

# Luxury Canal Front Home For Sale

## Bahamas, Nassau & Paradise Island, Lyford Cay

29,500,000 €

### QUICK SPEC

Year of Construction

Bedrooms 12

Half Bathrooms 1

Full Bathrooms 12

Interior Surface approx 1,115 m2 - 12,005 Sq.Ft.

Exterior Surface approx 13,314 m2 - 143,312 Sq.Ft.

Parking 4

Property Type Single Family House

### TECHNICAL SPECIFICATIONS

12 bedroom luxury home for sale in The Bahamas set on the finest piece of canal front property in Lyford Cay. Set on the finest piece of canal front property in the exclusive community of Lyford Cay in The Bahamas, this outstanding home offers magnificent views of Lyford Cay's marina and waterways. The property is nestled in 3.29 acres of grounds on 4 prime lots on a sought after peninsula with 840 feet (256 meters) of canal frontage and landscaped gardens with mature trees. This vast estate comprises a main villa, carriage house, captain's cottage and guest apartment, boasting a total of 12,005 square feet (1,115 square meters) of lavish interior space. Having benefited from a refresh in 2019, the property features expansive areas for entertaining opulent indoor and outdoor dining areas. Resort-style amenities include a tennis court, beach volleyball court and extensive dockage that wraps almost the entire length of the seawall of the property – perfect for a boat lover's collection of watercraft.

The property also includes a 6,000 gallon tank to hold fuel for watercraft and power the generator.

### PROPERTY FEATURES

#### BEDROOMS

- Total Bedrooms - 12

- Master Bedrooms -
- Suite -

#### BATHROOMS

- Total Bathrooms - 13

- Full Bathrooms - 12
- Half Bathrooms - 1

## OTHER ROOMS

- Sitting Room
- Kitchens
- Butler's Pantry
- Family Room
- Media Room
- Wine Cellar
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## INTERIOR FEATURES

- Floor To Ceiling Windows
- Expansive Areas For Entertaining
- Opulent Indoor And Outdoor Dining Areas
- Resort-Style Amenities
- 6,000 Gallon Tank To Hold Fuel For Watercraft And Power The Generator.
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## EXTERIOR AND LOT FEATURES

- Located On The Finest Piece Of Canal Front Property In Lyford Cay
- Sought After Peninsula With 840 Feet (256 Meters) Of Canal Frontage And Landscaped Gardens With Mature Trees.
- Manicured Private Beach And A Private Dock
- 75 Linear Feet Of Canal Frontage
- 3 Berthing Options For Various Sized Vessels
- Outdoor Saltwater Pond With Water Jets
- Carriage House
- Captain's Cottage
- Guest Apartment
- Tennis Court
- Beach Volleyball Court

## HEATING AND COOLING

- Cooling Features: Central A/C
- Heating Features: Electric, Forced Air, Heat Pump

## POOL AND SPA

- Hot tub
- Outdoor Infinity Pool
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## LAND INFO

- Lot Size: 13,314 m2 - 143,312 Sq.Ft.

## GARAGE AND PARKING

- Garage Spaces: 4
- Parking Spaces:

## BUILDING AND CONSTRUCTION

- Living : 1,115 m2 - 12,005 Sq.Ft.
- Year Built:
- Location :
- Topography : Waterfront
- Levels or Stories: 2
- Structure Type: Colonial
- 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

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|-----------------------|-----------------------------|------------------------|
| • Balcony             | • Carriage House            | • Wine Cellar / Grotto |
| • Breakfast Bar       | • Dock                      | • Outdoor Pool         |
| • Gated Community     | • Gardens                   | • Butler's Pantry      |
| • Granite Countertops | • Media Room / Home Theater | • Cathedral Ceilings   |
| • Guest House         | • Outdoor Kitchen           | • Catering Kitchen     |
| • Library             | • Private Elevator          | • In-Law Suite         |
| • Tennis Court        | • Staff Quarters            | • Golf Community       |
| • Walk-In Closet(S)   | • Terrace / Outdoor Space   | • Water View           |
| • Billiards Room      |                             | • Waterfront           |

## 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

Lyford Cay is a private gated community located on the western tip of New Providence Island in The Bahamas.