

# Krystal House For Sale

## Bahamas, Nassau & Paradise Island, Old Fort Bay

32,000,000 €

### QUICK SPEC

Year of Construction	2016
Bedrooms	8
Half Bathrooms	1
Full Bathrooms	8
Interior Surface approx	1,858 m2 - 20,000 Sq.Ft.
Exterior Surface approx	4,046 m2 - 43,560 Sq.Ft.
Parking	3
Property Type	Villa

### TECHNICAL SPECIFICATIONS

Welcome to the Krystal House, an extraordinary beachfront masterpiece in the exclusive community of Old Fort Bay, New Providence in The Bahamas. Built in 2016 and designed by Alberto Suighi, this 20,000 sq. ft. residence flaunts Tuscan architecture with modern finishes and appliances, unparalleled ocean views and a plethora of tropical landscape. Krystal House spans three levels and has 6 well-appointed bedrooms, 3 half bathrooms, two family rooms, two kitchens and a home theatre. On the lower level, two large game rooms with billiards invite family entertainment. The ground level has a large-scale wine cellar, while each room on the first level lead to beautiful outdoor patios. Five en-suite bedrooms, each with walk-in closets, can be found on the second level, including the master suite with a sitting area, home office and a private bathroom covered in white marble and flanked by two well-built master closets. The western side of Krystal House can be comfortably converted into a 2 bedroom guest house, with its own separate entrance and fully equipped kitchen.

### PROPERTY FEATURES

#### BEDROOMS

- Total Bedrooms - 8

- Master Bedrooms -
- Suite -

#### BATHROOMS

- Total Bathrooms - 9

- Full Bathrooms - 8
- Half Bathrooms - 1

## OTHER ROOMS

- Lounging Areas
- Two Kitchens
- Gym
- Large Wine Cellar
- 2 Family Rooms
- Home Theatre
- Large Game Room
- Billiard Room
- Private Sitting
- Home Office

## INTERIOR FEATURES

- Designed By Alberto Suighi
- Grand Tuscan Style With Modern Finishes And Appliances
- Impact Windows
- Stand-By Generator
- 24 Hour Security

## EXTERIOR AND LOT FEATURES

- Situated Within The Exclusive Community Of Old Fort Bay
- Breathtaking Ocean Views And And Direct Access To The Warm Waters
- Beautiful Outdoor Patios
- Concrete Block Construction
- Fully Fenced
- Dock
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## HEATING AND COOLING

- Cooling Features: Central A/C

- Heating Features: Electric, Forced Air, Heat Pump

## POOL AND SPA

- Hot tub

- Infinity Edge Pool
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## LAND INFO

- Lot Size: 4,046 m2 - 43,560 Sq.Ft.

## GARAGE AND PARKING

- Garage Spaces: 3
- Parking Spaces:

## BUILDING AND CONSTRUCTION

- Living : 1,858 m2 - 20,000 Sq.Ft.
- Year Built: 2016
- Location :
- Topography : Waterfront
- Levels or Stories: 2
- Structure Type: Tuscan
- House Style: Villa
- Furnishing : Furnished

## 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.

## OTHERS

- |                |                  |
|----------------|------------------|
| • Balcony      | • Water Features |
| • Beach        | • Waterfalls     |
| • Landscaped   | • Fully Fenced   |
| • Pool Outdoor | • Waterfront     |
| • Tennis Court | • Ocean View     |
| • Beachfront   | •                |

## 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.

Nassau is the capital of the Bahamas. It lies on the island of New Providence, with neighboring Paradise Island accessible via Nassau Harbor bridges. A popular cruise-ship stop, the city has a hilly landscape and is known for beaches as well as its offshore coral reefs, popular for diving and snorkeling. It retains many of its typical pastel-colored British colonial buildings, like the pink-hued Government House