

Hummingbird Cay For Sale Bahamas, Exumas, Exuma Cay

35,000,000 €

QUICK SPEC

Year of Construction	
Bedrooms	10
Half Bathrooms	
Full Bathrooms	10
Total Surface approx	959,104 m2 - 10,323,720 Sqf.Ft.
Plot Surface approx	96 ha - 257 Acre
Parking	
Property Type	Private Island

TECHNICAL SPECIFICATIONS

Hummingbird Cay is Private Island in the beautiful and unspoiled lower Exuma Cays. This magnificent 257-acre jewel is set only 5 miles from the mainland of Great Exuma. The island is surrounded by crystal clear water and ever-changing views of sandbars, reefs, and sky. The island boasts a 2,500-foot white sandy beach, two smaller beaches, and fabulous fishing, diving, and boating only a stone's throw from shore. There is a 1,700 sq. ft. main house, 3 guest houses, utility buildings, and staff accommodation. Off-grid clean solar energy is installed. There is a protected small boat harbour. Cellular and Internet services are provided by Bahamas Telecommunications Company. Hummingbird Cay is perfect for a family retreat or a boutique resort. The Bahamas Government is currently offering interesting investment incentives

PROPERTY FEATURES

ISLAND FEATURES

- Only 5 miles from the mainland of Great Exuma
- Surrounded by crystal clear water and ever-changing views of sandbars, reefs, and sky
- 2,500-foot white sandy beach, two smaller beaches
- 1,700 sq. ft. main house, 3 guest houses, utility buildings, and staff accommodation.
- Off-grid clean solar energy is installed. There is a protected small boat harbour.

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

- Scenic View
- Guest House
- Dock
- Gardens
- Helipad
- Caretaker House
- Boat House
- Water View
- Waterfront
- Bay View
- Ocean Front
- Lagoon
- Deep Water Mooring
- Ocean View
- Scenic View
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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.

Exuma is a district of the Bahamas, consisting of over 365 islands, also called cays. The largest of the cays is Great Exuma, which is 37 mi in length and joined to another island, Little Exuma, by a small bridge. The capital and largest town in the district is George Town.

