

"Inn Joy" | Atlantic Club Cottage #7



GUMELEMI 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

Casamigos Bar

SPA COTTAGES

SPA BUNGALOWS

WHALE'S TAIL ESTATE LOTS

BAKER'S BAY ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

SUNSET PARK

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

ATLANTIC OCEAN

SIP SIP

ATLANTIC CLUB COTTAGES (PHASE 2)

ATLANTIC CLUB

- Dining Pavilion
- Burger'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

ATLANTIC BEACH

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

EAST VILLAGE

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

SUNRISE BEACH FLATS

SUNSET PIER FLATS

MANGROVE PRESERVE

FOR PRESERVATION + STUDY

SAND FLATS

SEA PORT

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

Marsh Harbour

SETTLEMENT

Notes

SHELL ISLAND



Baker's Bay GOLF & OCEAN CLUB

GREAT GUANA CAY
ABACO, THE BAHAMAS
TEL (954) 256-9561

WWW.BAKERSBAYCLUB.COM

*via Bonnaventure
nouvelle gradie*



DIAMOND POINT

Atlantic Club Cottage #7 is a desirable golf cottage residence with stunning views over the 18th hole and to the Atlantic Ocean. It is conveniently located within walking distance of the Golf Practice Facility and has access to 2 miles of white sandy beach just across the fairway. With sweeping views from both levels, this golf oriented home was designed with the entire family in mind. The second level terrace nearly doubles the entertainment space of the home, ideal for taking in views of the golf course and Atlantic Ocean as well as hosting company. Centrally located “mid island”, Atlantic Club Cottage #7 provides convenient access to all the amenities of Baker’s Bay.

Bed/Bath	4 bed/4.5 bath
A/C SQ	3,380sf
Porches /Balconies	920sf
Land Area	21,472 .49 acres
Views	Sunrise 18th Fairway Atlantic Ocean



Atlantic Club Cottage #7 Floor Plan



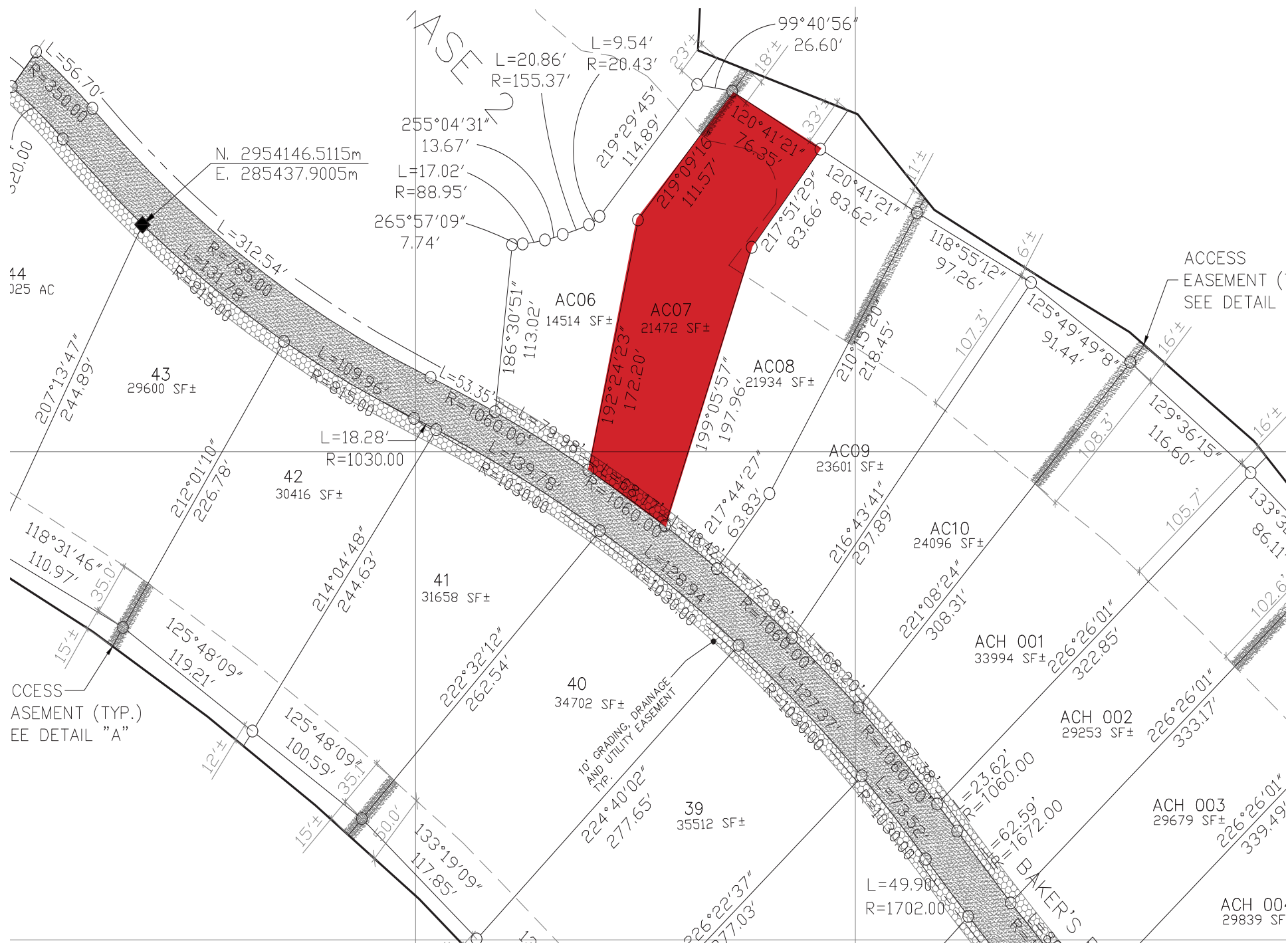
FEATURES

- Open Floor Plan with Great Room
- Two Master Suites with 'Walk-Through' Closets and Generous Bathrooms
- Two Guest Suites with En-Suite Bathrooms
- Outdoor Shower
- Second Floor Salon with Built-in Bar
- Second Floor Outdoor 'Living Terraces'
- High Impact Windows and Doors



AREA	SQ. FT.
Air Conditioned	3,380
Porches / Balconies	920
Total	4,300







Cost Breakdown

“Inn Joy” Atlantic Club Cottage #7	\$10,600,000
VAT on Sales Price (5%)	\$530,000
Attorney Fee (0.5% of Purchase Price)	\$53,000
VAT on Attorney Fee (10%)	\$5,300
Club Membership Initiation	\$250,000
Total Initial Costs	\$11,438,300
2025 Club Dues (prorated)	\$93,000
2025 Homeowners’ Association Dues (prorated)	\$42,000
2025 Total Annual Costs	\$135,000*

*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 | bakersbayclub.com