



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

# "Dragon Tree" | Atlantic Homesite #96



GUMELEMI CAY PRIVATE ISLAND ESTATE



CHAPEL POINT

SPA COTTAGES

SPA BUNGALOWS

WHALE'S TAIL ESTATE LOTS



"DRAGON TREE"



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 MARINA VILLAGE

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

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

Casimiro's Bar

Notes

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BAKER'S BAY ESTATE LOTS



GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

BAKER'S BAY

SUNSET PARK

- Ball Fields
- Batting Cage
- Sport Court
- Outdoor Pursuits
- Bocce Ball & Horse Shoes
- Ropes Course
- Jolly Beans
- Pirate's Playground
- Hydroponic Garden
- Chef's Outdoor Kitchen Pavilion
- Fruit Orchard
- Pickle's Ball
- Tennis Courts
- Trampolines
- Climbing Wall
- New Tiddler Play Area
- Past Pat's Mini Golf

SUNSET PIER FLATS

MANGROVE PRESERVE

ATLANTIC BEACH

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

EAST VILLAGE

SUNRISE BEACH FLATS

FOR PRESERVATION + STUDY

SAND FLATS

DIAMOND POINT



SEA PORT

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

SETTLEMENT



Baker's Bay GOLF & OCEAN CLUB

GREAT GUANA CAY  
ABACO, THE BAHAMAS  
TEL (959) 256-9361

WWW.BAKERSBAYCLUB.COM

via Bonnaventure  
in novobellegradre



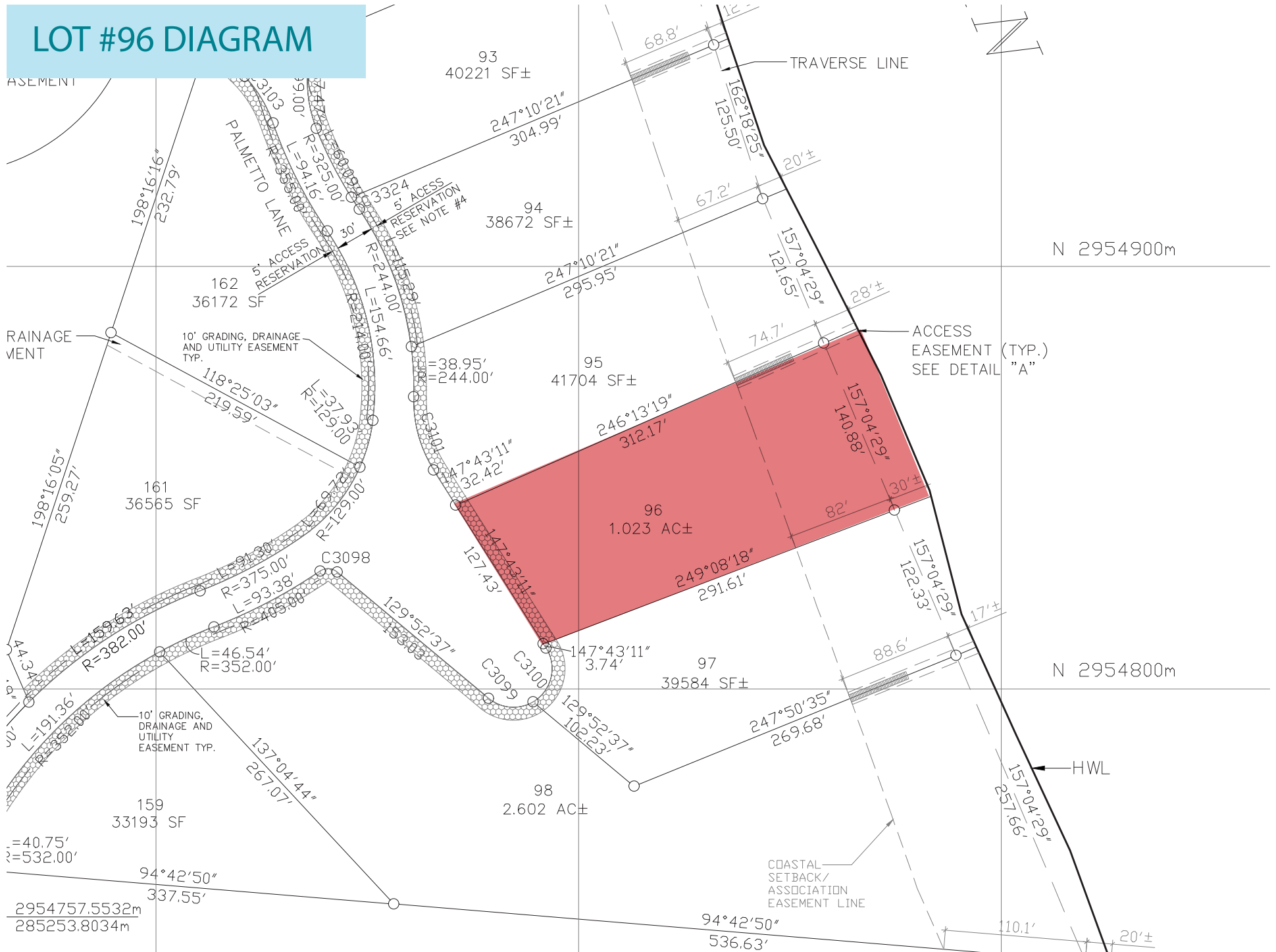
## “DRAGON TREE” IS A SPECTACULAR RESIDENTIAL COMPOUND

Experience the pinnacle of coastal luxury in this stunning custom-built Atlantic beachfront estate. Spanning an impressive 7,500 square feet and boasting 140 feet of beach frontage, this exquisite home features 6 spacious bedrooms, 7 full bathrooms, and 2 half baths, thoughtfully designed for both comfort and sophistication. Enjoy seamless indoor-outdoor living with two expansive living areas, two full kitchens, an all-glass wine room with ocean views, and an open concept design, ideal for hosting guests, events, and large family gatherings. Outside, the property offers abundant space for relaxation and entertainment, complete with multiple ponds and waterfalls, a large pool, hot tub, spacious outdoor bar, full barbecue and pizza oven, fire pit seating area, yoga pavilion and pool table— all set against the breathtaking backdrop of the ocean. More than just a home, “Dragon Tree” also features a full set of spa amenities, including an infrared sauna, steam shower, and revitalizing cold plunge. This home is located in the heart of Baker’s Bay, but offers so many of its own resort facilities that you may never want to leave its grounds.

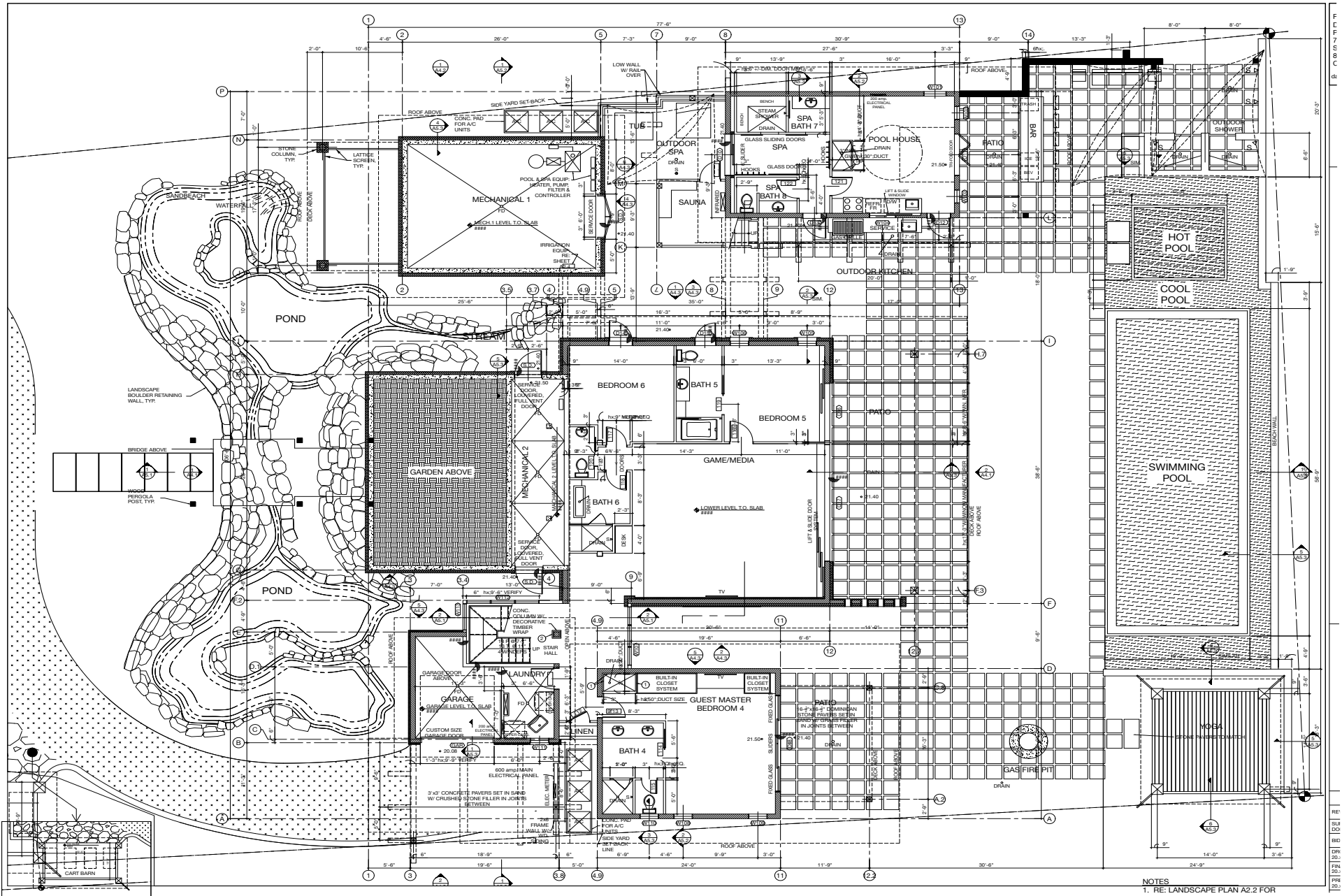
|                |                          |
|----------------|--------------------------|
| Land Area      | 1.023 acres              |
| Bed/Bath:      | 6/7 full, 2 half         |
| A/C SF:        | 7,500 sf                 |
| Beach Frontage | 140’                     |
| Depth of Lot   | 301’                     |
| Views          | Sunrise   Atlantic Ocean |



# LOT #96 DIAGRAM

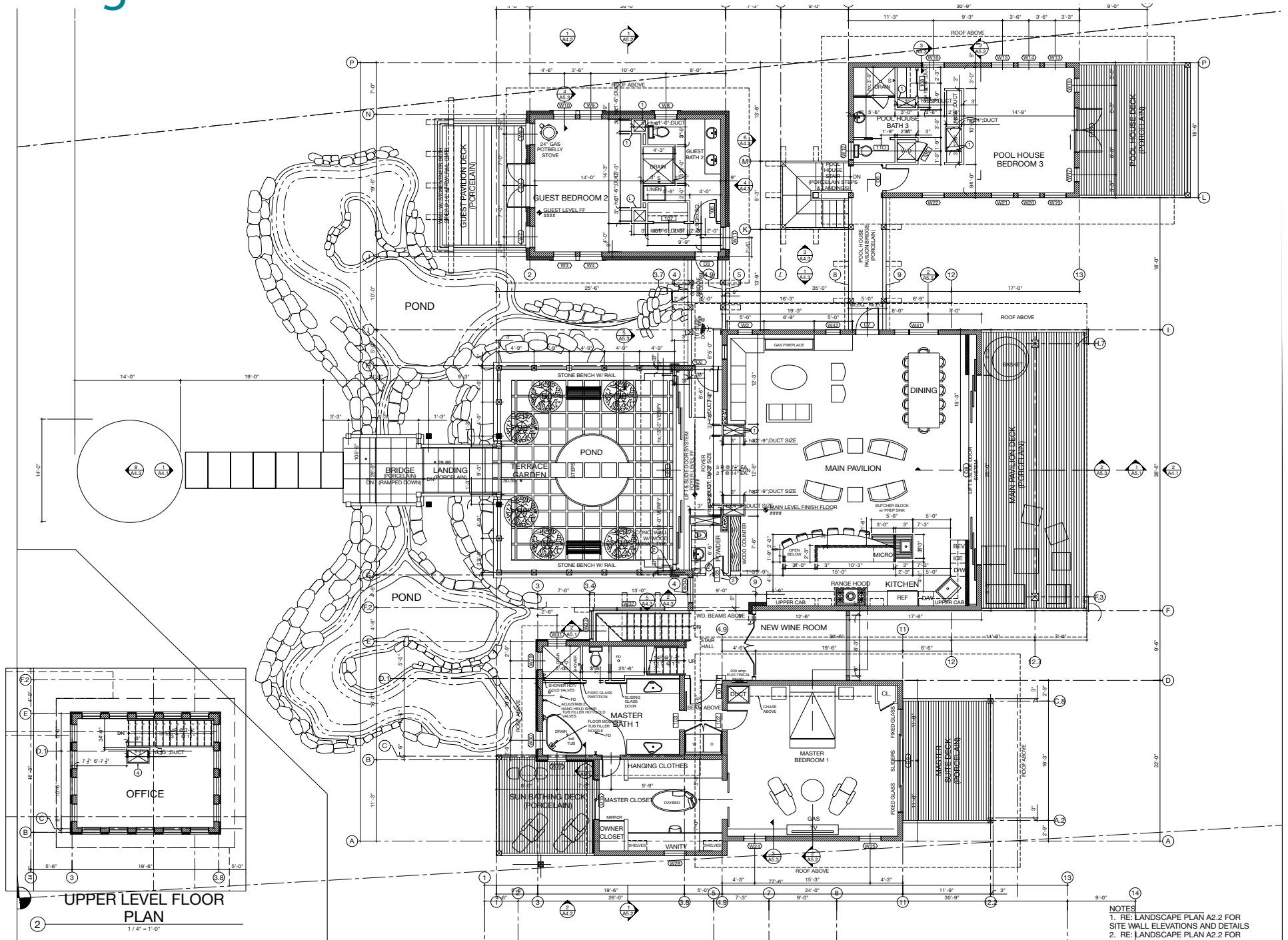


# "Dragon Tree" First Floor



NOTES  
1. RE: LANDSCAPE PLAN A2.2 FOR

# "Dragon Tree" Second Floor

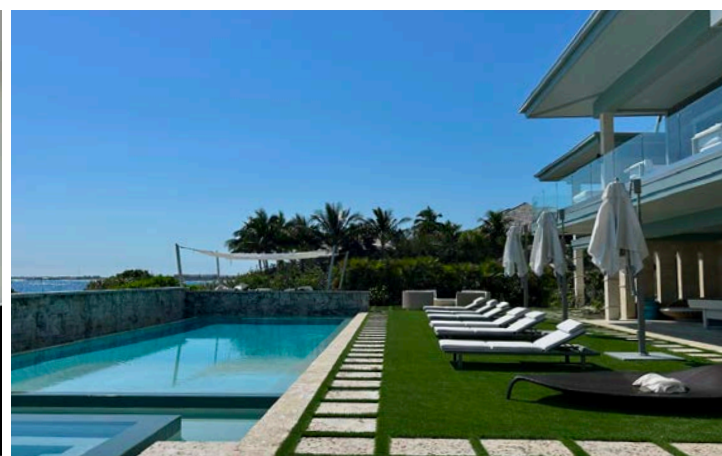
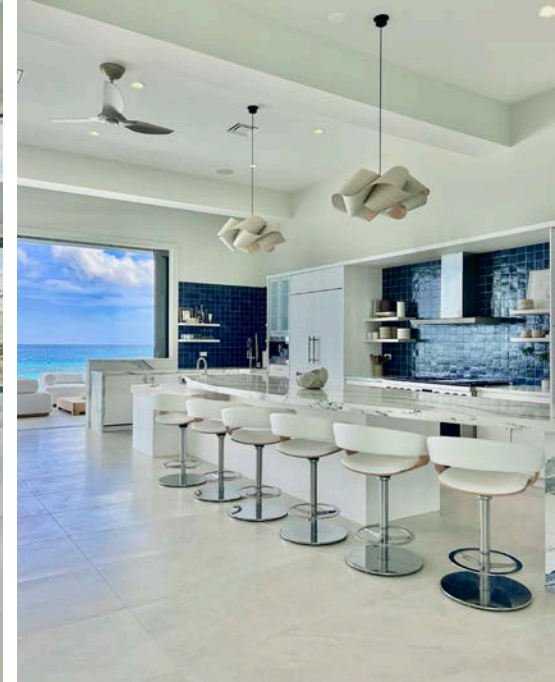


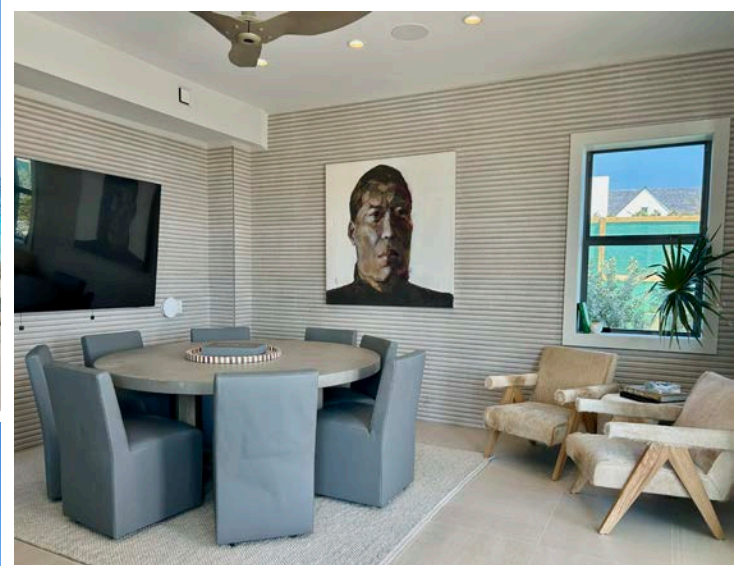
UPPER LEVEL FLOOR PLAN

1/4" = 1'-0"

**NOTES**

1. RE: LANDSCAPE PLAN A2.2 FOR SITE WALL ELEVATIONS AND DETAILS
2. RE: LANDSCAPE PLAN A2.2 FOR







## Cost Breakdown

|  |              |
|--|--------------|
| “Dragon Tree”   Atlatnic Homesite #96        | \$32,000,000 |
| VAT on Sales Price (5%)                      | \$1,600,000  |
| Attorney Fee (0.5% of Purchase Price)        | \$160,000    |
| VAT on Attorney Fee (10%)                    | \$16,000     |
| Club Membership Initiation                   | \$250,000    |
| <hr/>  |              |
| Total Initial Costs                          | \$34,026,000 |
| <br>   |              |
| 2026 Club Dues (prorated)                    | \$95,400     |
| 2026 Homeowners’ Association Dues (prorated) | \$43,260     |
| <hr/>  |              |
| 2026 Total Annual Costs                      | \$138,660*   |

\*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.

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