

"Dragon Tree" | Atlantic Homesite #96



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

BEACH CLUB COTTAGES

Notes

SHELL ISLAND



Baker's Bay
GOLF & OCEAN CLUB

GREAT GUANA CAY
ABACO, THE BAHAMAS
TEL (959) 256-9761

WWW.BAKERSBAYCLUB.COM

*via Bonnaventure
in novobellegradre*

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



PHASE 2
ATLANTIC
COAST HOMES

BAKER'S BAY MARINA VILLAGE

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

BAKER'S BAY
ESTATE LOTS

Sea of Abaco

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

BAKER'S BAY

SUNSET PARK

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

SUNSET PIER
FLATS

MANGROVE
PRESERVE

ATLANTIC
BEACH

MARINA
VILLAGE
POOL

SUNRISE BEACH
COTTAGES

EAST
VILLAGE

- Dockside Bar and Grill
- Fitness Center
- Pool
- Ziplines
- Waterslide

SUNRISE BEACH
FLATS

FOR
PRESERVATION
& STUDY

SAND FLATS

DIAMOND
POINT

Marsh
Harbour

SEA PORT

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

SETTLEMENT

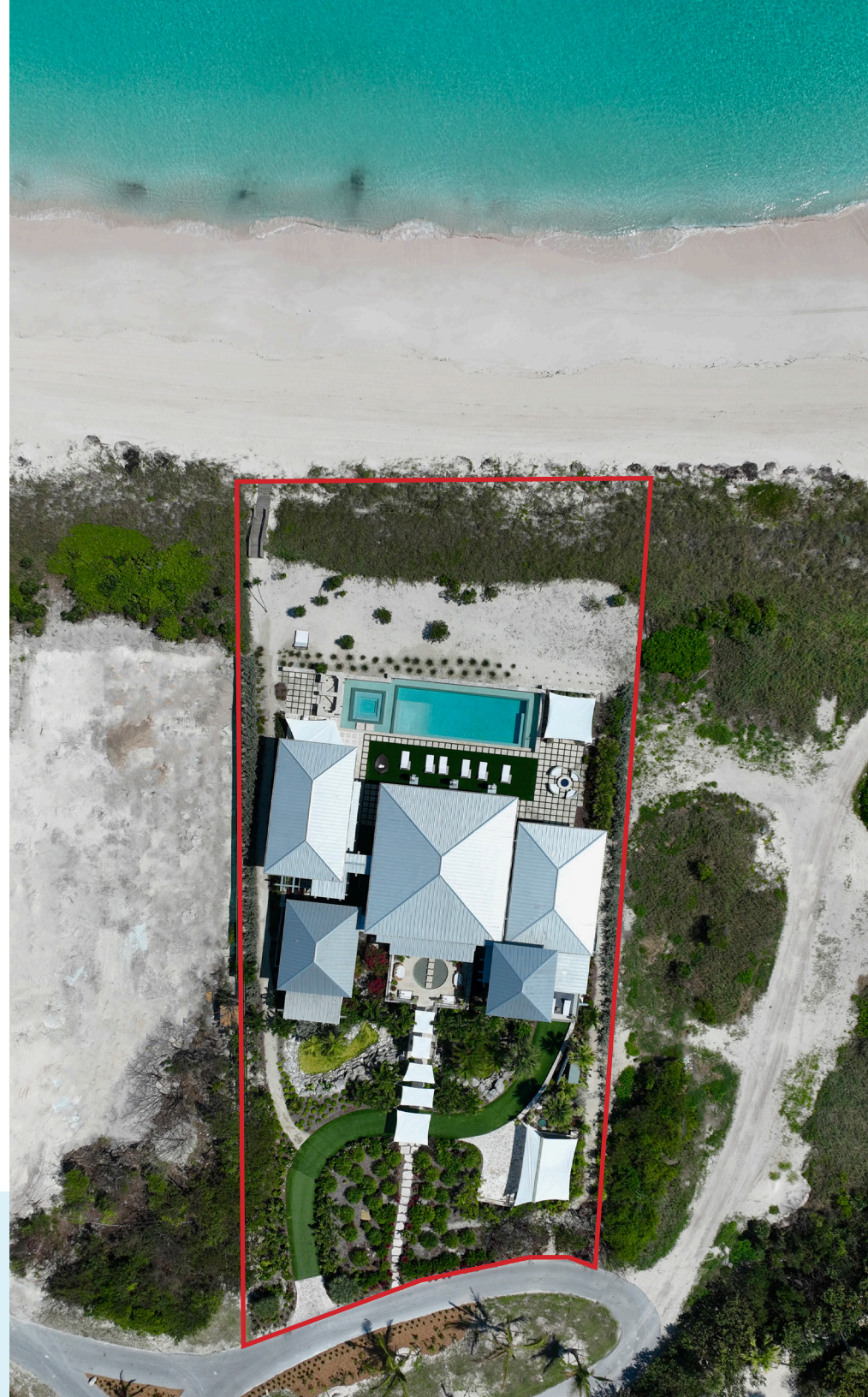


The materials, features, and amenities described and depicted herein are based upon current development plans, which are subject to change without notice. This development plan is not a legal or sales document and is intended to show only general relationships. It may be revised from time to time. Refer to plans, 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 number 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 regulated the contents or quality of any of the reports. This presentation is not intended to constitute an offering in violation of the law of any jurisdiction.

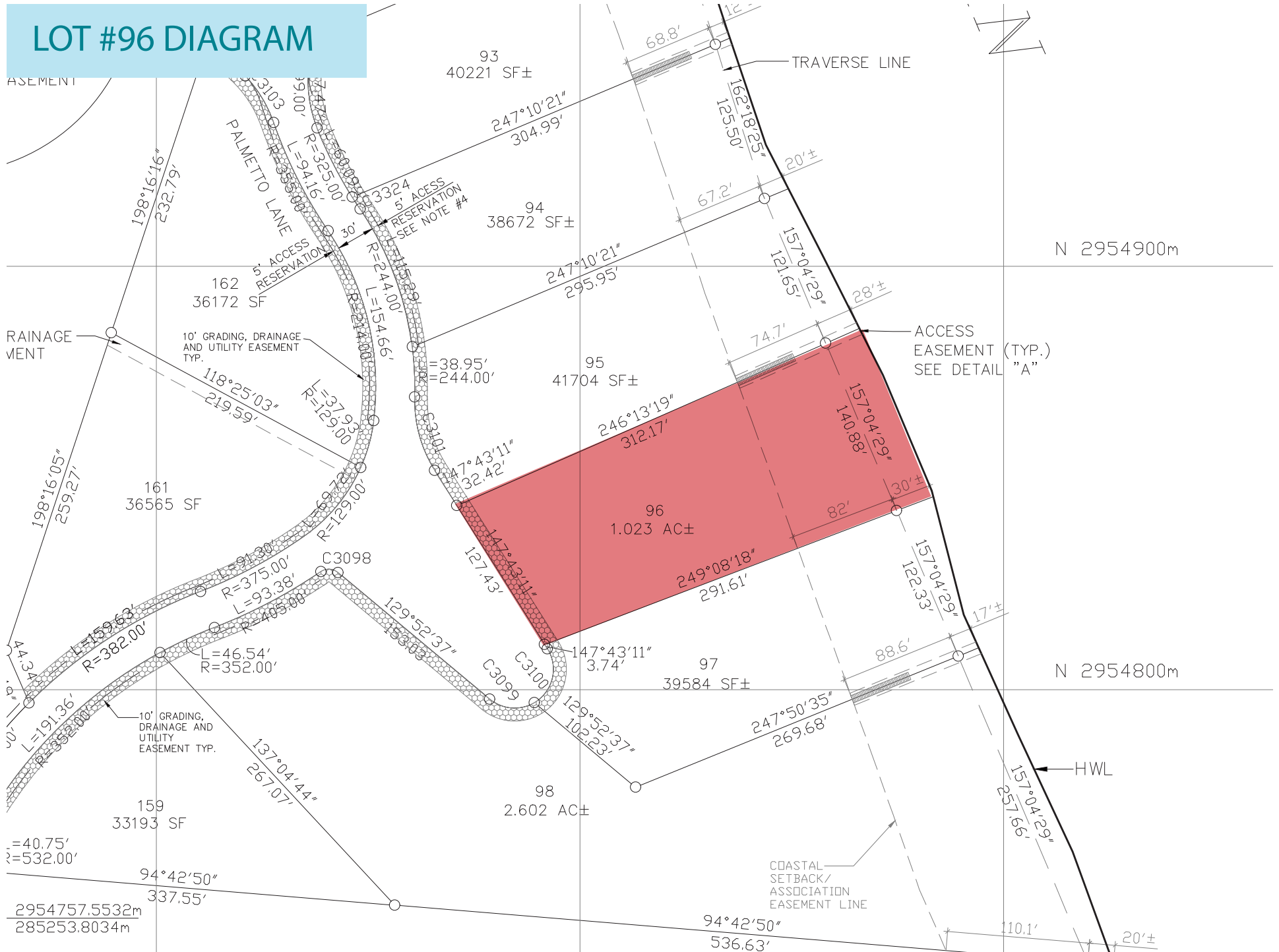
“DRAGON TREE” IS A SPECTACULAR RESIDENTIAL COMPOUND

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.

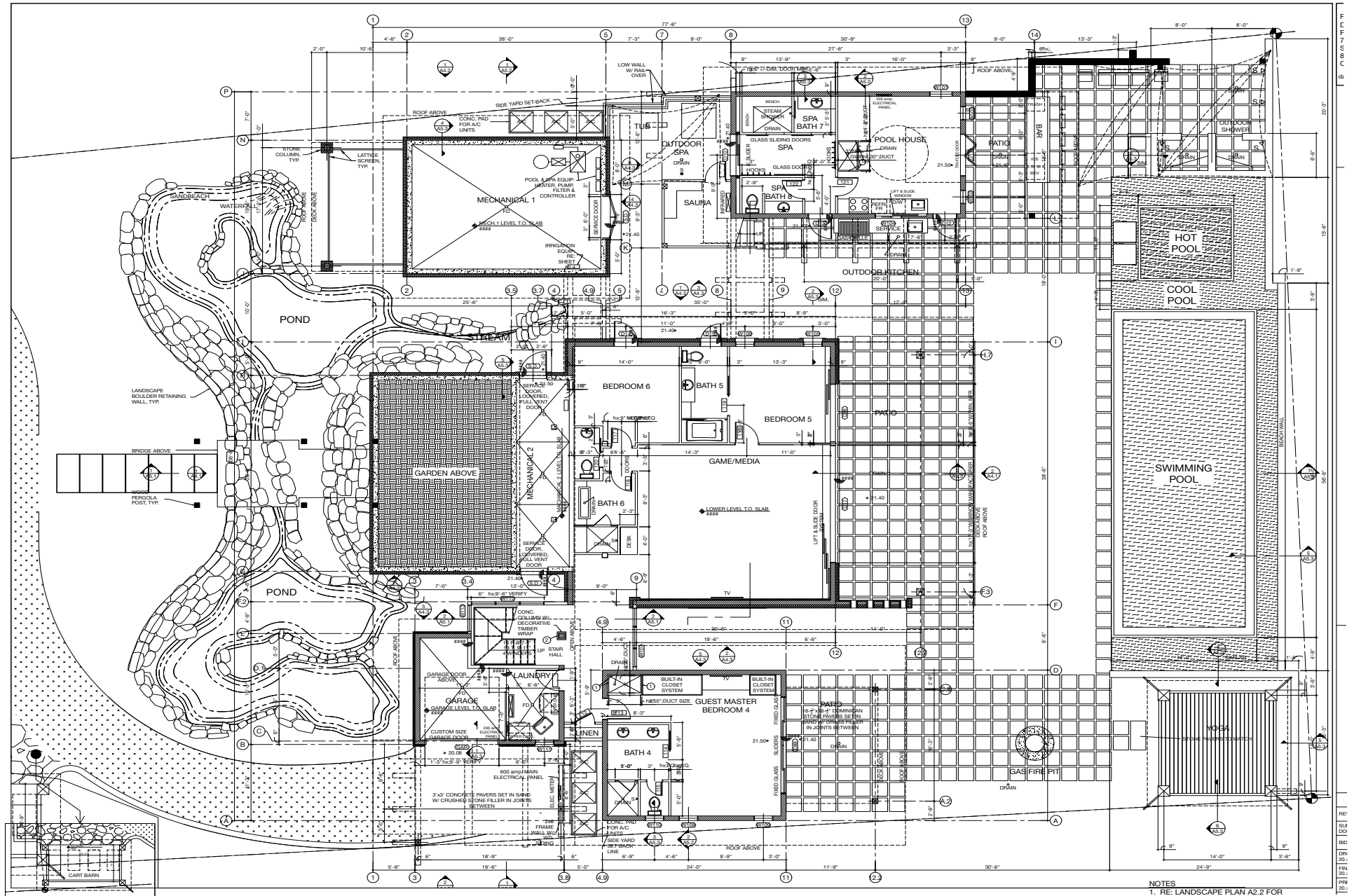
Land Area	1.023 acres
Bed/Bath:	6/7 full, 2 half
A/C SF:	7,500 sf
Beach Frontage	140'
Depth of Lot	301'
Views	Sunrise Atlantic Ocean



LOT #96 DIAGRAM

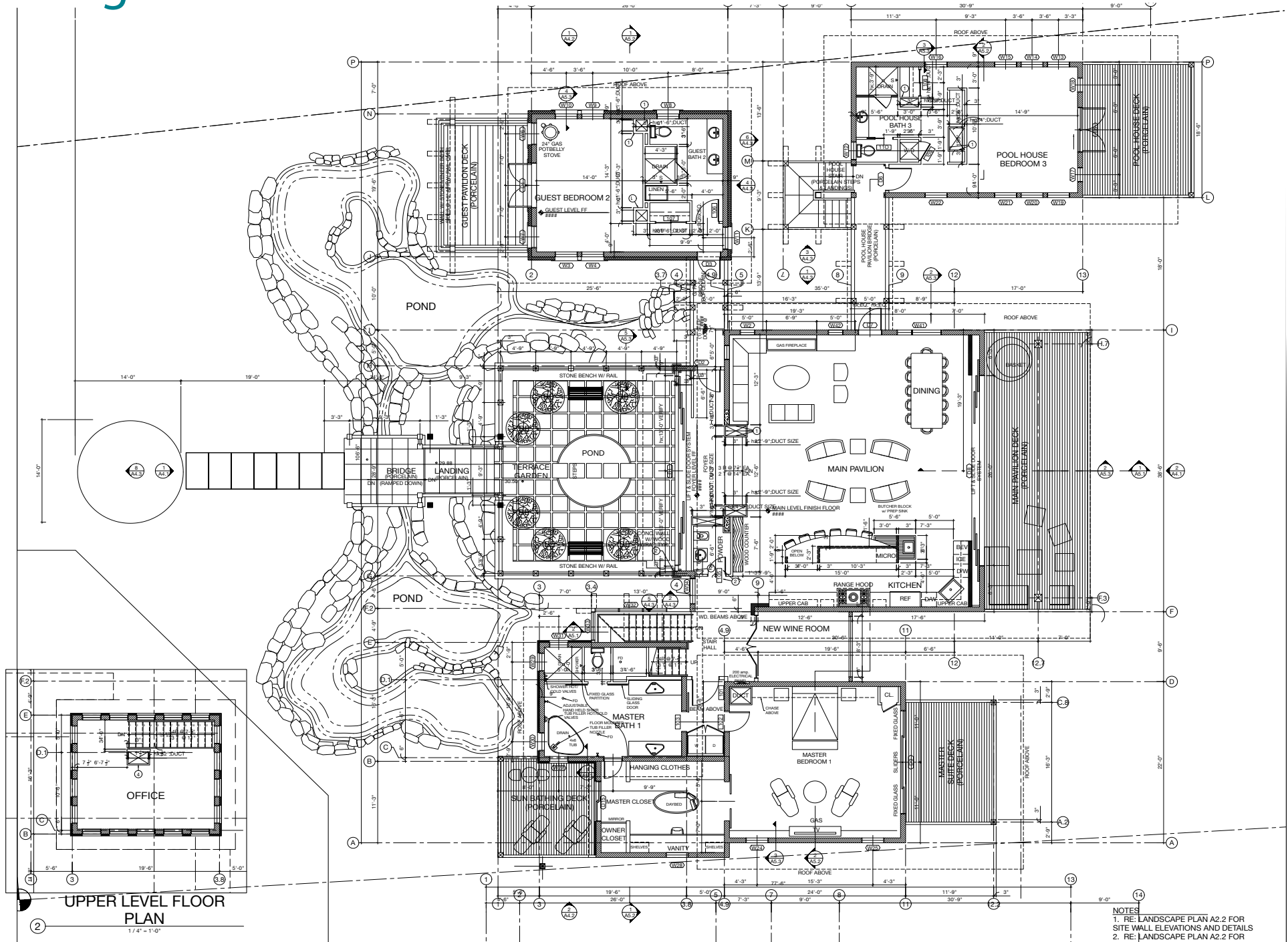


"Dragon Tree" First Floor

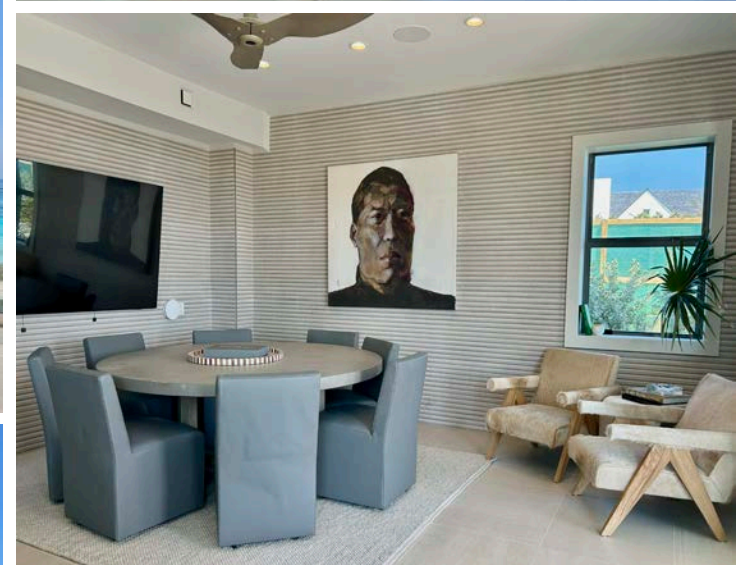
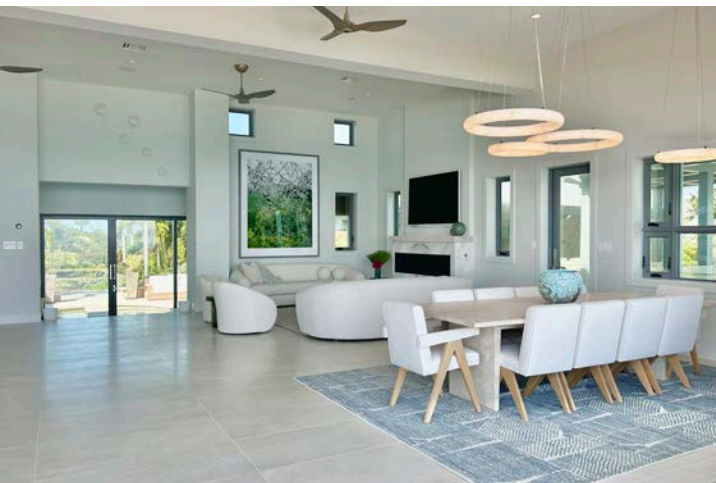


NOTES
1. RE: LANDSCAPE PLAN A2.2 FOR

"Dragon Tree" Second Floor









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	\$750,000
Total Initial Costs	\$34,526,000

2026 Club Dues (prorated)	\$95,400
2026 Homeowners’ Association Dues (prorated)	\$43,260
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 | bakersbayclub.com