

"Pie's Hideaway" | Marina Village Flat





Baker's Bay
GOLF & OCEAN CLUB

GUMELEMI CAY
PRIVATE ISLAND ESTATE

CHAPEL POINT

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



"Pie's Hideaway" Flat

BAKER'S BAY MARINA VILLAGE

- 165 Slip Marina
- Marina Club & Inn
- Marina Village Residences & Boat Houses
- Couch 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
- Sport Court
- Outdoor Parents Docks
- Baseball & Horse Shoes
- Ropes Course
- Jelly Beans
- Pirate's Playground
- Hydroponic Garden
- Chefs Outdoor Kitchen Pavilion
- Fruit Orchard
- Pickle Ball
- Tennis Courts
- Trampolines
- Climbing Wall
- New Toddler Play Area
- Putt Putt Mini Golf

BEACH CLUB

- Main Family Pool
- Spa & Fitness
- Lap Pool
- Locker Rooms
- Whale's Tail Ocean Front Dining
- Palapa Beach Bar & Grill
- Great Lawn
- Coconuts Kid's Club
- Kid's Diner
- Theater
- Game Room
- Marine Science Classroom

BEACH CLUB COTTAGES

SHELL ISLAND



Baker's Bay
GOLF & OCEAN CLUB

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

WWW.BAKERSBAYCLUB.COM

*via Bonnaventure
in novobellegrad*

SETTLEMENT

“Pie’s Hideaway” is located within the vibrant Marina Village. This beautiful flat 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 and a expansive guest room on the second floor, ideal for privacy.

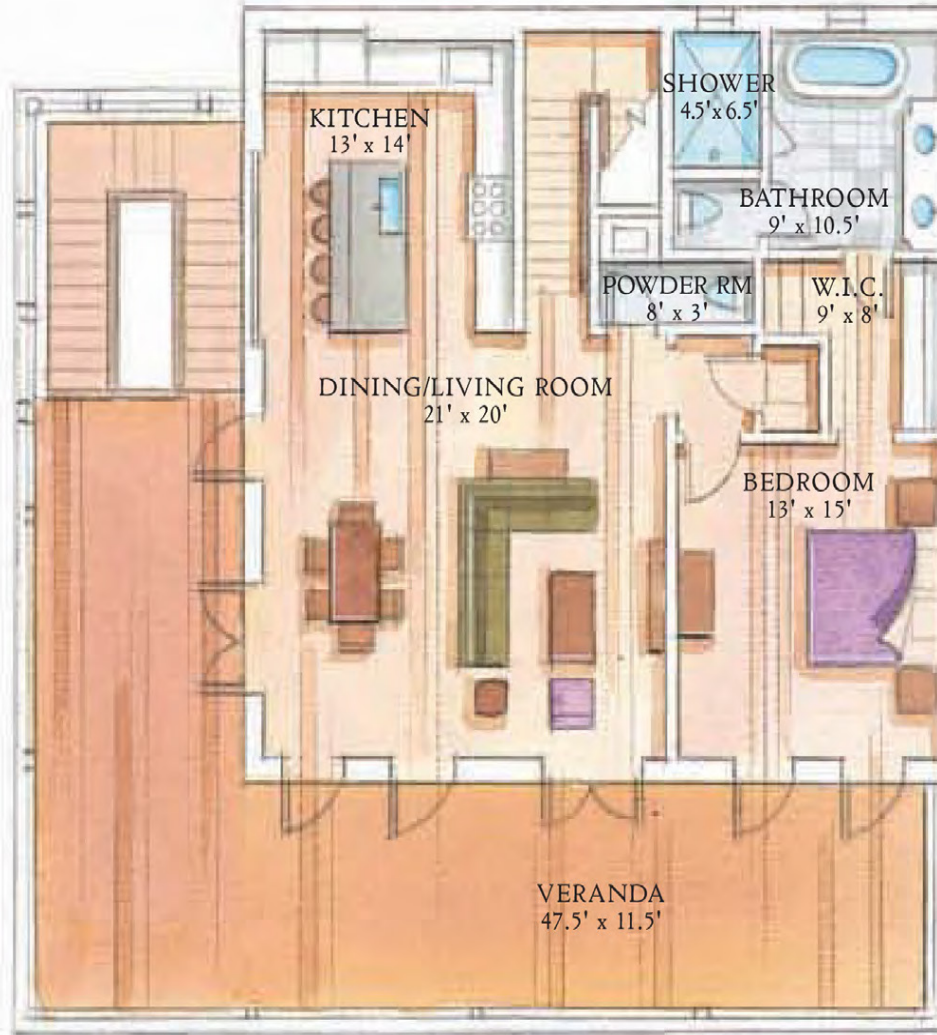
Bed/Bath	2/2.5
A/C SQ	2,269sf
Porches/Balconies	1,025sf
Total	3,294sf
Views	Marina Village Atlantic Ocean, Sunset



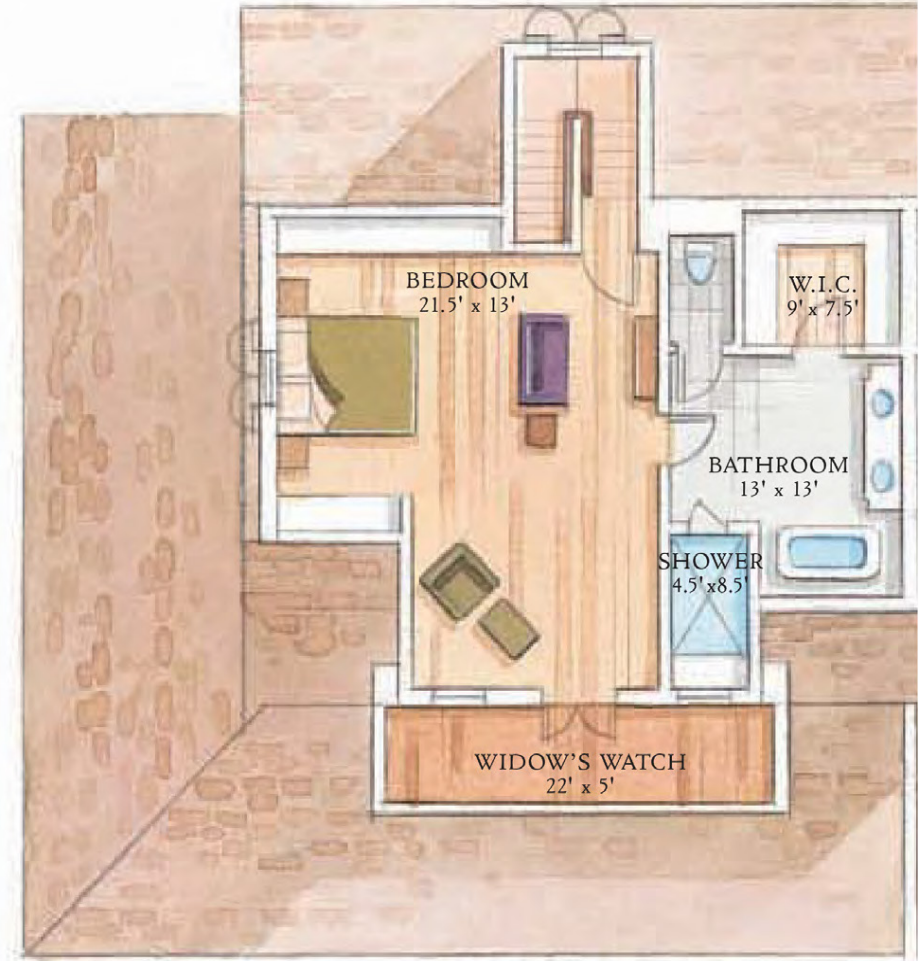


FLOOR PLAN

I



2



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

“Pie’s Hideaway” Flat	\$5,500,000
VAT on Sales Price (5%)	\$275,000
Attorney Fee (0.5% of Purchase Price)	\$27,500
VAT on Attorney Fee (10%)	\$2,750
Club Membership Deposit (80% equity)	\$250,000
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Total Initial Costs	\$6,055,250
2025 Condo Association Dues (prorated)	\$42,000
2025 Club Dues (prorated)	\$93,000
2025 Homeowners’ Association Dues (prorated)	\$42,000
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2025 Total Annual Costs	\$177,000*



*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