

Sandbank Ocean Villa For Sale

Bahamas, Eleuthera & Harbour Island, Harbour Island

6,427,182 €

QUICK SPEC

Year of Construction	POA
Bedrooms	6
Half Bathrooms	1
Full Bathrooms	6
Interior Surface approx	434 m2 - 4,680 Sqf.Ft.
Exterior Surface approx	1,416 m2 - 15,246 Sqf.Ft.
Parking	2 Cars
Property Type	Single Family Home

TECHNICAL SPECIFICATIONS

Sandbank Ocean Villa on the famous Pink Sands Beach on Harbour Island has a design that utilizes Bahamian colonial-era forms and natural materials to conceive a house that reflects the island's sense of place. Among the innovations of the design is the ipe-wood shutter system, which wraps around each of the three small, function-specific wings (sleeping, living, kitchen). The indoor-outdoor living room. The white stucco walls of the building's concrete-block core are surrounded by living-space-extending porches. With its beams, rafters and window elements exposed, the space has a decidedly architectural aesthetic.

The interior designer's selection of furnishings includes Indian sofas and tables and Kravet sofa fabric. The double-height library has built-in bookshelves constructed of ipe, which is termite-resistant. Its stair-and-catwalk-balustrade design was inspired by that of the area's old colonial cottages. Where the shelves meet the pickled-cypress ceiling, the architects concealed an air-conditioning system and up lighting. On the side that faces the ocean, an ipe deck reaches from the edge of the house to the swimming pool, connecting to the dune garden and steps down to the beach.

The idea of the master bedroom is to sleep under the grand canopy of the peaked roof, lulled to sleep by island cross breezes from the bay and ocean beyond. A wood wall separates the bedroom from the bath.

PROPERTY FEATURES

BEDROOMS

- Total Bedrooms - 16

- Master Bedrooms - 1
- Suite - 6

BATHROOMS

- Total Bathrooms - 7

- Full Bathrooms -6
- Half Bathroom -1

OTHER ROOMS

- Indoor-outdoor living room
- Double-height library built-in bookshelves constructed of ipe, which is termite-resistant

- Stair-and-catwalk-balustrade
- Wet Bar
- Courtyard
- In-law suite
- Guest House

HEATING AND COOLING

- Cooling Features: Central A/C

- Heating Features: Central Furnace

INTERIOR FEATURES

- Ipe-wood shutter system
- White stucco walls
- Indian sofas and tables and Kravet sofa fabric
- Grand canopy of the peaked roof
- unfurnished ipe walls and cedar roof

EXTERIOR AND LOT FEATURES

- 150 feet of beach frontage
- on the famous Pink Sands Beach

- Views of Harbour Island's famous Pink Sand Beach and the crystal-clear Caribbean waters
- Expansive sun decks

POOL AND SPA

- Outdoor Pool

LAND INFO

- Lot Size: 1,416 m² - 15,246 Sqf.Ft

GARAGE AND PARKING

- Garage Spaces: Gated
- Parking Spaces: 2 + 2 Golf Carts

SCHOOL INFORMATION

Education in the Bahamas is compulsory between the ages of 5 and 16, English is the official language

- St Andrew's School - Nassau, Bahamas
- Lyford Cay International School - Nassau, Bahamas
- Tambeary School - Nassau, Bahamas
- Queen's College - Nassau, Bahamas
- Kingsway Academy - Nassau, Bahamas
- Lucaya International School - Freeport, Bahamas

AMENITIES AND COMMUNITY FEATURES

- The Bahamas' tax-neutral status is an additional incentive.
- The country has no income, inheritance or capital gains taxes.

BUILDING AND CONSTRUCTION

- Living: 434 m2 - 4,680 Sqf.Ft.
- Year Built: POA
- Flooring: Marble Flooring
- Levels or Stories: 2
- Structure Type: Bahamian colonial-era
- House Style: Estate
- Window Features: Impact Glass

OTHERS

- Ocean View
- Beach View
- Panoramic views
- Waterfront

ABOUT THE AREA

Eleuthera is the fourth most populated island of The Bahamas, with approximately 11,000 residents. Most who live here either fish for bounty or farm the rolling acres of pineapple plantations. Eleuthera is an island of casual sophistication, housing isolated communities, well-developed resorts, rocky bluffs, low-lying wetlands and massive coral reefs that create magnificent backdrops. Harbour Island on the other hand was once the capital of The Bahamas.

From endless pineapple fields to white- and pink-sand beaches to secluded coves and miles of coastlines, Eleuthera & Harbour Island define The Bahamas. Much of the architecture and way of life was influenced by British Loyalists who settled here in the 1700s. This style has since been adopted by the other Bahamian islands, making Eleuthera & Harbour Island the birthplace of the entire country. In addition, the islands continue to charm visitors with tropical flair, as Harbour Island is known as one of the best islands in the Caribbean.

The bulk of international buyers hail from the U.S., Canada, France and the UK. A permit is required if the purchase involves an undeveloped parcel of two or more acres. Otherwise, there are no restrictions on the purchase of Eleuthera & Harbour Island real estate by international buyers, and residents benefit from favorable tax laws.