



Baker's Bay
GOLF & OCEAN CLUB

"Seafina" | Atlantic Flat #3





Atlantic Flat #3

The Atlantic 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.

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Bedrooms 3

Bathrooms 3.5

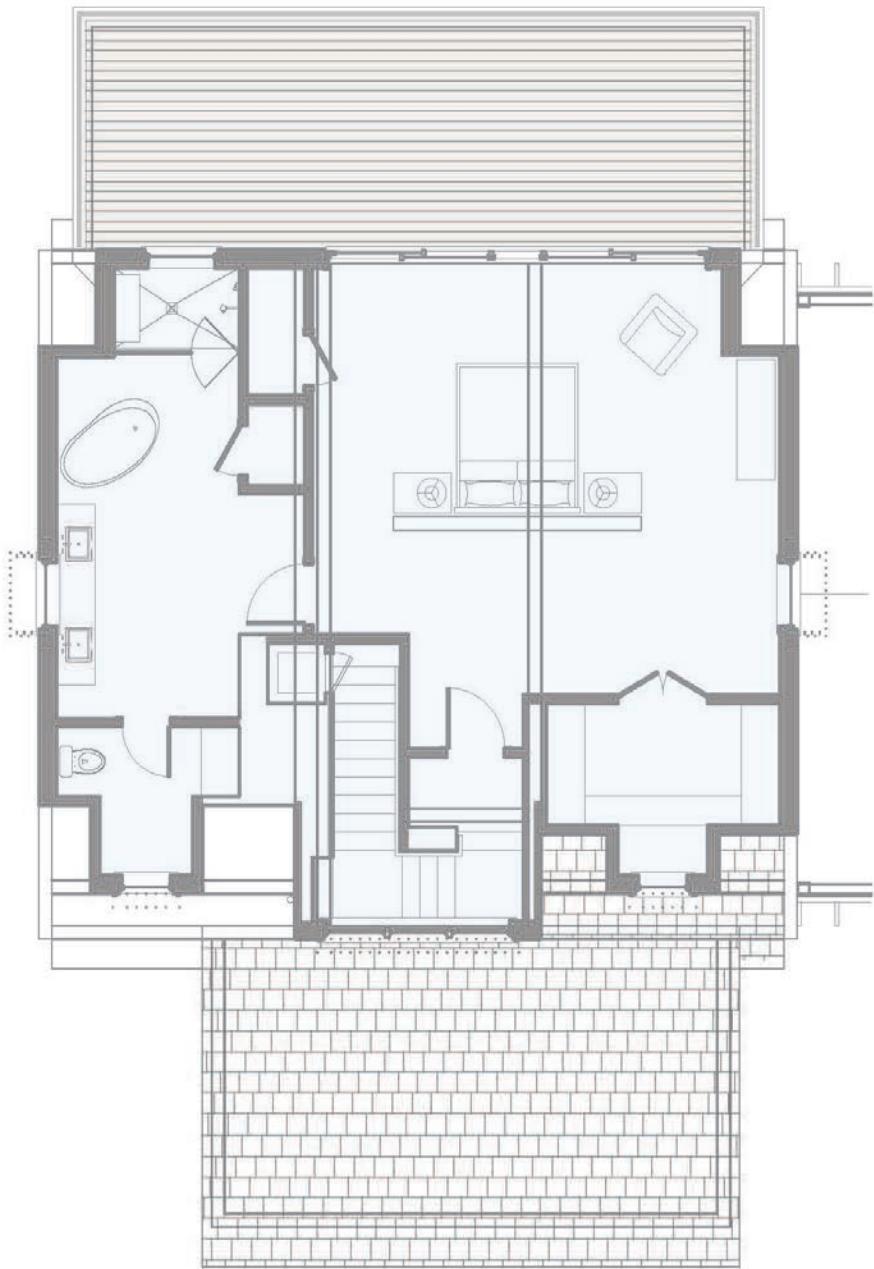
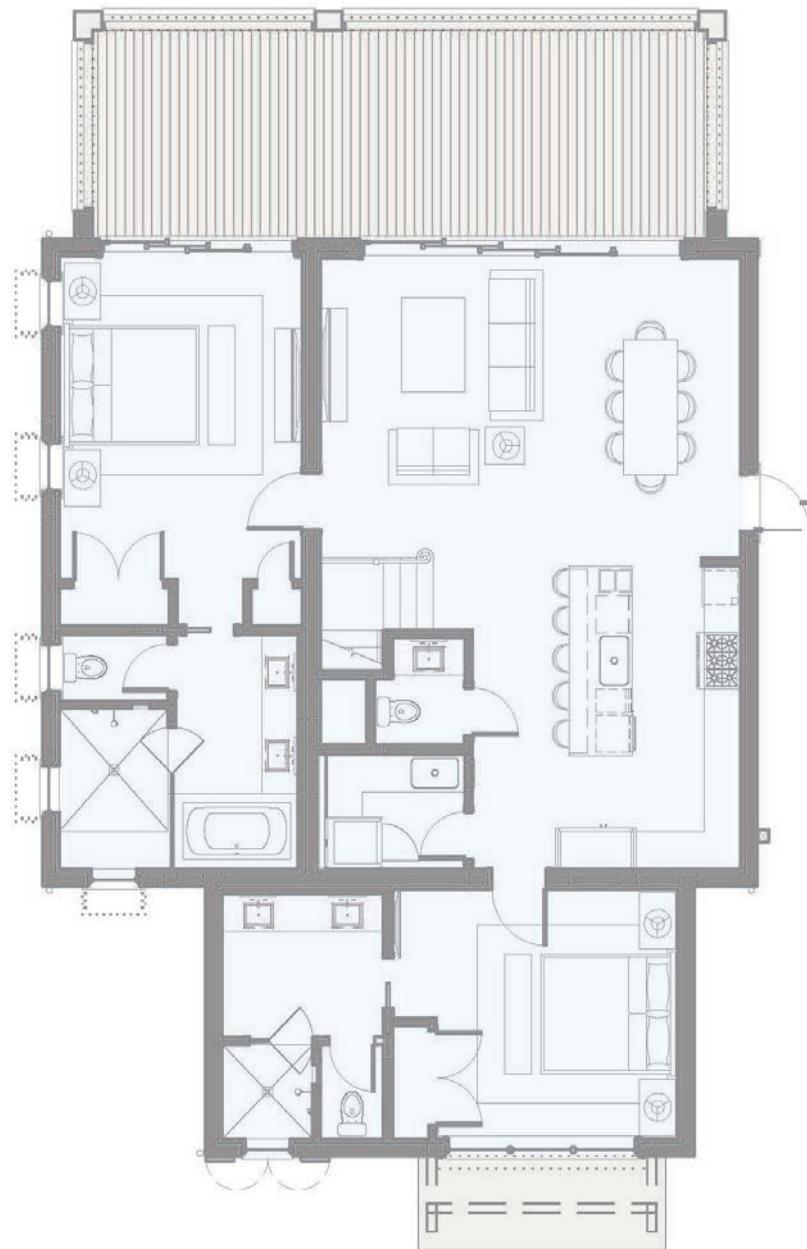
Size 2,940 SF

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

Proposed 2026 Club Dues (prorated)	\$95,400
Proposed 2026 Condo Association Dues	\$97,000
Proposed 2026 HOA Dues (prorated)	\$43,260
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Proposed 2026 Total Annual Costs	\$235,660*



*ANNUAL DUES SUBJECT TO 10% VAT



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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