALL

Escape to a poolside sun lounge and kick back in a cabana.



HAVING IT ALL

Spacious residences, large balconies, and 360° views.



AT THE CENTRE OF IT ALL

Nassau's best shopping, dining, nightlife, and recreation within steps.



DOING IT ALL

Adventure unlimited on the water, on the land, and in the air.

BRAND NEW TWO AND THREE BEDROOM RESIDENCES, ALONG WITH FOUR BEDROOM PENTHOUSES AT THE HEART OF PARADISE ISLAND. CONTACT US TODAY.

Paradise Island Drive, Paradise Island, Nassau, Bahamas

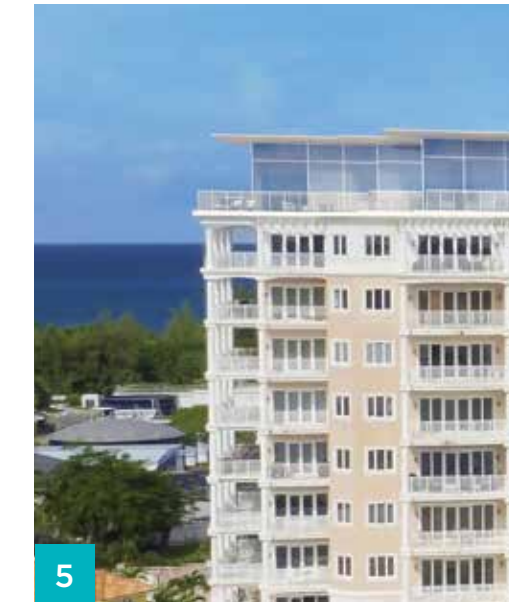
PARADISE NOW

Every once in a while, unusual circumstances converge to point you in a clear direction. That's exactly the case at One Ocean. On Paradise Island, one of the most envied resort destinations anywhere. A property brought to you by a developer and design team with a world-class reputation for creating great places to live and play. A brand new oceanfront building that's already built and available for immediate occupancy. A rare combination of forces are at play here—and soon you will be too.



FEATURES

Discover what differentiates One Ocean from other properties in The Bahamas.



5

BUILDING

Paradise Island's tallest residential building has been exceptionally designed and engineered, and features a stunning new roof.



9

LIFE AT ONE OCEAN

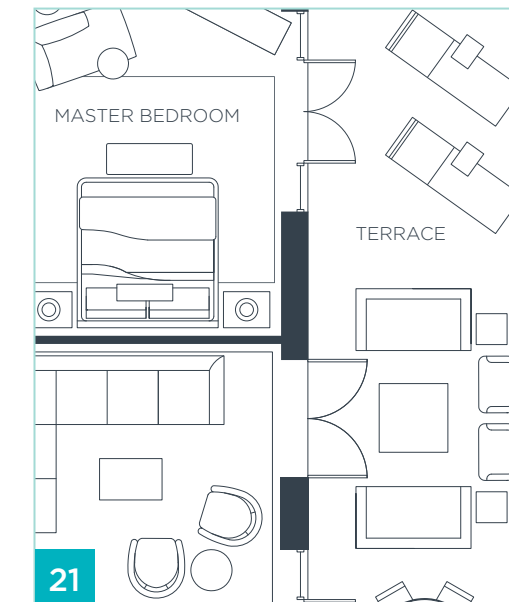
Featuring harbour views, a beautifully landscaped outdoor pool with lounge chairs, cabanas, and fitness centre.



13

RESIDENCES

Spacious residences with ten-foot ceilings, spacious balconies, and luxurious modern interiors.



21

FLOORPLANS

Spacious two, and three bedroom residences with open design flowing into large outdoor living areas.



25

NEIGHBOURHOOD

Nassau's most envied address, steps from beaches, restaurants, shops, and marinas.



27

THINGS TO DO

From the fairways of Ocean Club Golf Course to the bars, casinos, and waterparks of Atlantis.



29

OCEAN CLUB

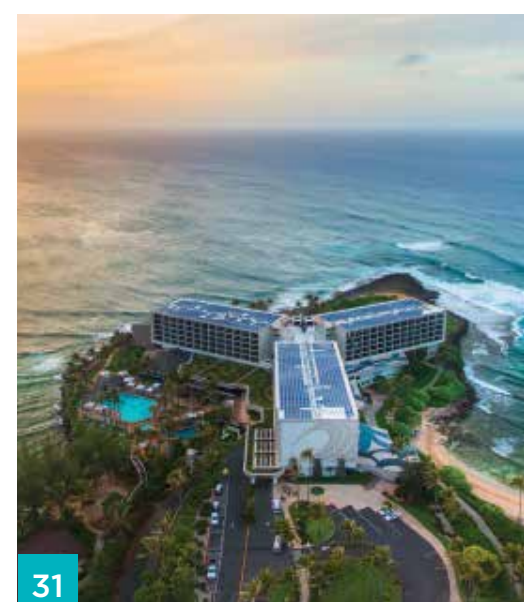
Join Ocean Club and enjoy even more of Paradise Island: world class golf, fine dining, and access to the best of Atlantis.



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FIVE REASONS

It's the right time and the right place to own a piece of Paradise.



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THE TEAM

How One Ocean was reinvented by Replay's team of resort experts and interiors designed by Patty Xenos Design.



Improving on paradise. Rise above it all.

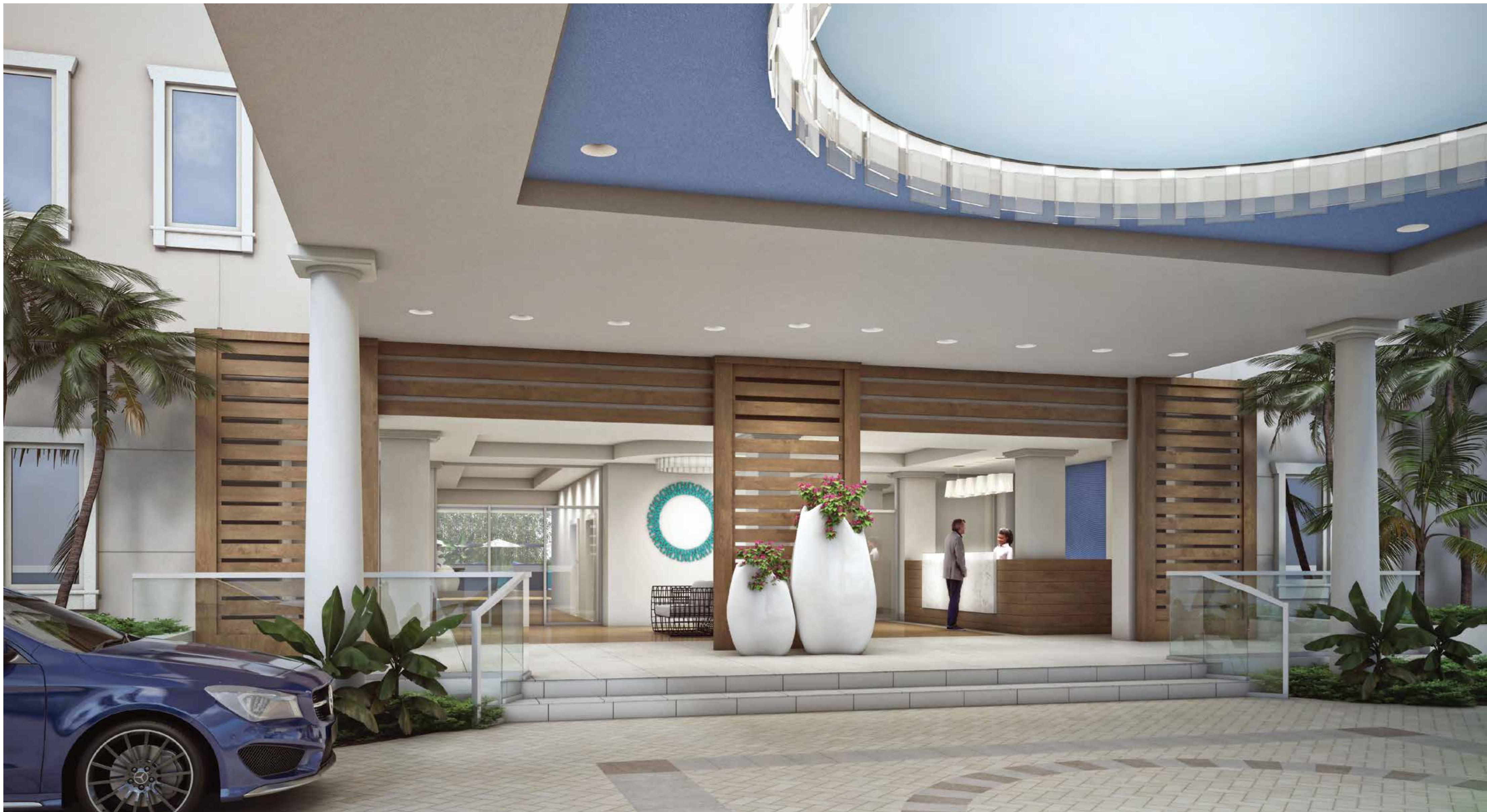
In 2015, Replay Resorts acquired the tallest residential building on Paradise Island and reinvented it as Paradise Island's most desirable place to call home. It already had an unbeatable location and unparalleled views. Replay gave it a stunning new penthouse roof, refreshed design throughout, and enhanced security. They added a welcoming portecochère and new pool deck with breezeway lounges and cabanas, making One Ocean the place to rise above it all on Paradise Island.

GET AWAY FROM IT ALL AT THE CENTRE OF IT ALL

Surrounded by The Bahamas' iconic turquoise waters, you've never felt so far away from it all. So removed from real life in the real world. But let's be honest; the Robinson Crusoe fantasy is somewhat overrated. He took the concept a little too far. To you, getting away from it all might mean an escape from winter weather, rush hour traffic, and business as usual. But it was never your intention to get away from Caramel Frappuccinos, Sashimi Salad, or Bourbon Lemonade.

Here, you're very central to all the good things in life, at the heart of Nassau's most envied address. Just down the road is Atlantis's heady collection of restaurants, lounges, casinos, and waterparks; pop over whenever you crave adventure or simply a fruit-infused martini or tapas. Directly across the street is the sophisticated refinement of One&Only Ocean Club resort, complete with The Library room, where you can indulge in a glass of champagne or afternoon tea with pastries.

At One Ocean, you can get away from it all in a place that feels a lot like home—but with infinitely better weather and hypnotic views. These spacious residences feature enormous outdoor rooms, lavish bathrooms, ten-foot ceilings, and Wolf and Sub-Zero appliances. So if you want to cook a meal for friends, go all out and have a dinner party. Entertain in the same high style as you would at home.

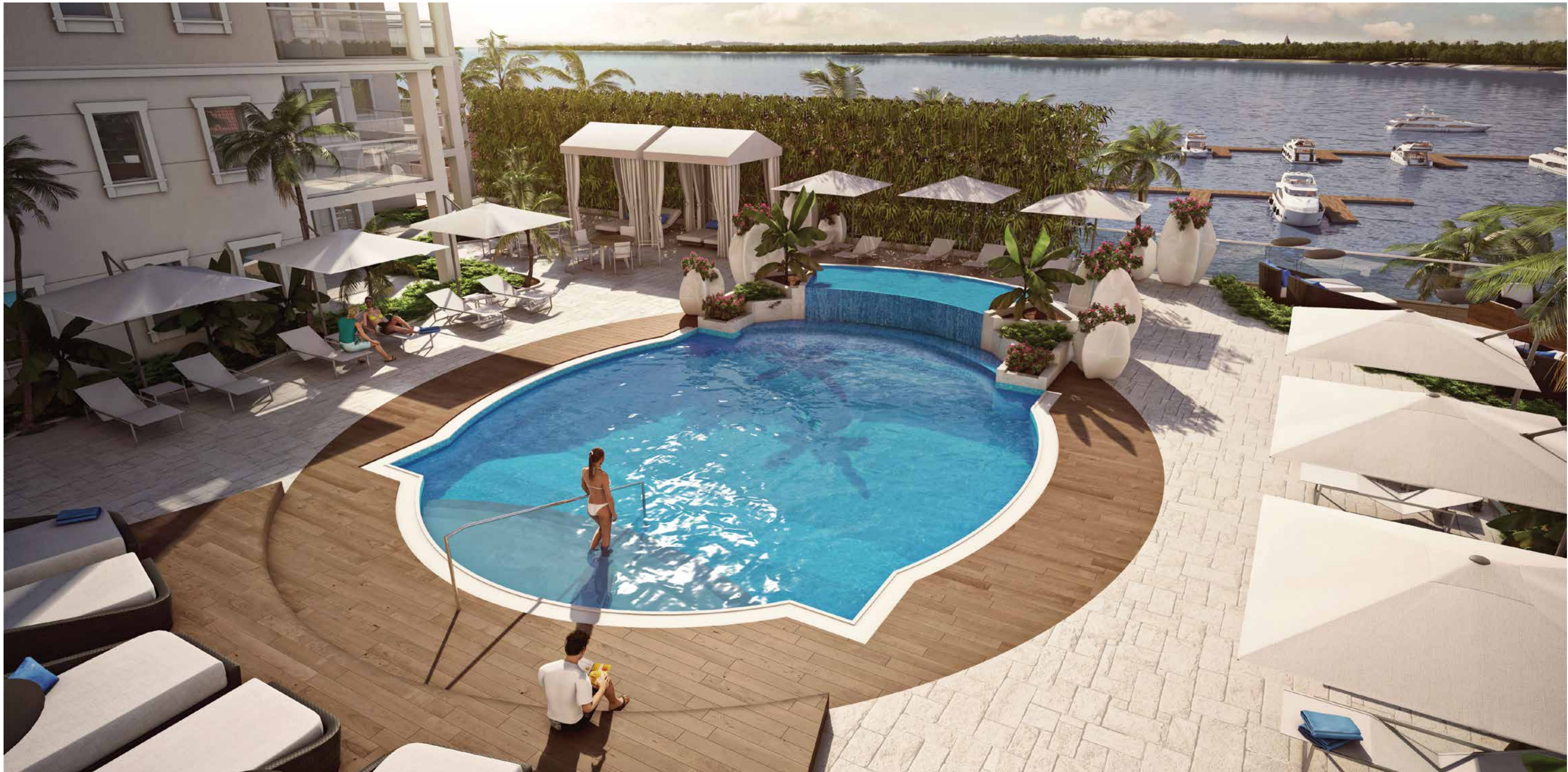


Welcome to your home away from home

You feel at peace just approaching One Ocean—whether you're in a car or on foot. The grand porte-cochère offers a warm welcome and a cooling space. The tiled breezeway and pool deck create a transitional space between the neighbourhood and your private residence. A retreat where you can unwind when you've had enough of the beach, kite-surfing, or shopping for the perfect sandals. A place to linger and cool off when you're ready to come home—but not all the way home.

FEATURES AND AMENITIES

- » Extensive redesign of entry, common areas and concierge desk to improve the owner arrival experience
- » Extensive landscaped entry with secured gates and travertine porte-cochère
- » Secure underground parking garage with individually identified parking spaces and storage facilities
- » Outdoor pool with cabanas, seating areas and water feature overlooking Nassau Harbour
- » Fully equipped fitness room
- » Easy access to beach and boat slips
- » Direct elevator access to all residences
- » Opportunity for Ocean Club Membership



At home in the garden

Cool off in the private pool and sun yourself dry in a lounge chair. Listen to a podcast or use your iPad to explore what's happening in Nassau tonight. Nap or play cards in a cabana. If you want to be sociable but out of the sun, continue the conversation in one of the breezeway's comfortable seating areas. Watch the yachts drift past; views look out to Nassau Harbour.

ISLAND STYLE IN THE SUN

The pool deck and entire garden level make a lushly landscaped, calming outdoor space. Wood tone flooring and porcelain tile create a spa-like environment, and cabanas have adjustable drapes so you can decide how much sun, how much shade, how much sea view, or how much privacy you want. Large, sculptural vases and green space throughout add to the relaxed mood.



CHOOSE THE TREADMILL INSTEAD OF THE RAT RACE

Getting away from it all means taking care of yourself. Here, you've got time—and space—for all those things you intend to do in the city, but rarely get around to. Yoga and meditation, cardio and sculpting. Tone your muscles and elevate your heart rate while beating the heat; jump on a recumbent bike or an elliptical and grab a set of weights in the air-conditioned gym. Wind down with a good stretch or find your zen on a yoga mat.



360° views, countless shades of blue

Imagine. You're standing on your sprawling outdoor living room, perhaps armed with a Goombay Smash (recipe at right). In every direction you'll gaze on incredible blues—a pure canopy of sky stretched over countless shades of turquoise sea. This is a good time to reflect on the etymology of The Bahamas.

Historians think the name "Bahamas" could have come from the Taino language spoken by the area's First Peoples. The theory is that their ba ha ma meant "big upper middle land."

The other suggestion, and our preferred explanation, is that the name is from the Spanish *baja mar*, meaning "shallow water." We have that shallow water to thank for The Bahamas' exquisite colour. Sunlight travels through the crystal clear sea, offering visibility to more than 200 feet. It reflects off the white coral sand below and results in this unique palette that has captivated visitors since humankind's first encounter with these islands. Take it from famed astronaut Chris Hadfield, who has seen views from space that few of us will ever glimpse—views of this entire blue planet. He said, "The most beautiful to me are The Bahamas, the vast glowing reefs of every shade of blue that exists."

As the tallest residential building on Paradise Island, One Ocean offers the neighbourhood's best views of the Caribbean Sea, surrounding islands, and the sailboats setting off to make the most of another day in paradise. The view from your balcony is the next best thing to one from the International Space Station.



Looking east over Ocean Club and Paradise Island Golf Course look out to the turquoise waters around Salt Cay, Sun Cay, Athol Island and Rose Island.



Beyond the boat slips at the neighbouring Ocean Club, your views of the open Atlantic extend as far as the eye can see. Across the harbour is Nassau.



Views south of Nassau Harbour and west to Atlantis (far right) and the Marina Village, a 10-minute walk from One Ocean.

FIRST THINGS FIRST

First, put visitors on the patio with a Goombay Smash. This Bahamian original cocktail was created by mixologist (and teetotaler) Miss Emily at the Blue Bee Bar in New Plymouth. Her recipe is understandably a well-guarded secret, but this is a close approximation—and, more importantly, a tasty drink.

Warning: dangerously delicious, these have a tendency to disappear quickly.



Makes 2 drinks

- 6 Tbsp pineapple juice
- 1/4 cup freshly squeezed orange juice
- 1/4 cup coconut-flavoured rum (like Malibu)
- 2 Tbsp light rum
- 2 Tbsp dark or spiced rum
- 2 Tbsp gold rum or apricot brandy
- 2 fresh pineapple wedges
- 2 orange slices

Fill cocktail shaker with ice cubes. Add juice and all rum. Cover and shake to chill thoroughly. Strain cocktail into 2 short glasses filled with ice cubes. Garnish with pineapple wedges and orange slices.



TRANSITIONAL THEME - RESIDENCE 3

At home in Paradise

A vacation home should live more or less like your family home, yes? You'll be spending a lot of time here. You want ample space for relaxing and making guests comfortable. You expect finishings of a quality that doesn't know the meaning of compromise.

One Ocean is 10 stories of luxury living designed to put your views and the idyllic climate to full advantage. Open plans make it easy for you and your guests to roam through the space. Large patios and balconies are like outdoor rooms, expanding and enhancing your living area.

These residences are amazing for entertaining, whether you're hosting island neighbours for drinks or asking family to spend the holidays. The layout gives you plenty of personal space; some floorplans are arranged so that master suites have their own private terraces.

Kitchens, dining rooms, and living areas flow into each other and give way to huge sky patios. Floor-to-ceiling windows offer outstanding views from every perspective, bathe the homes in sunlight, and invite balmy breezes inside. Oversized, 24" square porcelain tile extends throughout the interiors to the terraces, creating a seamless indoor-outdoor transition with no clear definition of where one ends and the other begins.

ISLAND KITCHENS

Stunning kitchens are designed for elaborate meals and elegant occasions, with plenty of storage space, five-burner cooktops, wall ovens, party-sized fridges, dishwashers, and wine coolers. Fully integrated, top-of-the-line appliances include Wolf, Bosch, and Sub Zero.

Breakfast bars invite your guests to relax with a drink and watch you fix the appetizers. Why not treat them to Bahamian cuisine? Conch is a classic.



COASTAL THEME - RESIDENCE 7



CONTEMPORARY THEME - RESIDENCE 9

WHO'S GOT THE CONCH?

The iconic conch shell's dramatic shape is a symbol of the Bahamas—and its flesh is an important ingredient in true Bahamian cuisine. The salad is like ceviche, in that the raw seafood is “cooked” by the acidic environment of citrus juices.

Serves 4

- 1 lb cleaned fresh conch
- 1/4 cup fresh orange juice
- 2 Tbsp fresh lime juice
- 2 Tbsp fresh lemon juice
- 2 Tbsp extra-virgin olive oil
- 1 jalapeño pepper, stemmed, seeded and minced
- 1 Tbsp kosher salt
- 1 Tbsp chopped cilantro
- 1/2 English cucumber, peeled and minced
- 1/2 yellow bell pepper, minced
- 1/2 red bell pepper, minced
- 1 diced fresh tomato
- 1 ripe avocado, diced



1. Place the cleaned conch between 2 layers of plastic wrap and tenderize by smashing it with a mallet or heavy rolling pin. Dice into bite-sized pieces.
2. In a large bowl, mix juices, olive oil, jalapeno, salt, and cilantro. Add conch, toss well, and refrigerate for at least 2 hours.
3. Just before serving, add the cucumber, peppers, tomato, and avocado. Transfer to 4 chilled serving bowls.

Island style in the sky

Sooner or later, you'll have to leave the pool, the beach, the sailboat. Turn your back on those exquisite shades of blue and the bone-coloured coral sands to come home and shower, get dressed up, and decide where to have dinner.

One Ocean's interiors are thoughtfully designed with that alluring natural palette, resulting in rooms that are luxurious yet calming, elegant yet casual. Choose from three different colour stories: TRANSITIONAL evokes classic Bahamian interiors with the contrast of crisp, cool whites and deep, rich mochas; COASTAL takes you back to the beach with warm, coral sand-inspired whites and natural wood and driftwood tones; and CONTEMPORARY weaves tone-on-tone sophistication throughout the residence with soft grays and off-whites. Whichever theme you choose, colours, materials, and textures pleasantly blur the lines between indoor and outdoor living.

Ensuite bathrooms feature sleek pocket doors that open up the space, bringing natural light and views into the bathroom. Master bathrooms are appointed with standalone bathtubs, oversized showers, and separate water closets. Ten-foot ceilings and fine millwork reiterate the quality throughout. German-made doors are eight feet high and custom-designed, with sleek, flush-mounted frames. Shop-finished baseboards are of a caliber only reserved for luxury custom-built homes.



MASTER BEDROOM - RESIDENCE 9



LIVING ROOM - RESIDENCE 7



MASTER BEDROOM - RESIDENCE 7



LIVING ROOM - RESIDENCE 9



MASTER BEDROOM - RESIDENCE 5

HOME SPECIFICATIONS

- » Private elevator entry into each residence
- » 10' ceilings
- » Raised ceilings in living room and bedrooms
- » Imported porcelain tiles throughout interior floors and exterior balconies
- » European kitchens
- » Wolf, Bosch, and Sub-Zero appliances
- » Kohler plumbing fixtures
- » 8' high interior solid detailed wood German-made interior doors
- » Exterior rails are marine grade powder coated aluminium
- » Solid wood cabinetry with quartz countertops
- » Oversized double-sink cabinets and quartz countertops in master bath with a variety of colour selections available
- » Glazed shower doors
- » Hurricane rated, impact resistant exterior doors and windows
- » Exterior louvered vents for dryers and bathroom exhaust fans
- » Fresh air returns for air conditioning

PEACE OF MIND ON PARADISE ISLAND

One Ocean warrants your home against defects in original materials and workmanship for one year after final inspection or occupancy begins. This includes flooring, windows, plumbing, lighting fixtures, doors, mill work, and kitchen cabinets. The full details of our warranty and what it covers are available upon request.

At the centre of it all: Close to the best of Nassau

Everywhere you really need to go to eat, drink, and be entertained is either across the street at One&Only Resort, down the road at Atlantis, or at one of numerous other options on Paradise Island. Walk to several of The Bahamas' exceptional beaches. Golf at Ocean Club, sail from the harbour, or shop the boutiques.



HOG ISLAND LIGHTHOUSE

Built in 1817, when the island was known by its previous name, Hog Island, this is billed as the oldest surviving lighthouse in the West Indies. It marks the northwest entrance to New Providence and the Port of Nassau.



ATLANTIS RESORT

With twenty-one restaurants and a casino, Atlantis presents dizzying dining choices, from casual-by-the-pool to let's-get-dressed-up. Go out for steak or sushi—or discover what happens when Japanese, Chinese, French, or Italian culinary traditions are given a Bahamian twist.



NOBU

This predominantly Japanese menu gets a creative spin that embraces ceviche and fish tacos. They had us at "sake cellar."



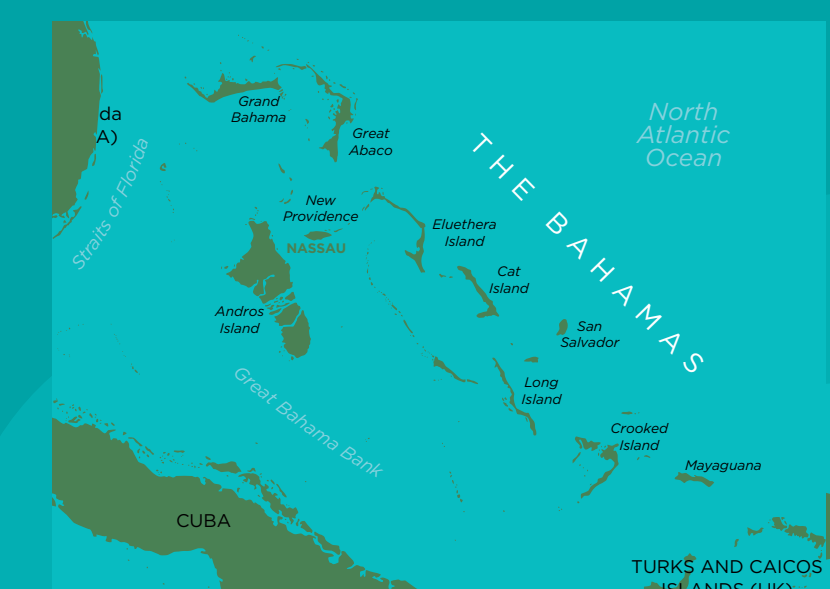
CABBAGE BEACH

A stunning, three-mile stretch of fine white sand and pristine water. More than just The Bahamas' best beach; it's often referred to as one of the most beautiful in the world. And it's just two blocks from your front door.



ONE&ONLY

Step across to One&Only for French-Asian fusion at Dune, or slow down your afternoon with smoked salmon sandwiches and high tea at The Library.



ISLAND HOPPING

Home is called Paradise Island for good reasons, but the other islands have their charms. Just off Bimini (Hemingway's favorite), an underwater rock formation is thought by some to be the real lost city of Atlantis. The crystal clear waters of Exuma Cays are excellent for diving. Andros is geographically larger than all the other 700 Bahamian islands combined, and Inagua's lakes are home to 80,000 flamingos (and only some 970 people).

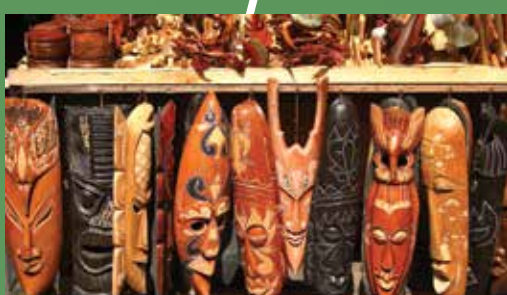
VIOLA'S BAR & GRILL

If your nose wrinkles at the very idea of fusion food and you're looking for something simpler, Viola's is well-loved for its relaxing atmosphere and conch fritters.



THE FISH FRY

Sample authentic Bahamian-style seafood at Arawak Cay's strip of almost 30 outdoor restaurants and bars.



STRAW MARKET

Bay Street's world-famous Straw Market is where you'll find the traditional Bahamian crafts that make unique gifts for those unfortunates who had to stay behind at the office. It's also a great place to pick up a hand-woven straw sunhat for your beach days.

FOOD TOURS

Get acquainted with authentic Bahamian cooking. Consider doing a Tru Bahamian Food Tour to some of Old Nassau's best-kept secrets. trubahamianfoodtours.com

BAHAMAS FERRIES

Offers transportation from Nassau to six other islands, as well as a daytrip getaway to the pink sands of Harbour Island. bahamasferries.com



ATLANTIS MARINA VILLAGE

Your go-to for a rum cake, a new swimsuit, and most things you crave. Head straight here if you absolutely must have a Venti Iced Pumpkin Spice Latte or a Colombian emerald. When you're craving a cheesy slice, Marina Pizza in Marina Village is the place.

THE GREEN PARROT

Try the Green Parrot for traditional fare like lobster rolls in a casual, beachy environment.



FORT MONTAGU

Fort Montagu made history as site of the United States Marine Corps' first military action. They sent eight ships here in 1776, with orders to capture a store of gunpowder belonging to the British. Although that gunpowder was actually stashed elsewhere, the Bahamian militia retreated, and the fort fell to the Marines.



OCEAN CLUB GOLF COURSE

Ocean Club's Tom Weiskopf-designed, par-72 course. *Golf Digest* magazine recently called it the #8 Resort Course in North America and the Caribbean. More on page 27.



Doing it all

There's a lot to do on Paradise Island, but if you own at One Ocean, you'll be coming back often. So do as much or as little as you like; there will be time to get to it all.



BEST BEACHES

With 300 days of sunshine each year, seawater that's usually around 80°F, and quiet stretches of sugar sand, Paradise Island's beaches are tough to beat. Idyllic and photogenic, they've been made famous in numerous films such as *Pirates of the Caribbean* and the James Bond classics *Thunderball* and *Casino Royale*.

Our favorite has to be **Cabbage Beach**—a blissful, three-mile stretch of fine white sand and pristine water. Its claim to fame is not only The Bahamas' best beach; many travel writers consider it one of the most beautiful in the world. From your home at One Ocean, you can walk to it in your flipflops.

Cabbage Beach isn't your only option though. You'll be far from the crowds at **Arawak Beach**, next to Ocean Club Resort golf course. And **Smugglers Beach** faces east; perfect for your sunrise run or yoga practice.

WEATHER FORECAST

Generally, there's only an 12°F difference between the coolest and warmest months on Paradise Island, ranging from 70°F to 82°F. The sun smiles on us for more than 3000 hours every year, and there has never been a frost reported on any Bahamian island—except on the cocktail glasses that have been stored in your freezer.

RECOMMENDED BEACH READING

The Old Man and the Sea
by Ernest Hemingway



Don't read this epic struggle between man and marlin because it's Hemingway's last major work or because it's one of his best known. Don't read it just because it won the Pulitzer in 1953. Read it because it's one of America's great contributions to literature. Read it because you haven't read it since high school, and you're so much wiser now. Above all, read it because Hemingway wrote it while in The Bahamas 1951, and it will be such a treat to see The Bahamas through his eyes and the lens of time.

ACTIVITIES

GOLF

Next door to One Ocean is Ocean Club's Tom Weiskopf-designed, par-72 course (more information on page 25). It's difficult to imagine a golf course more convenient—or more spectacular, but if you golf often, you'll no doubt want to explore some of the other courses nearby. Visit caribya.com and be dazzled.

KITE-SURF

Wind, water, and climate make The Bahamas one of the finest places in the world to kite-surf, and Paradise Island offers some of the best beaches for launching. This is true whether you're already an accomplished rider or a curious newbie. The season is typically late September through May, when our winds come from North America's cooler fronts. Winds can range from 16-40 knots during this time. Even the summer off-season presents rideable days,

thanks to the Azores High that creates changes in air pressure and lighter winds of 12-25 knots.

Nassau has beaches suitable for beginners to intermediate kite-surfers. Other islands worth checking out for their excellent conditions and less populated bays would include Abaco, the Berry Islands, Eleuthera, and the Exumas. For lessons, camps, and guided experiences, contact bahamaskiteandsurf.com



SCUBA & SNORKEL

As stunningly beautiful as Paradise Island is from your view at One Ocean, it's equally beautiful under the water, where vividly coloured fish dart around the coral reefs. You can book a snorkel adventure to a shipwreck with Stuart's Cove—and maybe even watch sharks feeding if you dare.



If you already have your diving certificate, you'll have fun exploring the shipwreck off Abaco Island. Or if scuba is something you've been meaning to try, this is the perfect place to learn how and become an instant addict. Contact Stuart's Cove stuartcove.com or Bahama Divers bahamadivers.com to book a lesson.

BOATING TO THE BAHAMAS

You don't need a superyacht to get to One Ocean by boat; craft in the 25-30 foot range are frequently seen making the Gulf Stream. Nassau is 161 nautical miles from Miami, and if your powerboat does 25 knots an hour, you could make the trip in a day.



FISH STORIES

These waters attract serious fishermen and women from all over the world for bone fishing, deep sea trolling, or bottom fishing along the reef. Fish for blue marlin, mahi, tuna, snapper, or wahoo and bring home a fresh catch for dinner.

ATTRACTIONS

ATLANTIS

Imagine having the Bahamian equivalent of Las Vegas—but beachfront instead of landlocked in the desert—just down the road. Its Crystal Court is a mecca of luxury shops, including Michael Kors, Gucci, and Versace. And if, like Alicia Bridges, you love the nightlife, wander over for drinks, dinner, dancing, live concerts, and blackjack or baccarat at the casino.



Yet Atlantis isn't just for night owls. Before sunset it boasts an array of things to do and see—many of them fun for the whole family.

HELP! THE CHILDREN ARE COMING!

Take them to Atlantis for a day. Let them play with dolphins for an experience they'll no doubt tell their own children about. What's more, they'll love you for it, which is the whole idea, no?

The waterpark has rapids, wave surges, slides, a kids' fort, and cabanas if anybody needs a break from the sun. They can channel Spiderman on the climbing walls. They can snorkel the ruins of Atlantis. (See what we mean when we say just like Vegas?) If your little loved one is the creative kind or quiet type, there's pottery studio and a library as well. And when they get hungry, there are a number of kid-friendly restaurants.



JUNKANOO

Bahamians consider almost any occasion an excuse to Junkanoo: get dressed up and dance in the streets in a crazy, colourful parade. Kids (and adults who are young at heart) love this stuff, so if you have small visitors over the holiday season, be sure to check out Paradise Island's Junkanoo action on Boxing Day or New Year's Day. There's also a full-on Carnival Junkanoo in Nassau in May.

HISTORY & CULTURE

Just in case you thought Paradise Island would be one endless beach party ...

CABLE BEACH

Not just fun in the sun, a history-making site where the telegraph cable emerged from its trans-Atlantic depths.

NATIONAL ART GALLERY OF THE BAHAMAS

See it both for its exhibits and its neoclassical architecture. Its home is the Villa Doyle, a mansion built in the 1860s.



QUEEN'S STAIRCASE

Cut from solid limestone by slaves in the late 18th century, these 66 steps offered protected access to Fort Fincastle. More than a hundred years later, it was named Queen's Staircase to honour Queen Victoria for her role in abolishing slavery in the Bahamas. After climbing the stairs you can ride the elevator to the top of Fort Fincastle, Providence Island's highest point.

SUPREME COURT BUILDING

Most people would just about kill for a posting in Nassau. However, the Duke and Duchess of Windsor, following King Edward VIII's abdication of the throne, were less than thrilled at the idea of being stuck out here in paradise—so far from society's parties, Givenchy, and Dior.



They were also aghast at the notion of living in the wretchedly unfashionable Government House. In 1806, it was a shining example of Georgian Colonial architecture, but its Victorian decor did not live up to the standards of the famously stylish Wallis Simpson. She wrote to her Aunt, Bessie Merryman, "we are going to dish this shack up so that at least one isn't ashamed of asking the local horrors here." During the renovations they roughed it at Westbourne, the mansion of Canadian expat industrialist Harry Oakes.

CALENDAR OF EVENTS

A year in The Bahamas could be a non-stop party of Junkanoo, wahoo, and regatta festivities. But don't forget there's always the peace and quiet of your cabana.

JANUARY

Welcome the new year in Bahamian style with Nassau's Junkanoo street parade that starts on New Years Day two or three hours before dawn. Then watch—or race in—the Sailing Regatta from Montagu Bay to Paradise Island.

In mid-January, try to bait one of the Caribbean's fastest fish in The Bahamas Wahoo Championships, Berry Islands.

FEBRUARY

Mid February brings the Mid-Winter Wahoo to Bimini, when serious anglers convene at The Bimini Big Game Resort & Marina.

MARCH

Hemingway would no doubt have approved of this week-long Bacardi Billfish Tournament in Freeport. Join the who's who of deep-sea fishing in a fierce competition. portlucaya.com

APRIL

Easter Monday officially marks the onset of beach picnic season, so pack a basket and head for your favourite stretch of sand.

In the third week of April, pop over to Exumas for the Bahamas Family Island Regatta between Bahamian craft sloops. On land, there's basketball, a skipper's party, and of course the inevitable Junkanoo parade. See www.georgetown-cruisingregatta.org for dates.

MAY

Early May brings the ultimate Junkanoo Carnival to Nassau: a lively weekend of colourful Caribbean street partying. Later in the month, check out the the Long Island Regatta, where some 40 to 50 sailing sloops from throughout The Bahamas compete. Dancing, sporting events, and food vendors create a carnival atmosphere on land.

JUNE

Don't miss the Eleuthera Pineapple Festival in Gregory Town. Tour pineapple farms, enter the pineapple recipe contest, and maybe test your athletic ability in the "pineathalon" swim/run/cycle race. Held in the first week of June.

EARLY JULY

Another regatta! This one for a week in early July, at Abaco's Marsh Harbour. Annual Racing Time features sailboat races and beach picnics, cocktail parties, nightly entertainment, and a grand finale party.

Independence Day is celebrated for an entire week, wrapping up on July 10 with a fireworks display at Atlantis. You'll have an amazing view from your One Ocean balcony.

EARLY AUGUST

The first Monday in August is Emancipation Day, honoring the emancipation of slaves in 1834. Set your alarm to be in Fox Hill Village by 4am for Junkanoo Rushout. The afternoon brings cookouts and traditional fun like climbing a greased pole.

Also in early August is the Cat Island Regatta, when this quiet Southern Bahamas island puts on its dancing shoes.

SEPTEMBER

Ready for one more regatta? In late September at the All Abaco Sailing Regatta, local sloops meet at Treasure Cay Harbour for championship races followed by festivities on land.

OCTOBER

On October 12, San Salvador has a Discovery Day parade to celebrate Columbus's landing in the New World.

Also in October and not to miss is the Great Bahamas Seafood and Heritage Festival in Arawak Cay. Bahamian cuisine and culture, traditional music, and storytelling.

NOVEMBER

Nassau celebrates Guy Fawkes Day on or near November 5. Evening street parades culminate with the hanging and burning of an effigy of British traitor Guy Fawkes.

In the last week of November is Nassau and Paradise Island's Annual One Bahamas Music & Heritage Festival, 3 days of concerts featuring high-profile Bahamian artists, in celebration of national unity.

DECEMBER

If you've had your fill of the pool, the beach, and the sea, immerse yourself in cinema at the Bahamas International Film Festival in Nassau. bintfilmfest.com

On Boxing Day, Nassau hosts a Junkanoo street parade. Think of it as practice for New Year's Day.



Ocean Club Golf Course

Ocean Club Membership

Purchase at One Ocean and you'll have the opportunity to enjoy an even larger piece of paradise. Join Ocean Club for the keys to Nassau's favourite recreational hot spots.

OCEAN CLUB GOLF COURSE

Right next door to One Ocean is the course that *Golf Digest* called the #8 Resort Course in North America and the Caribbean—and you're welcome to join. The Tom Weiskopf-designed, par-72 course features 18 holes right on the peninsula, where playful crosswinds make the game a challenge, even for experienced players. As a member, you'll enjoy full access to the the Course, including the driving range, practice area, clubhouse, and bar and grill.

ATLANTIS

Ocean Club members are also welcome at some of Atlantis's most popular destinations:

The Dig Watch marine life swim around the ruins of the lost city of Atlantis.

Aquaventure An aquatic thrill ride for the young and the young at heart, with high-speed water slides and a river ride with rolling rapids and wave surges.

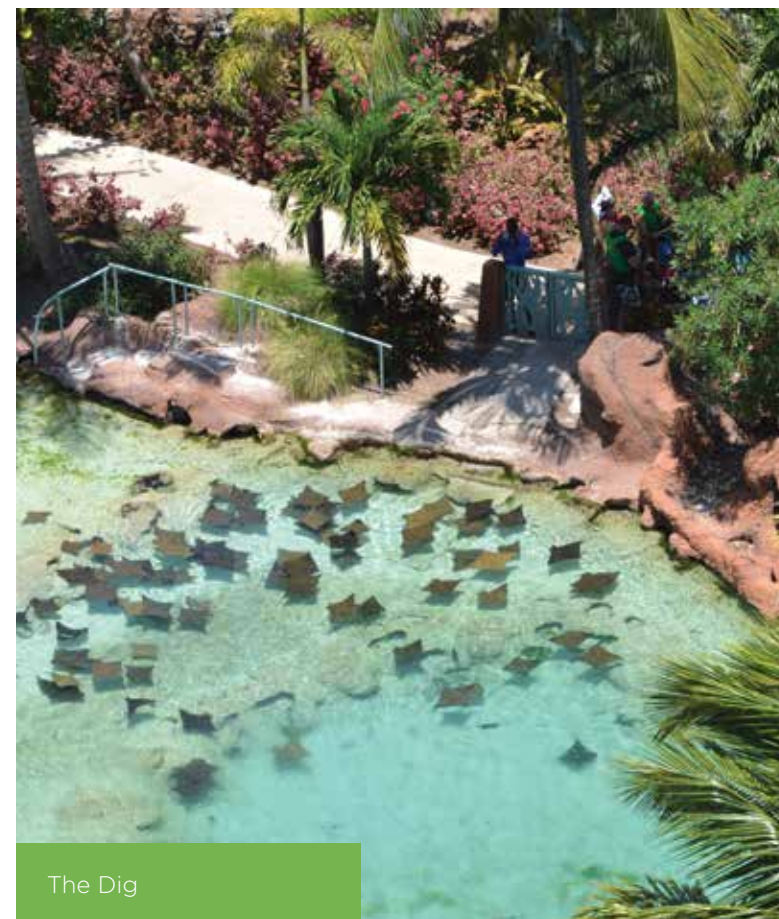
Pool Decks Atlantis's many pools offer something for every age and every mood, from the water playgrounds and kids' pools. You can even perfect your strokes in the 25-meter Lap Pool.

Dining Membership makes you welcome at the island's finest restaurants. At Marina Village: Seafire Steakhouse, Johnny Rockets, Café Martinique, and Carmine's. At The Cove: Bobby Flay's Mesa Grill and Mosaic. At Atlantis: Olives, Bahamian Club, Chop Stix, Marketplace, Seagrapes, Nobu, The Point (Harbourside), Casa D'Angelo, and Virgil's. And at One&Only Ocean Club: Dune and Dune bar, Courtyard Terrace, and The Library bar.

CURRENT MEMBERSHIP FEES

Initiation Fee \$75,000 + VAT
(50% is fully refundable on departure of the club)

Annual Dues \$7,500 + VAT



The Dig



Aquaventure

Your reasons

There are a number of factors to consider when you purchase a vacation home. You want it close enough that you'll actually use it—ideally somewhere you can easily visit for even just a weekend. You'll prioritize a destination that's in high demand, so you'll find it easy to rent or sell should you choose to later. The property should be developed by an experienced team with a strong reputation, and you want the reassurance of knowing you're buying at the right price and the right time.

ONE OCEAN, FIVE REASONS



1 NO BETTER LOCATION

The Bahamas is one of the most popular destinations in the Caribbean, and Nassau's Paradise Island is its most enviable address, where celebrities and the world's most affluent choose to call home. With the entire island only being 685 acres, property is extremely limited. One Ocean's location here is stellar, between globally recognized resorts, mere steps to beaches and the golf course, surrounded by the boutiques, restaurants, and attractions that add enjoyment to vacation time.

2 ACCESSIBLE, SO YOU'LL VISIT OFTEN

Nassau's Lynden Pindling International Airport is a short, direct flight from many cities in North America. There are multiple flight options from the US, Canada, and Europe. And from Lynden Pindling Airport, One Ocean is just a 30-minute drive. Leave New York City on a Friday afternoon and you'll be on your balcony in time for the cocktail hour. Fly home again Sunday evening after two restorative days in paradise.



3 DEVELOPED BY RESORT SPECIALISTS

Replay Resorts, the property development team for One Ocean, are resort specialists with extensive expertise in building memorable places where people live and play. They are responsible for creating some of the world's most successful destinations, from mountain villages to wine country retreats to beach resorts.

4 EXCEPTIONAL VALUE

Replay Resorts was fortunate to acquire One Ocean under strategic conditions that have allowed them to sell these brand new residences at prices that are favourable to consumers. They've completely transformed the building from head to foot, inside and out, reinventing it with a dramatic new roof, stunning pool deck, and upscale interiors. All new, but all built, and almost ready for moving day.



5 GREAT TIMING

All financial indicators point to a second-home market that is on the upturn. The economic recovery is expanding to markets like Nassau, where increasing investment, growing tourism, and a recovering real estate market signify opportune timing for astute purchasers.



Getting Here

BREAKFAST IN SOHO, LUNCH IN PARADISE

Getting away from it all has never been so quick or easy. The ultra-modern Lynden Pindling International Airport is stunning, designed by the same team responsible for Vancouver's YVR. The largest in The Bahamas, it's just a half hour drive from One Ocean.

Direct flights arrive regularly from most cities in North America. So board your flight, take a power nap, and before you know it you'll be sitting poolside before heading up to your outdoor terrace to enjoy the incredible views.

One Ocean, One Opportunity

A limited number of residences are available: spacious two and three bedrooms, along with four bedroom penthouses designed for those who recognize when property is one of a kind—in a class of its own. The most sought-after address in The Bahamas could be the One you call home.

Learn more at oneoceanbahamas.com



Prices and specifications are subject to change without notice. Brokers Protected. Artist's renderings and sketches, dimensions, proposed plans, amenities, program and events are for general, illustrative purposes only, are subject to change and do not form representations or warranties as to any future real estate sale offering. Actual plans, prices, specifications, representations and warranties will consist only of those which will be included within the future point-of-sale agreements. October 2015. E.&O.E.

All plans and features are subject to change. Developer reserves the right to make changes and modifications as deemed necessary and without notice.