

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.



At risus viverra adipiscing



Baker's Bay

GOLF & OCEAN CLUB



GUMELEMI CAY
PRIVATE ISLAND ESTATE

CHAPEL POINT



WHALE'S TAIL
ESTATE
LOTS

ATLANTIC
OCEAN

SIP SIP

Plant Nursery
& Orchard

BEACH CLUB

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

BEACH
CLUB COTTAGES

Casamigos
Bar

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

BAKER'S BAY
ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

Sea of Abaco

BAKER'S BAY

ATLANTIC
COAST HOMES

Atlantic Flats

BAKER'S BAY MARINA VILLAGE

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



SUNSET PARK

- Ball Fields
- Batting Cage
- Sport Court
- Outdoor Parasails
- Docks
- 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

SUNSET PIER
FLATS

MANGROVE
PRESERVE

MARINA
VILLAGE
POOL

SUNRISE BEACH
COTTAGES

SUNRISE BEACH
FLATS

SHELL
ISLAND



DIAMOND
POINT

Marsh
Harbour

SAND FLATS

FOR
PRESERVATION
+ STUDY

JOES CREEK

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

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

via Bonnaventure
innouobellegrade

SETTLEMENT

The materials, features, and amenities described and depicted herein are based upon current development plans, which are subject to change without notice. This development plan is not a legal or sales document and is intended to show only general relationships. It may be revised from time to time. Refer to plots, legal descriptions and CCR's for actual lot sizes and restrictions. No guarantee is made that the features and amenities depicted by artist's renderings or otherwise described will be built, or if built, will be the same size or nature as depicted or described. Obtain the property report or its equivalent required by federal or state law and read it before signing anything. No federal or state agency is held liable for any of the information. This information is not intended to constitute an offering in violation of the law of any jurisdiction.

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



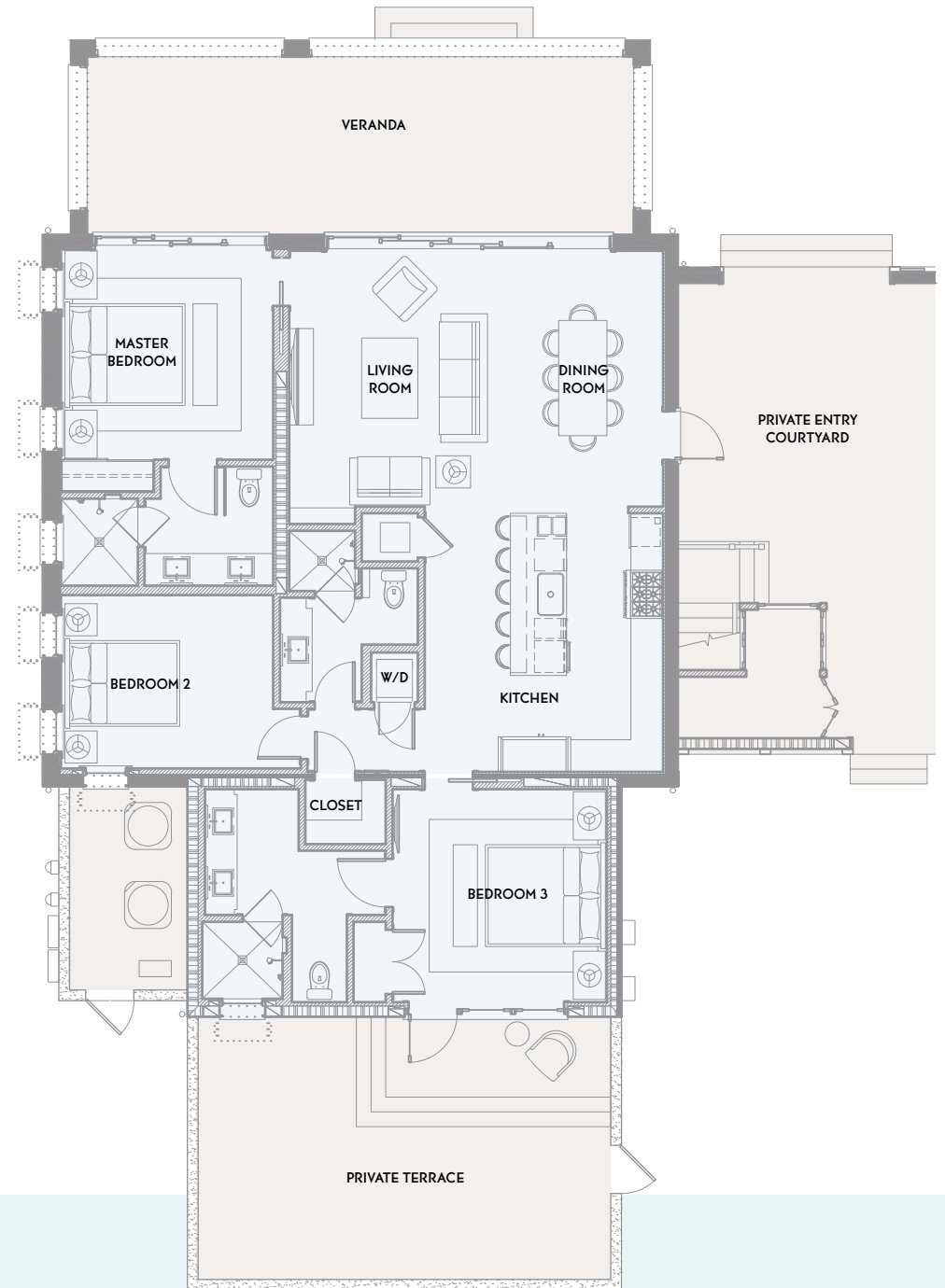
Ocean Side Elevation

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



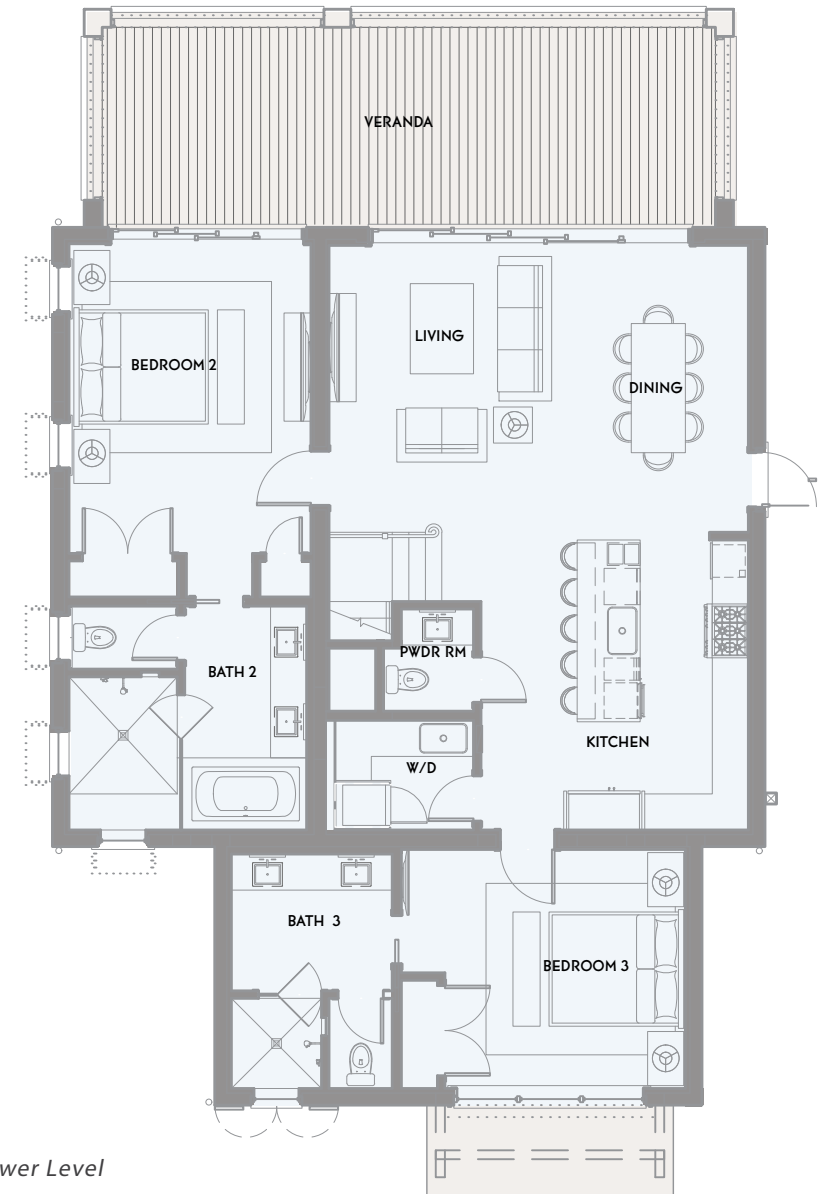
Ocean Side Elevation

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



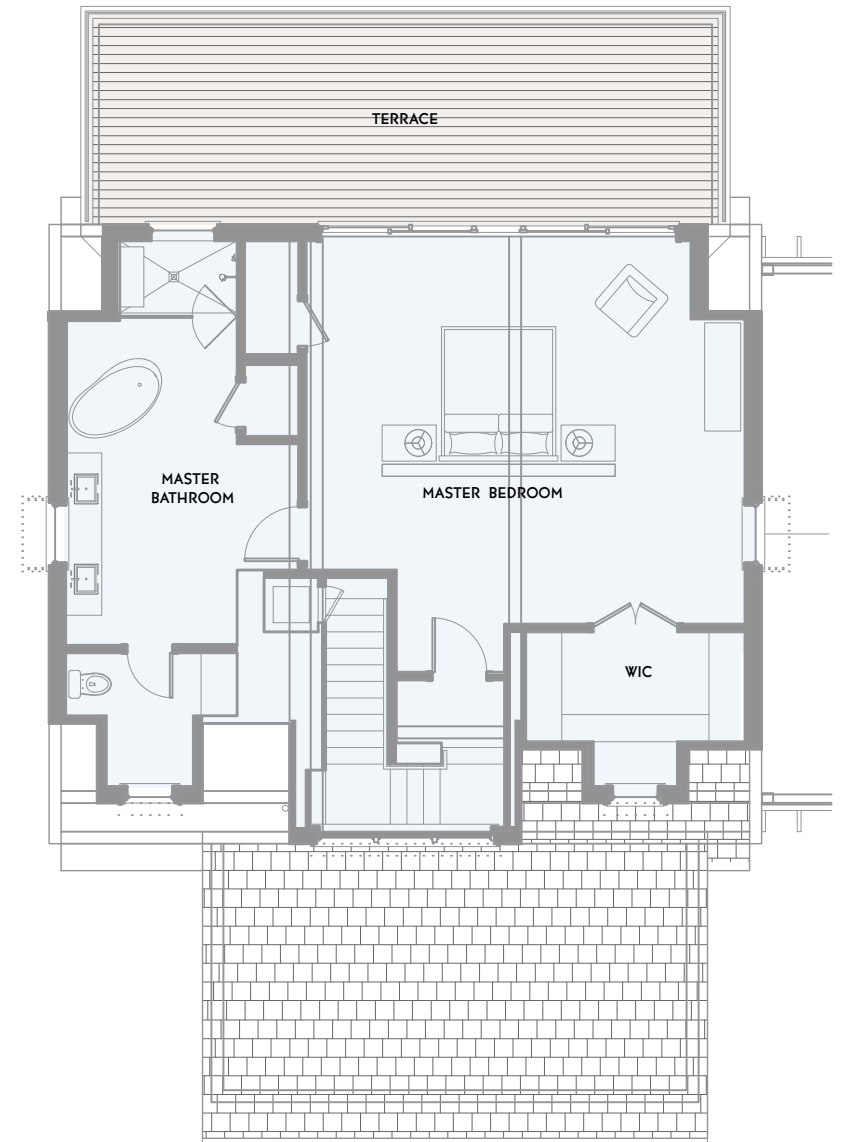
Ocean Side Elevation

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



Upper Level

ATLANTIC FLATS PURCHASE SCENARIO

COST BREAKDOWN

Atlantic Flat Purchase Price	\$4.25M - \$6M
VAT on Purchase Price (6%)	\$255,600 - \$360,000
Club Membership Deposit	\$250,000

ANNUAL COSTS

2021 Club Dues (prorated)	\$65,000
2021 Estimated Condo Association Dues (prorated)	\$40,000
2021 Homeowners' Association Dues (prorated)	\$26,000
<hr/>	
2021 Total Annual Costs	\$131,000





Baker's Bay
GOLF & OCEAN CLUB

