
INVESTMENT-POSSIBILITY

PRIVATE ISLAND | BAHAMAS | OFF-MARKET

Description of the object: (purchase of a complete private island)

It is an exclusive island in the Bahamas. The owner of this object is an Austrian citizen. Sales authorization is available. Strictly Confidential.

Facts:

<u>Land Area:</u>	125 ha / 300 acres
<u>Location:</u>	Distance from Florida approx 165 Miles Distance from Nassau approx.. 90 Miles,
<u>Highest Elevation:</u>	approx. 20m / approx.. 60 ft
<u>Private Airstrip:</u>	approx. 1km / approx. 3000 ft
<u>Int. Airport:</u>	International Airport - 7 Miles
<u>Ferry:</u>	daily or upon request
<u>Private Marina:</u>	approx. 100 slips
<u>Max. yacht size:</u>	130 ft
<u>Transportation:</u>	golfcarts and bicycles
<u>Road system:</u>	complete and surfaced
<u>Maintenance:</u>	yearly assessment
<u>Electricity:</u>	120-Volt-ac (undersea)
<u>Water:</u>	cisterns
<u>Sewage:</u>	septictancs
<u>Price:</u>	EUR 29,950.000,00

About:

The Bahamas known officially as the Commonwealth of The Bahamas is a country within the Lucayan Archipelago. The archipelagic state consists of more than 700 islands, cays, and islets in the Atlantic Ocean, and is located north of Cuba and Hispaniola, southeast of the United States state of Florida, and east of the Florida Keys. The capital is Nassau on the island of New Providence. The Royal Bahamas Defence Force describes the Bahamas territory as encompassing 470,000 km² (180,000 sq mi) of ocean space.

Island:

The island was developed in the early 1960s with improvements being made on an ongoing base. Presently there is a 3.000 foot paved runway with a 400 foot over run and airplane parking area.

In addition, there is a marina site to service the community. The lots, sold and unsold, are for residential use. There are approximately 330 lots in total. Most of the lots are between 20.000 and 30.000 sq.ft.

There is a beautiful beach running along the ocean side of the island and there are several beaches on the southern side. Many of the interior sites are well elevated and have sea views.

Regular ferries - daily. The island has easy access either by boat or air. Water supply is bay cistern or reverse osmosis. Sewage disposal is by septic tank.

The island is a private island where all premises are sold in property. Parks, areas for leisure time, marina as well as an airport are provided only for utilization by the owners. Only owners, their guest and staff are permitted to the entire island.

The surrounding sea guarantees optimal temperatures, with a temperature between 18° C and 24° C in winter and a maximum of 31° C in summer. The Abacos offer more than 7 hours of sunshine per day, while the atmospheric humidity is much lower than in Florida .

Island-Communication:

The Bahamas are offering a communication-system called VHF (similar to CB) or a cellular phone network as well as local internet providers. Electricity is delivered by underwater cable from Marsh Harbour and is distributed over the island by earth cables.

The Island offers a private inland marina with a capacity of approx. 100 boats at a maximum length of 130 ft. Slips in the marina can be bought for 99 years. The minimum length of slip is 30 ft.

More information only after signed NDA und LOI

