

# "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

## BAKER'S BAY ESTATE LOTS

## 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

## 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

## ATLANTIC FLATS

## 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 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

## JOE'S CREEK

## SAND FLATS

## DIAMOND POINT

## Marsh Harbour

## SEA PORT

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

## SETTLEMENT

## Notes

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## SHELL ISLAND



**Baker's Bay**  
GOLF & OCEAN CLUB

GREAT GUANA CAY  
ABACO, THE BAHAMAS  
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*via Bonnaventure  
nouvelle gradie*





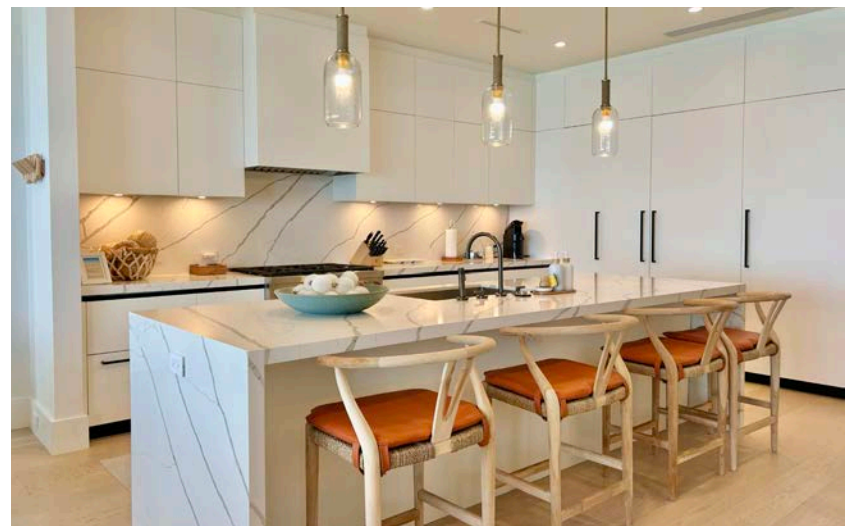
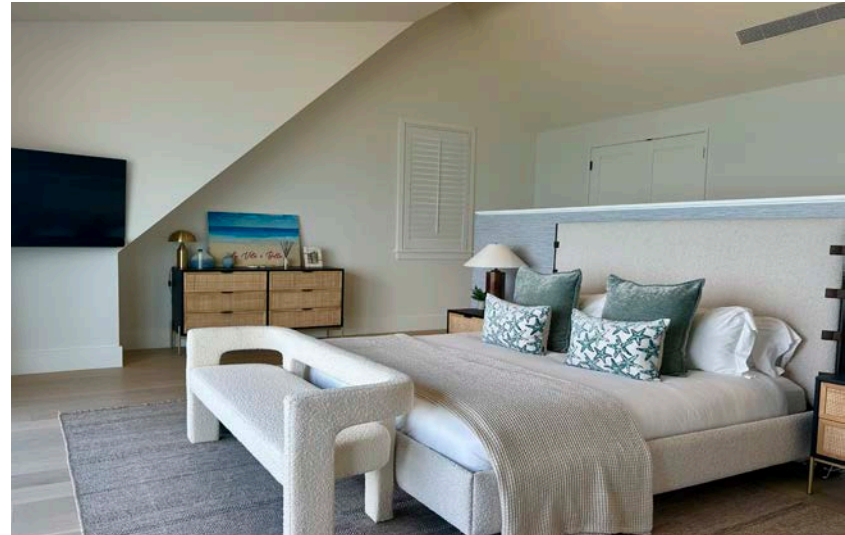
## Atlantic Flat #3

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

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







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.

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