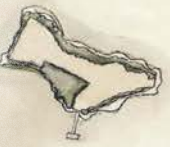


# Blue Marina Village Townhome





GUMELMI 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's Kid's Club
  - Kid's Diner
  - Theater
  - Game Room
  - Marine Science Classroom

**Notes**

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SHELL ISLAND

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

GREAT GUANA CAY  
ABACO, THE BAHAMAS  
TEL (974) 256-9361  
WWW.BAKERSBAYCLUB.COM

*via Bonnaventure  
in novobellegrade*



Blue Townhome

- BAKER'S BAY MARINA VILLAGE**
- 165 Slip Marina
  - Marina Club & Inn
  - Marina Village Residences & Boat Houses
  - Couch Shack Bar & Grill
  - The Market & Post Office
  - Blu Boutique & Other Shops
  - Medical Office
  - Marina Fitness & Pool
  - Marina, Member & Residential Services
  - Sales Office



SETTLEMENT

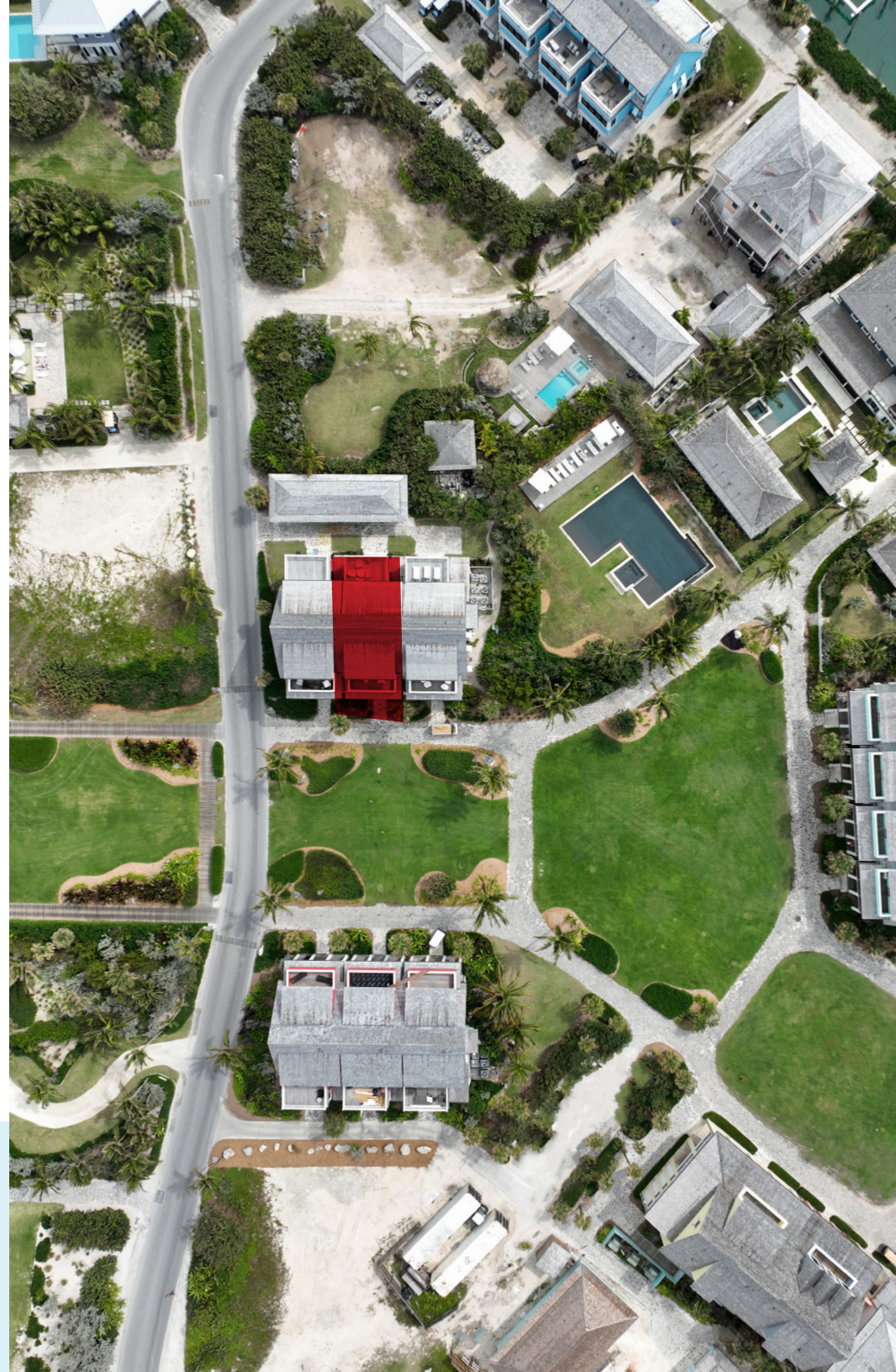
**The Blue Townhome** is a 4-bedroom, 4.5 bath, 3,100 SF, 3-story townhouse that comes fully furnished. Located within the bustling Marina Village, this beautiful home offers wonderful views over the Marina Village as well as the Atlantic Ocean. The townhouse is ideally situated for easy access to the Marina Village amenities, which include a gym, pool, The Market, Boutique, Conch Shack and Welcome Dock.

**Size** 3,100 SF

**Bedrooms** 4

**Bathrooms** 4.5

**Views** Marina Village & Atlantic Ocean





## Cost Breakdown

Blue Marina Village Townhome	\$5,500,000
VAT on Sales Price (5%)	\$275,000
Attorney Fee (0.5% of Purchase Price)	\$27,500
VAT on Attorney Fee (10%)	\$2,750
Club Membership Deposit (80% equity)	\$250,000
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Total Initial Costs	\$6,055,250
2024 Condo Association Dues (prorated)	\$50,000
2024 Club Dues (prorated)	\$84,185
2024 Homeowners' Association Dues (prorated)	\$40,200
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2024 Total Annual Costs	\$174,385





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](mailto:info@bakersbayclub.com) | [bakersbayclub.com](http://bakersbayclub.com)