

# "Escape" Marina Village Flat



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







Residential Options	
Atlantic Flats	14
Ocean Front Homesites	128
Gumelemi Cay Homesite	1
Golf Homesites	13
Beach Club Cottages	16
Spa Cottages	3
Atlantic Club Cottages	20
Sunset Beach Flats	10
Spa Bungalows	5
Marina Village	
Atlantic Ocean Homesites	15
Marina Village Homes	60
Island Estates & Boathouses	44
East Village	
Sunrise Beach Cottages	7
Sunrise Beach Flats	10
Waterfront Residences	8
Waterfront Townhomes	5
Hilltop Flats	10
Harbor Cottages	6

Scorecard		I	II	III	IV
1	376	338	309	255	
2	196	184	155	116	
3	429	407	365	317	
4	504	463	423	380	
5	550	519	496	416	
6	447	398	350	255	
7	584	532	467	437	
8	413	357	331	273	
9	222	183	142	118	
OUT	3721	3381	3038	2567	
10	462	432	347	299	
11	592	558	485	432	
12	379	337	321	277	
13	457	429	369	342	
14	338	301	278	253	
15	161	152	125	92	
16	402	362	332	305	
17	223	175	143	94	
18	592	551	484	448	
IN	3606	3297	2884	2542	
TOTAL	7327	6678	5922	5109	

- BEACH CLUB**
- Main Family Pool
  - Spa & Fitness
  - Lap Pool
  - Locker Rooms
  - The Beach Club Restaurant
  - Dune Bar & Grill
  - Tippy Marlin Lounge
  - Great Lawn
  - Coconuts Kids' Club

**BEACH CLUB COTTAGES**

**CASAMIGOS BAR**

**BAKER'S BAY ESTATE LOTS**

- GOLF COURSE**
- Practice Range
  - Short Game Area
  - Pro Shop

- SUNSET PARK**
- Ball Fields
  - Batting Cage
  - Sport Court
  - Bocce Ball
  - Jelly Beans
  - Pirate's Playground
  - Pickleball
  - Tennis Courts
  - Putt Putt
  - Mini Golf

**"Escape" Flat**

**BAKER'S BAY MARINA VILLAGE**

- 200 Slip Deep Water Marina
- Welcome Dock
- Marina Village Residences & Boat Houses
- Conch Shack Bar
- The Market
- Blu Boutique
- Medical Office
- Marina Fitness & Pool
- Marina, Member & Residential Services
- Sales Office
- Outdoor Pursuits Office & Dock

**SHELL ISLAND**

  
**Baker's Bay**  
GOLF & OCEAN CLUB  
GREAT GUANA CAY  
ABACO, THE BAHAMAS  
TEL (954) 256-9561  
BAKERSBAYCLUB.COM

*via Bonnaventure  
nouvo belle gradie*

**DIAMOND POINT**

**Marsh Harbour**

- EAST VILLAGE**
- Papa Willie's Fish House
  - Fitness Center
  - Pool
  - Floating Docks

- SEA PORT**
- Sea Plane Docks & 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 OGC's final 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



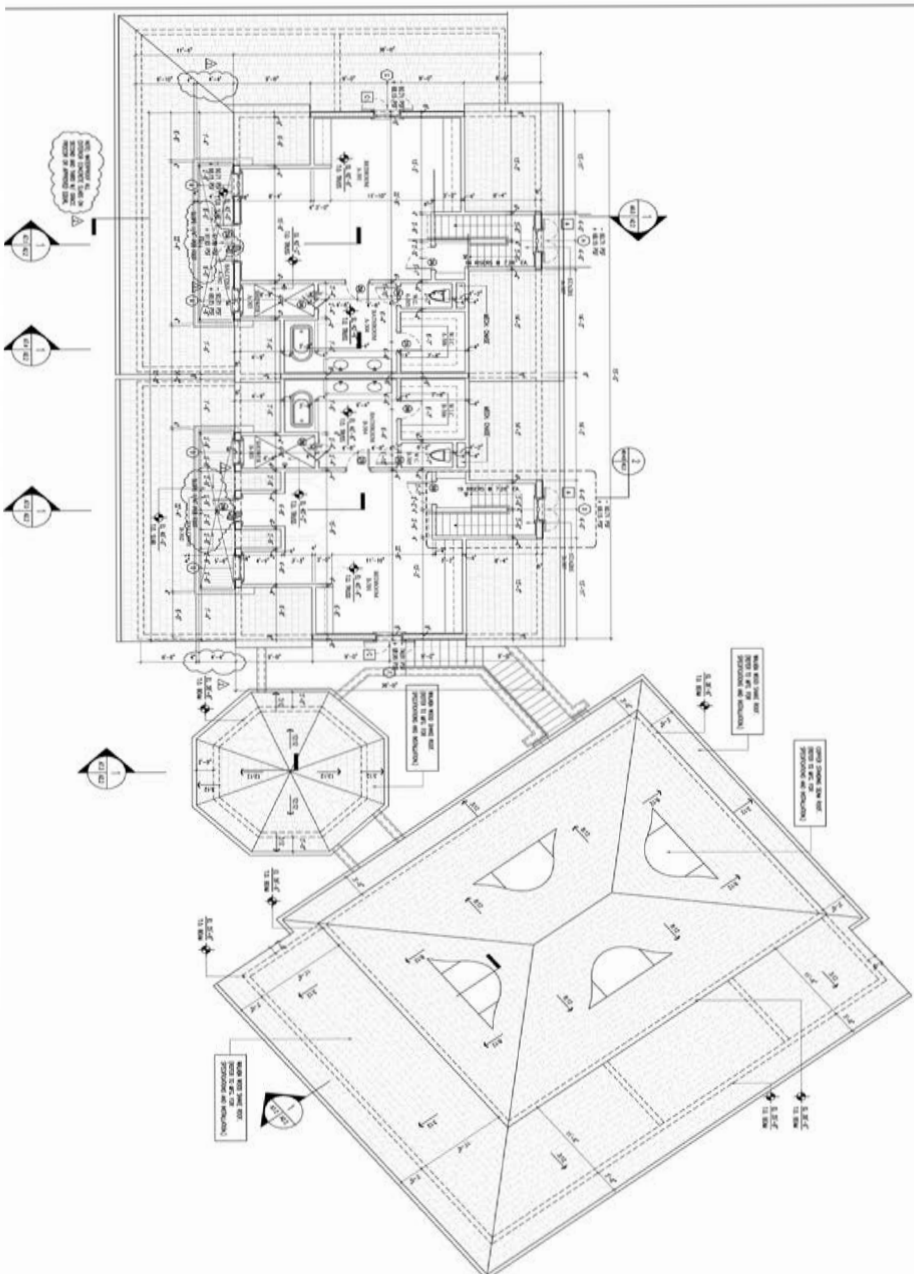
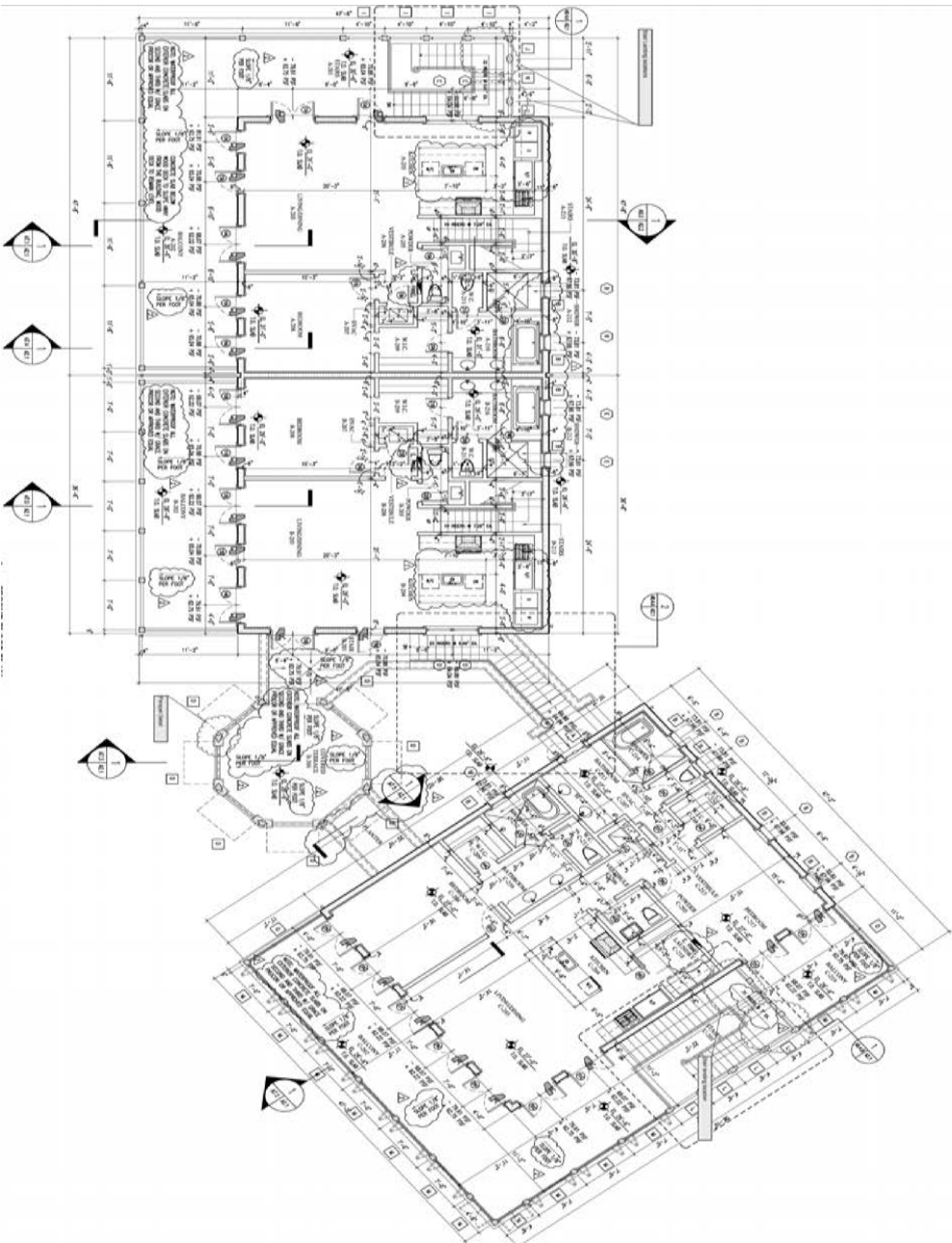
“Escape” sits just above The Outdoor Pursuits office and Blu Botique. Located within the vibrant Marina Village, this beautiful home offers wonderful views over Baker’s Bay Marina & the Sea of Abaco. The Flat is ideally located just steps away from the fitness center, Conch Shack, The Market, and marina docks. A welcoming courtyard entrance with steps up to a separate private outdoor lounge, this charming two bedroom, two and one half bath home is perfect for a small family that wants to be at the heart of all of the activity. The multiple french doors in the living room provide incredible natural lighting to the kitchen and living quarters and encompasses the home with the vibrant Marina Village views.

Bed/Bath	2/2.5
A/C SF	1,740sf
Courtyard & Gazebo SF	726sf
Porches/Balconies	501sf
Views	Marina Village, Sea of Abaco, Sunsets





# “Escape” Floor Plan









Cost Breakdown

“Escape” Flat	\$4,000,000
VAT on Sales Price (5%)	\$200,000
Attorney Fee (0.5% of Purchase Price)	\$20,000
VAT on Attorney Fee (10%)	\$2,000
Club Membership Deposit (80% equity)	\$250,000
Total Initial Costs	\$4,472,000

2025 Condo Association Dues (prorated)	\$34,000
2025 Club Dues (prorated)	\$93,000
2025 Homeowners’ Association Dues (prorated)	\$42,000
2025 Total Annual Costs	\$169,000*

\*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)