

# East Village Hilltop Flat #7







**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

BAKER'S BAY  
ESTATE LOTS

Sea of Abaco

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

BAKER'S BAY

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC  
COAST HOMES



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

ATLANTIC  
FLATS

MARINA  
VILLAGE POOL

SUNRISE BEACH  
COTTAGES

SUNRISE BEACH  
FLATS

SUNSET PIER  
FLATS

MANGROVE  
PRESERVE

FOR  
PRESERVATION  
STUDY

SAND FLATS

DIAMOND  
POINT

East Village  
Hilltop Flat #7

SEA PORT

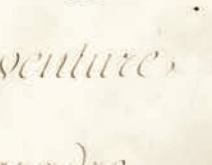
- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

EAST  
VILLAGE  
• Dockside Bar  
and Grill  
• Fitness Center  
• Muscle Beach  
• Pool

Marsh  
Harbour

SETTLEMENT

via Bonnaventure  
innousobellegradre





The East Village Hilltop Flats were developed along the ridge near the Crossing Bay bridge in the East Village, each unit overlooking Crossing Bay and the Sea of Abaco. Hilltop Flat #7 has expansive views of the Sea of Abaco and the Mangrove preserve that can be viewed from the spacious porch on the second level and third level balcony. Owners will enjoy convenient access to the active lifestyle programming at the new East Village pool, fitness center, and dockside bar & grill. In addition, dock slips are just a few steps away, making boating an easy and daily activity.

	Floor	Bed/Bath	SF
Flat 7	2/3	3/3.5	2,470









Cost Breakdown

East Village Hilltop Flat #7	\$6,250,000
VAT on Sales Price (5%)	\$312,500
Attorney Fee (0.5% of Purchase Price)	\$31,250
VAT on Attorney Fee (10%)	\$3,125
Club Membership Initiation	\$250,000
<hr/>	
Total Initial Costs	\$6,846,875
Proposed 2026 Club Dues (prorated)	\$95,400
Proposed 2026 Condo Association Dues	\$58,000
Proposed 2026 HOA Dues (prorated)	\$43,260
<hr/>	
Proposed 2026 Total Annual Costs	\$196,660*



\*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)