

"Seafina" | Atlantic Flat #3



GUMLEMI CAY PRIVATE ISLAND ESTATE



BEACH CLUB

- Main Family Pool
- Spa & Fitness
- Lap Pool
- Locker Rooms
- Whale's Tail Ocean Front Dining
- Palapa Beach Bar & Grill
- Great Lawn
- Coconut Kid's Club
- Kid's Diner
- Theater
- Game Room
- Marine Science Classroom

BEACH CLUB COTTAGES

Casamigos Bar

SPA COTTAGES

SPA BUNGALOWS

WHALE'S TAIL ESTATE LOTS

ATLANTIC OCEAN

SIP SIP

Plant Nursery & Orchard

ATLANTIC CLUB COTTAGES (PHASE 2)

ATLANTIC CLUB

- Dining Pavilion
- Banker's Bar

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES

BAKER'S BAY MARINA VILLAGE

- 165 Slip Marina
- Marina Club & Inn
- Marina Village Residences & Boat Houses
- Beach Bar & Grill
- Post Office
- Other Shops
- Medical Office
- Marina Fitness & Pool
- Marina, Member & Residential Services
- Sales Office

ATLANTIC FLATS

ATLANTIC BEACH

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

EAST VILLAGE

- Dockside Bar and Grill
- Fitness Center
- Pool
- Zipline
- Waterslide

SUNRISE BEACH FLATS

SUNSET PIER FLATS

MANGROVE PRESERVE

FOR PRESERVATION + STUDY

SAND FLATS

SEA PORT

- Sea Plane Dock & Ramp
- Fueling Pier
- Customs & Immigration

Marsh Harbour

DIAMOND POINT

SETTLEMENT

BAKER'S BAY ESTATE LOTS

BAKER'S BAY

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

Sea of Abaco

SUNSET PARK

- Ball Fields
- Batting Cage
- Sport Court
- Outdoor Pursuits Docks
- Bocce Ball & Horse Shoes
- Ropes Course
- Jelly Beans
- Pirate's Playground
- Hydroponic Garden
- Chef's Outdoor Kitchen Pavilion
- Fruit Orchard
- Pickle Ball
- Tennis Courts
- Trampolines
- Climbing Wall
- New Toddler Play Area
- Putt Putt Mini Golf

Notes

SHELL ISLAND



Baker's Bay GOLF & OCEAN CLUB

GREAT GUANA CAY
ABACO, THE BAHAMAS
TEL (954) 256-9561

WWW.BAKERSBAYCLUB.COM

*via Bonnaventure
nouvelle gradie*

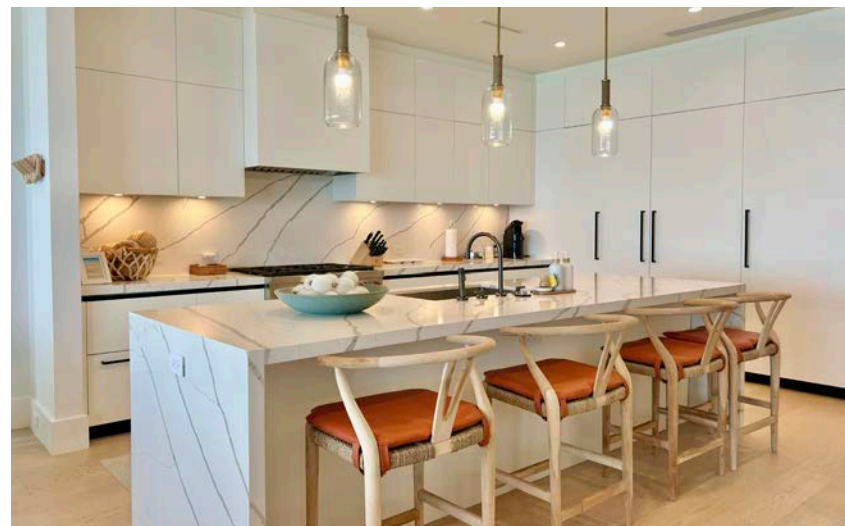
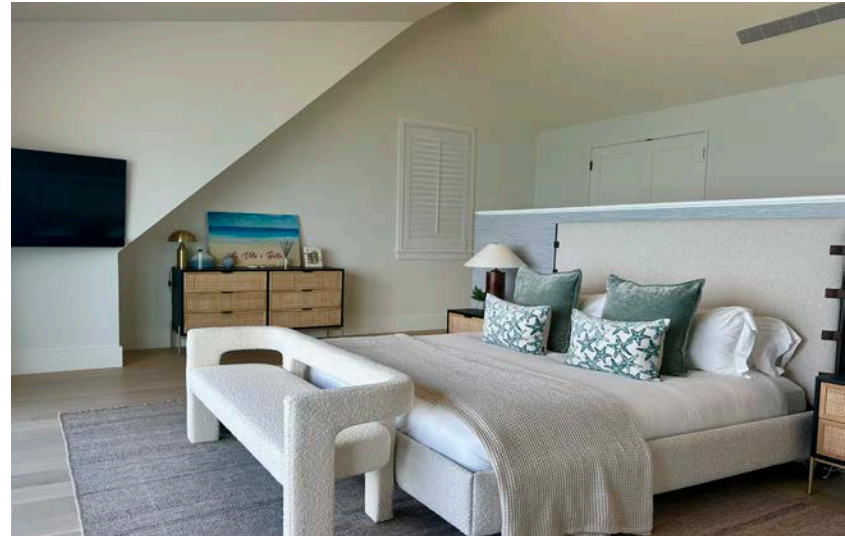


Atlantic Flat #3

The Atlatnic Flats are located on a stretch of iron shore along the Atlantic Ocean just outside of the Marina Village. One of seven combined 2nd/3rd story, 3-bedroom flats within the enclave, Atlantic Flat #3 is a turnkey home with beautiful finishes and custom furnishings. Owners will enjoy indoor/outdoor living with floor to ceiling accordion doors that open to an expansive lounging veranda overlooking the vivid Atlantic Ocean. Beyond the beach and pool, this home is within walking distance of all the Marina Village amenities including the Market, Conch Shack, and fitness center.

Bedrooms	3
Bathrooms	3.5
Size	2,940 SF
Views	Atlantic Ocean





Floor Plan



Cost Breakdown

"Seafina" Atlantic Flat #3:	\$6,750,000
VAT on Sales Price (5%)	\$337,500
Attorney Fee (0.5% of Purchase Price)	\$33,750
VAT on Attorney Fee (10%)	\$3,375
Club Membership Initiation	\$250,000
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Total Initial Costs	\$7,374,625

2025 Club Dues (prorated)	\$93,000
2025 Condo Association Dues (prorated)	\$90,000
2025 Homeowners' Association Dues (prorated)	\$42,000
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2025 Total Annual Costs	\$225,000*

*ANNUAL DUES SUBJECT TO 10% VAT





Baker's Bay Golf & Ocean Club Great Guana Cay, The Abacos, The Bahamas

For more information on specific listings, home packages, or club membership, please contact the Baker's Bay sales office.

Email: info@bakersbayclub.com | bakersbayclub.com