

"Loft at Sea" Flat



Baker's Bay
GOLF & OCEAN CLUB





Baker's Bay
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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

SPA COTTAGES

SPA BUNGALOWS

WHALE'S TAIL
ESTATE LOTS

ATLANTIC
OCEAN

SIP SIP

Plant Nursery
& Orchard

ATLANTIC CLUB COTTAGES
(PHASE 2)

ATLANTIC CLUB

- Dining Pavilion
- Banker's Bar

ATLANTIC CLUB COTTAGES

ATLANTIC
COAST HOMES



"Loft at Sea" Flat

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

PHASE 2
ATLANTIC
COAST HOMES

ATLANTIC BEACH

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

EAST VILLAGE

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

SUNRISE BEACH FLATS

SUNSET PIER FLATS

MANGROVE PRESERVE

FCP PRESERVATION + STUDY

JOES CREEK

SAND FLATS

SEA PORT

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

Marsh Harbour

DIAMOND POINT

Notes

BAKER'S BAY
ESTATE LOTS

Sea of Abaco

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

SUNSET PARK

- Ball Fields
- Batting Cage
- Sports Court
- Outdoor Parents 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
- Post Post Mini Golf

SHELL ISLAND



Baker's Bay
GOLF & OCEAN CLUB

GREAT GUANA CAY
ABACO, THE BAHAMAS
TEL (974) 256-9361

WWW.BAKERSBAYCLUB.COM

*via Bonnaventure
innoisobellegrade*

SETTLEMENT

“Loft at Sea’ sits just above the Sales Center. Located within the vibrant Marina Village, this beautiful home offers wonderful views over Baker’s Bay Marina, the Sea of Abaco and Atlantic Ocean. The Flat is ideally located just steps away from the Market restaurant, fitness center, Conch Shack, and marina docks. A welcoming wraparound porch encompasses this charming two bedroom, two and one half bath home. The living space and master suite are located on the first floor while an expansive bunk-room can easily accommodate up to 4 kids on the second level.

Bed/Bath	2/2.5
A/C SQ	2,269sf
Porches/Balconies	1,025sf
Total	3,294sf
Views	Marina Village Atlantic Ocean, Sunset

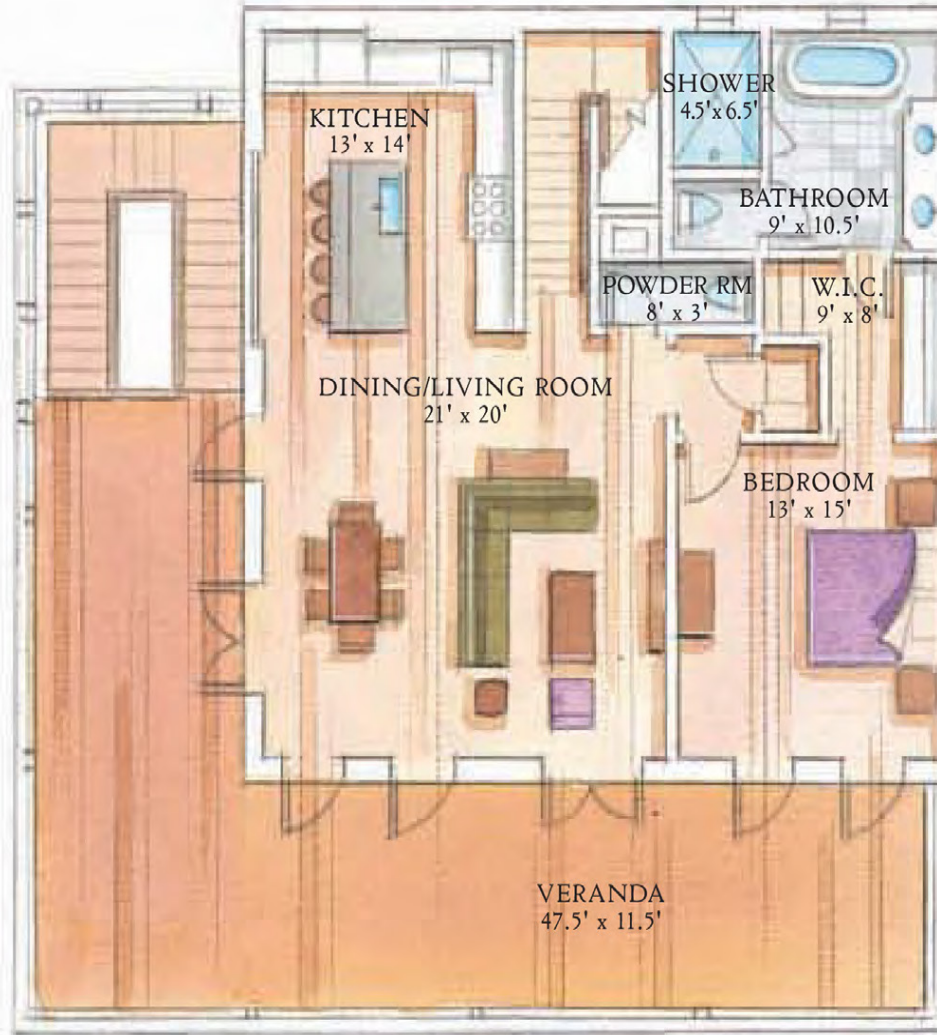


"Loft at Sea"

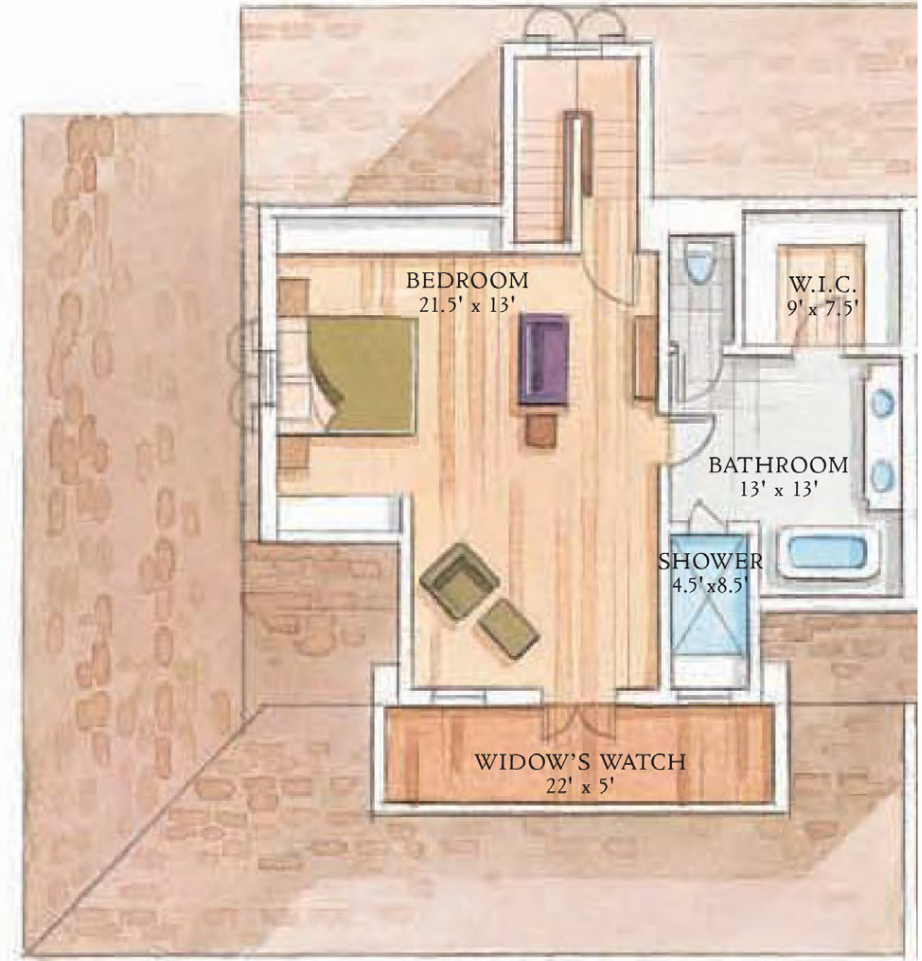


FLOOR PLAN

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First Floor

Air Conditioned: 1,314sf

Covered Porches/Terrace: 910sf

Total sqft: 2,224sf

Second Floor

Air Conditioned: 955sf

Covered Porches/Terrace: 115sf

Total sqft: 1,070sf

Cost Breakdown

“Loft at Sea” Flat	\$4,600,000
VAT on Sales Price (5%)	\$230,000
Attorney Fee (0.5% of Purchase Price)	\$23,000
VAT on Attorney Fee (10%)	\$2,300
Club Membership Deposit (80% equity)	\$250,000
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Total Initial Costs	\$5,105,300
2025 Condo Association Dues (prorated)	\$34,000
2025 Club Dues (prorated)	\$93,000
2025 Homeowners’ Association Dues (prorated)	\$42,000
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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 | bakersbayclub.com