

## "Pie's Hideaway" | Marina Village Flat







**Baker's Bay**  
GOLF & OCEAN CLUB

GUMELMI 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

- 16p 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
- Ziplines
- Waterslide

SUNRISE BEACH  
FLATS

SUNSET PIER  
FLATS

FCP  
PRESERVATION  
+ STUDY

JOES CREEK

SAND FLATS

SEA PORT

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

Marsh  
Harbour

DIAMOND  
POINT

GOLF  
COURSE

- Practice Range
- Short Game Area
- Pro Shop

BAKER'S BAY  
ESTATE LOTS

Sea of Abaco

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
- 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
- Coconut Kid's Club
- Kid's Diner
- Theater
- Game Room
- Marine Science Classroom

BEACH  
CLUB COTTAGES

Casamigos  
Bar

Notes

Handwritten notes area with lines for writing.

SHELL  
ISLAND



**Baker's Bay**  
GOLF & OCEAN CLUB

GREAT GUANA CAY  
ABACO, THE BAHAMAS  
TEL (974) 236-9361

WWW.BAKERSBAYCLUB.COM

*via Bonnaventure  
nouvo bellegrade*



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



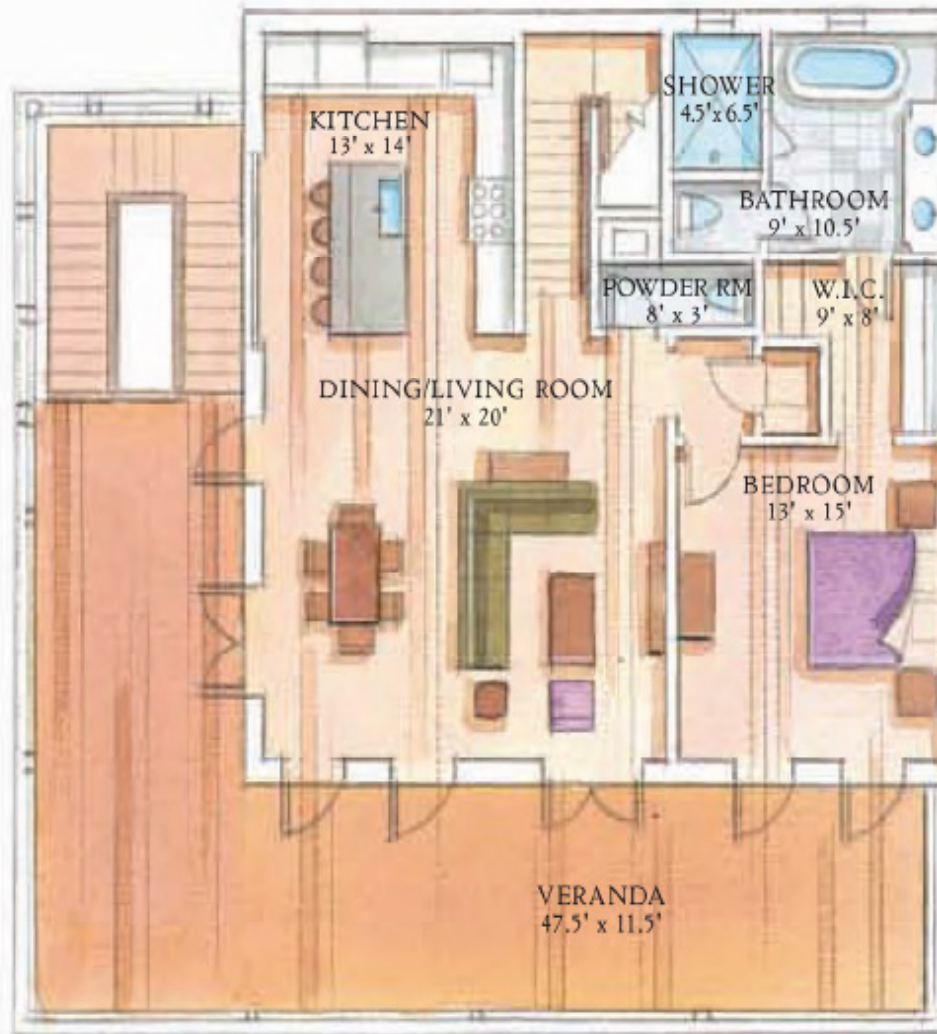




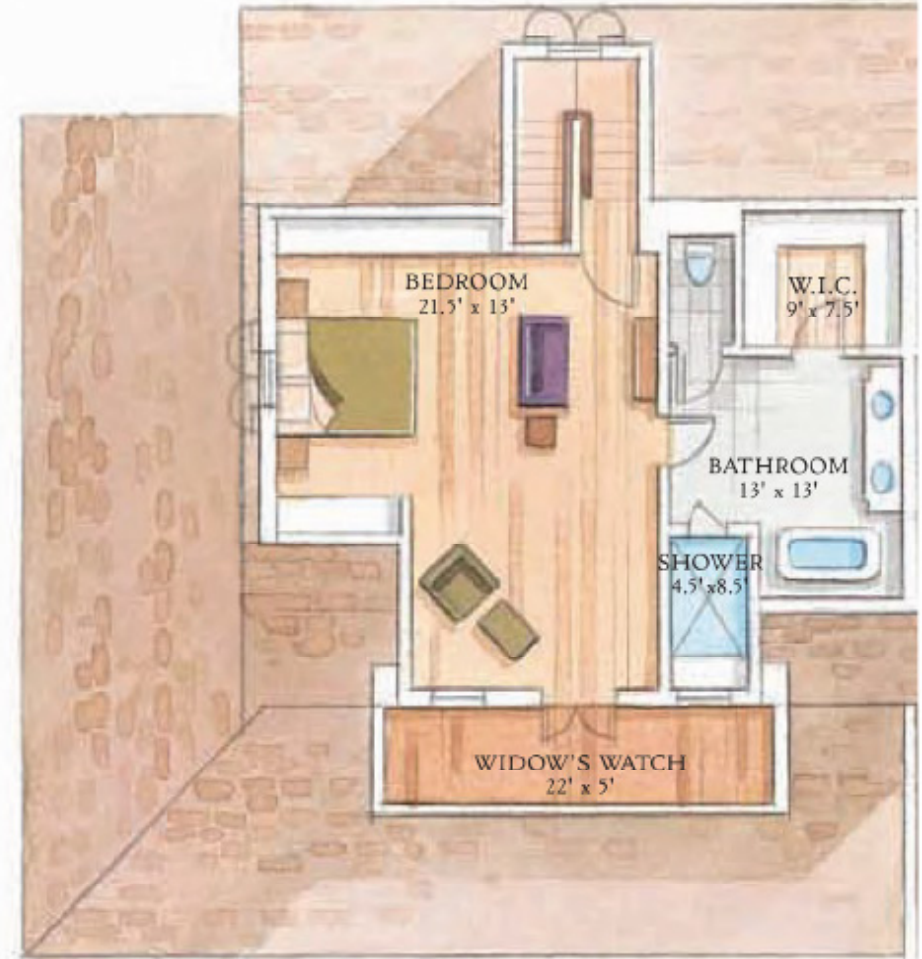


# FLOOR PLAN

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	\$5,000,000
VAT on Sales Price (5%)	\$250,000
Attorney Fee (0.5% of Purchase Price)	\$25,000
VAT on Attorney Fee (10%)	\$2,500
Club Membership Deposit (80% equity)	\$250,000
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Total Initial Costs	\$5,527,500
Proposed 2026 Club Dues (prorated)	\$95,400
Proposed 2026 Condo Association Dues	\$45,000
Proposed 2026 HOA Dues (prorated)	\$43,260
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Proposed 2026 Total Annual Costs	\$183,660*

\*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](mailto:info@bakersbayclub.com) | [bakersbayclub.com](http://bakersbayclub.com)