

Marina Village Homesite B1-11





Baker's Bay
GOLF & OCEAN CLUB

Homesite B1-11

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

SUNSET PARK

- Ball Fields
- Batting Cage
- Sport Court
- Outdoor Pursuits Docks
- Bocce Ball & Horse Shoes
- Jelly Beans
- Pirate's Playground
- Chef's Outdoor Kitchen Pavillion
- Fruit Orchard
- Pickleball
- Tennis Courts
- New Toddler Play Area
- Putt Putt Mini Golf

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES



ATLANTIC FLATS

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

SUNRISE BEACH
COTTAGES

SUNRISE BEACH
FLATS

SUNSET PIER
FLATS

MANGROVE
PRESERVE

FOR
PRESERVATION
STUDY

SAND FLATS

DIAMOND
POINT

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



Marina Village homesite B1-11 is an Atlantic Ocean estate sized lot located between our Marina Village and East Village neighborhoods.

This homesite features 96 ft of beach frontage, northeast orientation with sunrise views and panoramas over the lively blue waters of the Atlantic Ocean. Just steps from our village fitness center, pool, Conch Shack bar, and Market restaurant, this is the ideal property for those seeking a private beachfront estate, but still be close to the amenities and social environment of the Marina.

Land Area 28,835sf | .66 acres

Beach Frontage 96'

Depth of Lot 288'

Views Atlantic Ocean | Marina Village



Cost Breakdown

Marina Village Estate Homesite B1-11	\$3,950,000
VAT on Sales Price (5%)	\$197,50
Attorney Fee (0.5% of Purchase Price)	\$19,750
VAT on Attorney Fee (10%)	\$1,975
Club Membership Initiation	\$250,000
Total Initial Costs	\$4,419,225

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