

"Pajama Party" | Spa Cottage #2



Baker's Bay
GOLF & OCEAN CLUB





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GUMELEMI CAY
PRIVATE ISLAND ESTATE



CHAPEL
POINT

Pajama Party



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

Casamigos
Bar

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

MARINA
VILLAGE POOL

SUNRISE BEACH
FLATS

SUNSET PIER
FLATS

BOARDWALK

MANGROVE
PRESERVE

FEP
PRESERVATION
STUDY

SAND FLATS

Marsh
Harbour

DIAMOND
POINT

SEA PORT

- Sea Plane Ramp
- Fueling Pier
- Customs & Immigration

EAST
VILLAGE

- Dockside Bar and Grill
- Fitness Center
- Muscle Beach
- Pool

SETTLEMENT

via Bonnaventure
innousobellegradre

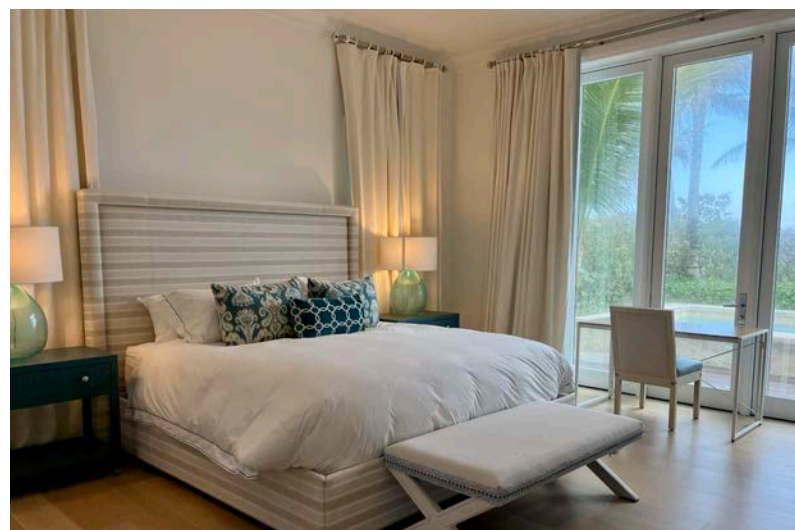


"PAJAMA PARTY" IS THE EPITOME OF ISLAND LIVING

This stunning 4-bedroom, 4.5-bathroom one-story home offers the ultimate in coastal living, perfectly situated along the pristine shores of the Whale's Tail. With panoramic ocean views from the floor to ceiling glass doors, you'll enjoy the soothing sounds of the waves and breathtaking sunset skies right from your doorstep. The spacious open-concept living area is bathed in natural light, creating a warm and inviting atmosphere. The chef's kitchen is a dream, featuring top-of-the-line appliances and ample counter space for entertaining. Outside, the expansive patio provides the perfect setting for relaxing or hosting family and friends, with direct access to the beach. This home is a rare opportunity to experience luxury and convenience in one of the most desirable oceanfront locations, being just steps away from the Beach Club amenities.

Land Area	18,369 sf 0.42 acres
Beach Frontage	85'
Depth of Lot	215'
Views	Sunset Atlantic Ocean
Bedrooms/Bathrooms	4 bed/4.5 bath
A/C Square Footage	3,639 sf







Cost Breakdown

Pajama Party Beach Club Cottage #2	\$17,500,000
VAT on Sales Price (5%)	\$875,000
Attorney Fee (0.5% of Purchase Price)	\$87,500
VAT on Attorney Fee (10%)	\$8,750
Club Membership Initiation	\$250,000
Total Initial Costs	\$18,721,250
Proposed 2026 Club Dues (prorated)	\$95,400
Proposed 2026 HOA Dues (prorated)	\$43,260
Proposed 2026 Total Annual Costs	\$138,660*

*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 | bakersbayclub.com