

Atlantic Flats

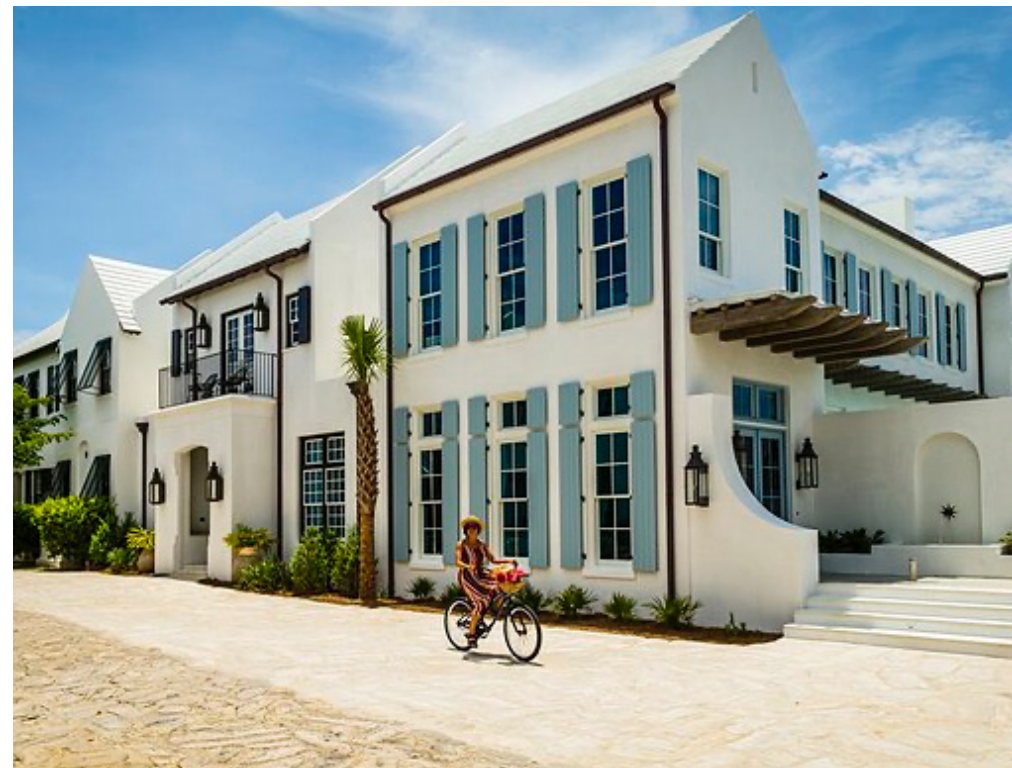
ATLANTIC FLATS



Baker's Bay
GOLF & OCEAN CLUB

LIVING IN THE ATLANTIC FLATS

The Atlantic Flats embrace a modern seaside aesthetic — open spaces, smooth textures and natural stone punctuate brightly colored landscaping. The Flats provide uninterrupted views and open sightlines to the ocean. The ground floor flat features wide verandas and a private courtyard, blurring the lines between indoor and outdoor living. The three-bedroom two-level flat is more spacious, and encompasses the second and third floors. The attic level provides for a grand master suite with endless views of sky and sea. Homeowners and guests will be able to swim and lounge at the incredible pool with towering palms, a shady cabana and outdoor kitchen. The Atlantic Flats feature solid masonry walls and concrete roofs that will stand strong against nature's toughest forces, adding value, and more importantly, peace of mind.



GUMELEMI CAY
PRIVATE ISLAND ESTATE

CHAPEL
POINT



WHALE'S TAIL
ESTATE
LOTS

ATLANTIC
OCEAN

SIP SIP

Plant Nursery
& Orchard



Baker's Bay
GOLF & OCEAN CLUB

BEACH CLUB

- Main Family Pool
- Spa & Fitness
- Lap Pool
- Locker Rooms
- Whale's Tail Ocean Front Dining
- Dune Beach Bar & Grill
- Great Lawn
- Coconut's Kid's Club

BEACH
CLUB COTTAGES

BAKER'S BAY
ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

Sea of Abaco

BAKER'S BAY

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC
COAST HOMES

Atlantic Flats

BAKER'S BAY MARINA VILLAGE

- 165 Slip Marina
- Will's Island
- Marina Club & Inn
- Marina Village Residences & Boat Houses
- Couch Shack Bar & Grille
- The Market
- Blu Boutique
- Medical Office
- Marina Fitness & Pool
- Marina, Member & Residential Services
- Sales Office

ATLANTIC BEACH

MARINA
VILLAGE
Pool

SUNRISE BEACH
COTTAGES

SUNRISE BEACH
FLATS

SUNSET PIER
FLATS

MINERVOE
PRESERVE

SUNSET PARK

- Ball Fields
- Batting Cage
- Sport Court
- Outdoor Paravits Dock
- Bocce Ball & Horse Shoes
- Jelly Beans
- Pirate's Playground
- Chef's Outdoor Kitchen Pavilion
- Fruit Orchard
- Pickleball
- Tennis Courts
- New Toddler Play Area
- Putt Putt Mini Golf

SHELL
ISLAND



DIAMOND
POINT

Marsh
Harbour

FOR
PRESERVATION
+ STUDY
JOE'S CREEK
SAND FLATS

- East Village
- Dockside Bar and Grill
 - Fitness Center
 - Muscle Beach
 - Pool

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

SETTLEMENT

*via Bonnaventure
innouvo bellegrade*

ATLANTIC FLATS

14 THREE BEDROOM FLATS

- 7 Ground Floor Flats
- 7 Two-Story Flats

GROUND FLOOR FLAT

Air Conditioned	1,740 SF
Covered Non-AC	435 SF
Private Terrace	450 SF
<hr/>	
Total Living Area	2,625 SF

TWO STORY FLAT

Air Conditioned	2,945 SF
Covered Non-AC	435 SF
Open Deck	437 SF
<hr/>	
Total Living Area	3,817 SF



ATLANTIC FLATS



Front Elevation

ATLANTIC FLATS



Rear Elevation

GROUND FLOOR FLAT



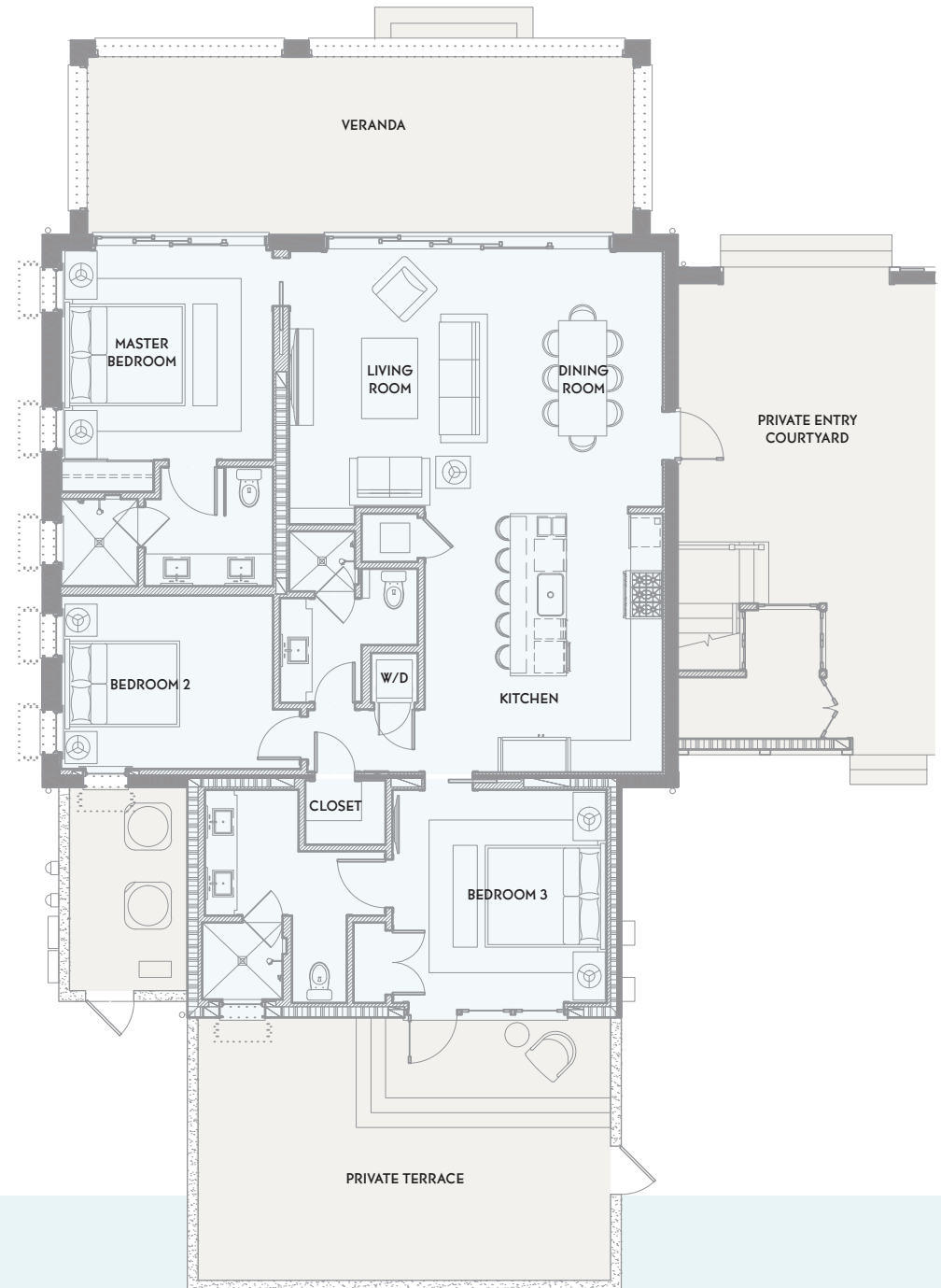
Ocean Side Elevation

AREAS

Air Conditioned	1,740 SF
Covered Non-AC	435 SF
Private Terrace	450 SF
Total Living Area	2,625 SF

FEATURES

- Private Courtyard Entry
- Open Floor Plan with Great Room
- Chef's Kitchen with Island Seating
- Master Bedroom
- Two Guest Bedrooms
- Covered Veranda Overlooking the Atlantic Ocean
- Private Walled Garden Terrace
- Concrete Roof
- Aluminum Windows and Doors
- Larger Window Openings
- Concrete Columns with Expanded Spacing



TWO-STORY FLAT



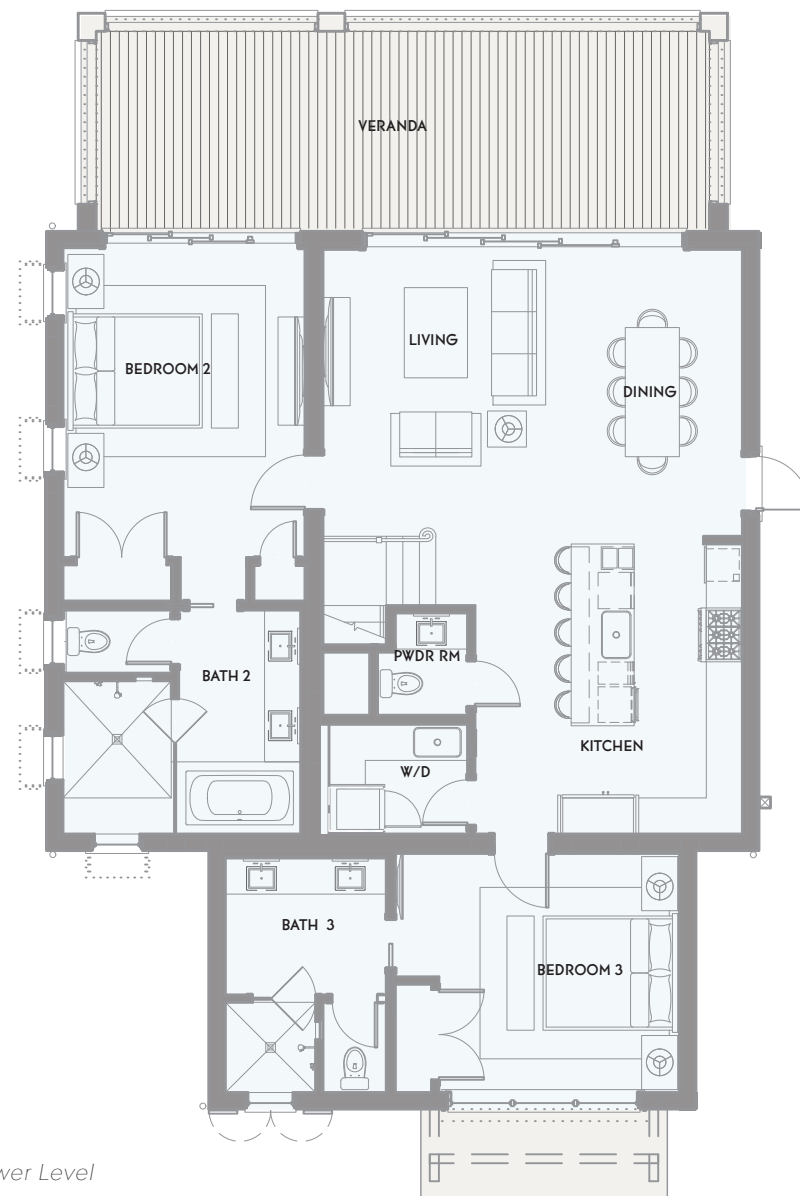
Ocean Side Elevation

AREAS

Air Conditioned	2,945 SF
Covered Non-AC	435 SF
Private Terrace	437 SF
Total Living Area	3,817 SF

FEATURES

- Private Entry
- Open Floor Plan with Great Room
- Chef's Kitchen with Island Seating
- Attic Level Master Suite with Expanded Bathroom
- Two Guest Bedrooms
- Covered Veranda Overlooking the Atlantic Ocean
- Concrete Roof
- Aluminum Windows and Doors
- Larger Window Openings
- Concrete Columns with Expanded Spacing



Lower Level

TWO-STORY FLAT



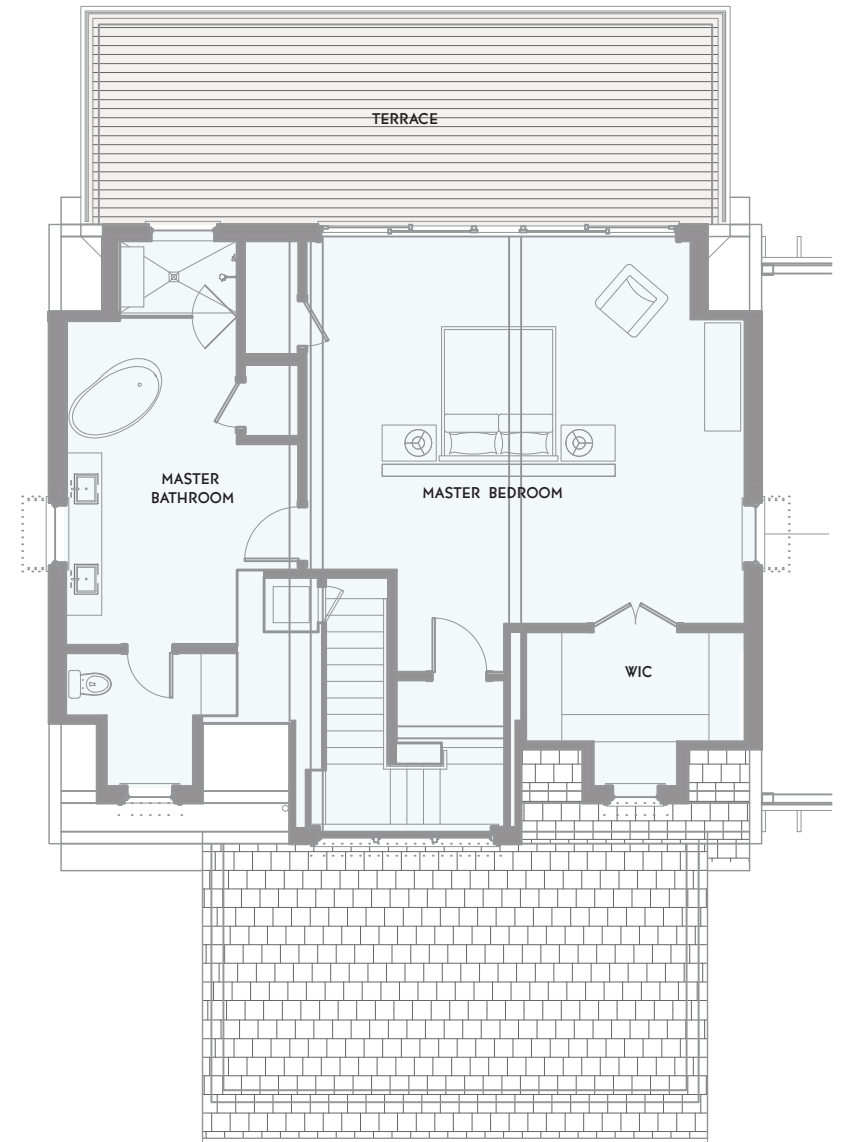
Ocean Side Elevation

FEATURES

- Private Entry
- Open Floor Plan with Great Room
- Chef's Kitchen with Island Seating
- Attic Level Master Suite with Expanded Bathroom
- Two Guest Bedrooms
- Covered Veranda Overlooking the Atlantic Ocean
- Concrete Roof
- Aluminum Windows and Doors
- Larger Window Openings
- Concrete Columns with Expanded Spacing

AREAS

Air Conditioned	2,945 SF
Covered Non-AC	435 SF
Private Terrace	437 SF
Total Living Area	3,817 SF



Upper Level

ATLANTIC FLATS PURCHASE SCENARIO

COST BREAKDOWN

Atlantic Flat Purchase Price	\$5,445,000
VAT on Purchase Price (5%)	\$272,250
Club Membership Deposit	\$250,000

ANNUAL COSTS

2023 Club Dues (prorated)	\$76,500
2023 Estimated Condo Association Dues (prorated)	\$70,000
2023 Homeowners' Association Dues (prorated)	\$36,500
2023 Total Annual Costs	\$183,000



Progress Photos March 2023



SECOND & THIRD FLOOR FLATS

FLAT 1*	3 BED	3.5 BATH	2,945 SF	SOLD
FLAT 2*	3 BED	3.5 BATH	2,945 SF	SOLD
FLAT 3*	3 BED	3.5 BATH	2,945 SF	SOLD
FLAT 4*	3 BED	3.5 BATH	2,945 SF	SOLD
FLAT 5	3 BED	3.5 BATH	2,945 SF	SOLD
FLAT 6*	3 BED	3.5 BATH	2,945 SF	SOLD
FLAT 7*	3 BED	3.5 BATH	2,945 SF	SOLD

FIRST FLOOR FLATS

FLAT 8	3 BED	3 BATH	1,740 SF	SOLD
FLAT 9*	3 BED	3 BATH	1,740 SF	SOLD
FLAT 10*	3 BED	3 BATH	1,740 SF	SOLD
FLAT 11	3 BED	3 BATH	1,740 SF	\$5,445,000
FLAT 12	3 BED	3 BATH	1,740 SF	\$5,445,000
FLAT 13*	3 BED	3 BATH	1,740 SF	SOLD
FLAT 14	3 BED	3 BATH	1,740 SF	SOLD

*Pending



Baker's Bay
GOLF & OCEAN CLUB

