

# Frozen Cay and Alder Cay For Sale

## Bahamas, Berry Islands, Berry Islands Chain

29,000,000 €

### QUICK SPEC

Year of Construction	
Bedrooms	6
Half Bathrooms	
Full Bathrooms	6
Interior Surface	385 m2 - 4,145 Sqf.Ft.
Total Surface approx	337,912 m2 - 3,637,260 Sqf.Ft.
Plot Surface approx	33,7 ha - 83,5 Acre
Property Type	Private Island

### TECHNICAL SPECIFICATIONS

Frozen Cay features a spacious 6-bedroom, 6-bath guest residence with 4,145 sq. ft., large fully equipped kitchen, 2 walk-in pantries, laundry, office and extensive storage. All major rooms open to porches and terraces with splendid seaside views. The residence is adjacent to a heated swimming pool. The Island also includes an 806 sq. ft. manager's cottage, a 4-bedroom, 2-bath staff residence of 1,534 sq. ft., and a state-of-the-art marina, accommodating up to 100' yachts. Alder Cay features a 5 acre protected lagoon, 2 docks, a duplex staff house with 1,008 sq. ft. providing two independent residences with a total of 3-bedrooms, and 2 baths, a fishing guide camp comprising 7 individual units, a common living/dining hall, and a kitchen. Each island is self sufficient and is serviced by full utility/communications systems, service/support building including 2 diesel generators, fuel tanks, freshwater production facilities and water cisterns. Superb swimming, water skiing, windsurfing and fishing.

### PROPERTY FEATURES

#### ISLAND FEATURES

- Located Just 35 Miles Northwest Of Nassau, And Accessible By Private Boat Or Seaplane.
- Each Island Is Self Sufficient And Is Serviced By Full Utility/Communications Systems, Service/Support Building Including 2 Diesel Generators, Fuel Tanks, Freshwater Production Facilities And Water Cistern
- Fringed With Pristine White Powder Beaches And Turquoise Waters, These Island Gems Offer Hidden Coves And Pristine Reefs And Are A Natural Bird Sanctuary Cloaked With Lush Native Vegetation.
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## 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
- Tambearly School - Nassau, Bahamas
- Queen's College - Nassau, Bahamas
- Kingsway Academy - Nassau, Bahamas
- Lucaya International School - Freeport, Bahamas

## AMENITIES AND COMMUNITY FEATURES

- There are no restrictions on foreign property ownership in the Bahamas. Foreigners buying property can apply to the Bahamian government for permanent residency status, a move some people make because it may carry significant tax advantages in their home countries
- The Bahamas' tax-neutral status is an additional incentive. The country has no income, inheritance or capital gains taxes.
- The Bahamas government is very encouraging to Foreign Direct Investment.

## OTHERS

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|------------------|-----------------|
| • Scenic View    | • Bay View      |
| • Mountain Views | • Water Feature |
| • Waterfront     | • Fishing       |

## ABOUT THE AREA

The Bahamas, known officially as the Commonwealth of The Bahamas, is a country within the Lucayan Archipelago of the West Indies in the Atlantic. It takes up 97% of the Lucayan Archipelago's land area and is home to 88% of the archipelago's population.

The Berry Islands are a chain of islands and a district of the Bahamas, covering about thirty square miles (78 km<sup>2</sup>) of the northwestern part of the Out Islands.

