



Baker's Bay
GOLF & OCEAN CLUB

"Plane Simple" | Marina Village Lot B1-10



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

BEACH CLUB COTTAGES

Notes

SHELL ISLAND



Baker's Bay
GOLF & OCEAN CLUB

GREAT GUANA CAY
ABACO, THE BAHAMAS
TEL (954) 256-9561

WWW.BAKERSBAYCLUB.COM

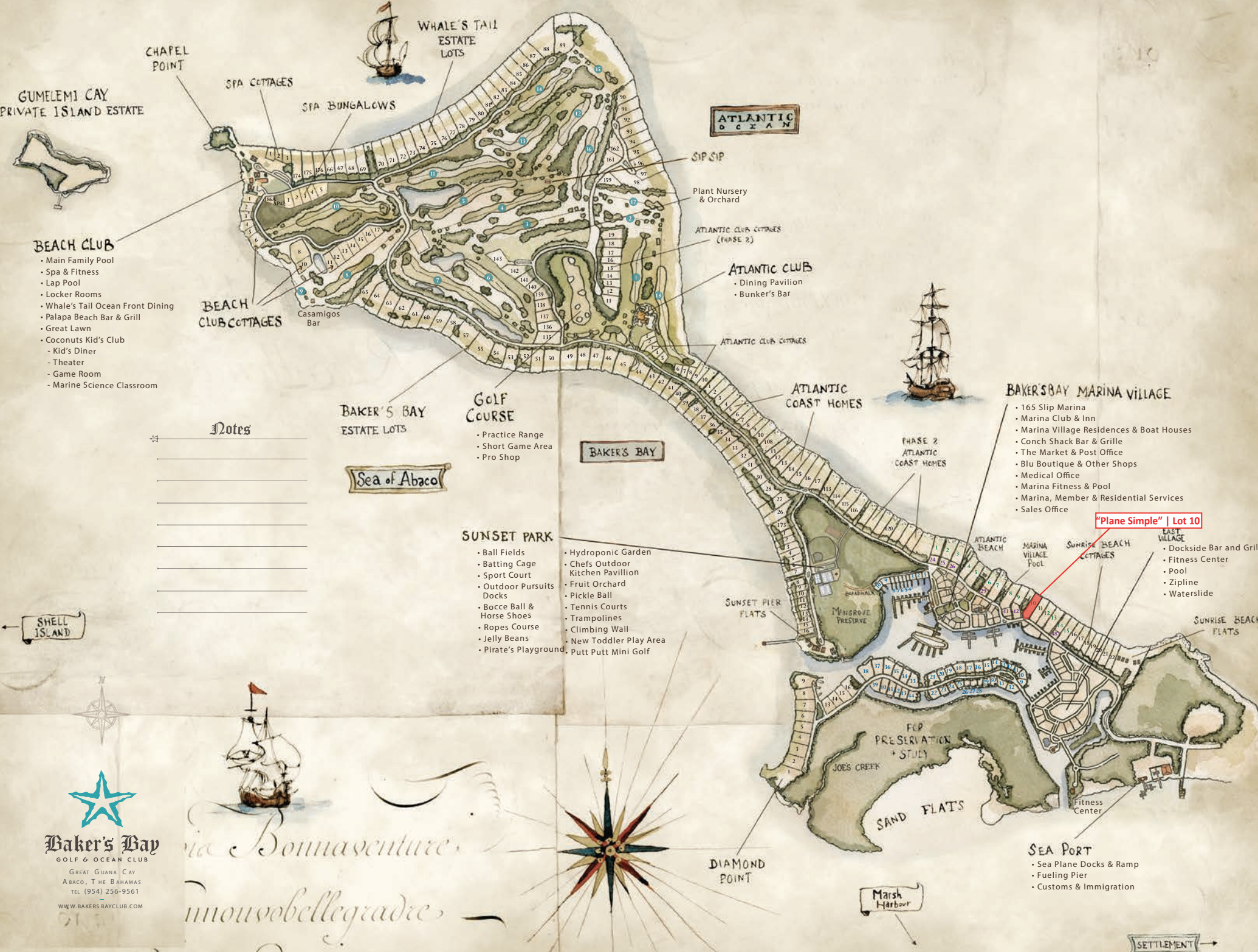
*via Bonnaventure
in novobellegradie*



DIAMOND POINT

Marsh Harbour

SETTLEMENT



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
- Bunker's Bar

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES



PHASE 2 ATLANTIC COAST HOMES

BAKER'S BAY MARINA VILLAGE

- 165 Slip Marina
- Marina Club & Inn
- Marina Village Residences & Boat Houses
- Conch Shack Bar & Grille
- The Market & Post Office
- Blu Boutique & Other Shops
- Medical Office
- Marina Fitness & Pool
- Marina, Member & Residential Services
- Sales Office

BAKER'S BAY ESTATE LOTS

GOLF COURSE

- Practice Range
- Short Game Area
- Pro Shop

Sea of Abaco

BAKER'S BAY

SUNSET PARK

- Ball Fields
- Batting Cage
- Sport Court
- Outdoor Pursuits Docks
- Bocce Ball & Horse Shoes
- Ropes Course
- Jelly Beans
- Pirate's Playground
- Hydroponic Garden
- Chefs Outdoor Kitchen Pavillion
- Fruit Orchard
- Pickle Ball
- Tennis Courts
- Trampolines
- Climbing Wall
- New Toddler Play Area
- Putt Putt Mini Golf

SUNSET PIER FLATS

MANGROVE PRESERVE

ATLANTIC BEACH

MARINA VILLAGE POOL

SUNRISE BEACH COTTAGES

LAST VILLAGE

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

SUNRISE BEACH FLATS

FOR PRESERVATION + STUDY

SAND FLATS

Fitness Center

SEA PORT

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

"Plane Simple" | Lot 10

The materials, fixtures, and amenities described and depicted herein are based upon current development plans, which are subject to change without notice. This development plan is not a legal or sales document and is intended to show only general relationships. It may be revised from time to time. Refer to plots, legal descriptions and CCR's for actual lot sizes and restrictions. No guarantee is made that the features and amenities depicted by artist's renderings or otherwise described will be built, or if built, will be the same size or nature as depicted or described. Obtain the property report or its equivalent required by federal or state law and read it before signing anything. No federal or state agency is authorized to enforce the terms or conditions of any of the systems. This promotional piece is not intended to constitute an offering in violation of the law of any jurisdiction.

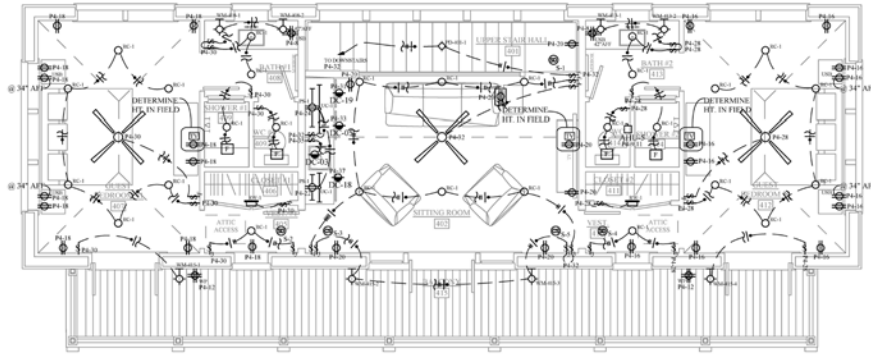
“Plane Simple” is the perfect Atlantic beach getaway. The 4 bedroom main house and 2 bedroom guest is the ideal family home away from home. Each room has it’s own en-suite bathroom and views of either the Marina or the stunning Atlantic Ocean. The house conveys with two 60’ dock slips that will ensure all water toys, large or small, are just a few steps away and easily accessible. The home is situated in the Marina Village Neighborhood and, as such, is just a short walk or drive away from the new and coming East Village amenities as well as the Marina Village amenities. The Golf Course and Beach Club are also just a short golf cart drive away.

Bed/Bath	6 bed/6.5 bath
A/C SQ	5,338 sf
Land Area	0.62 acres
Depth of Lot	282’
Views	Marina/Atlantic Ocean

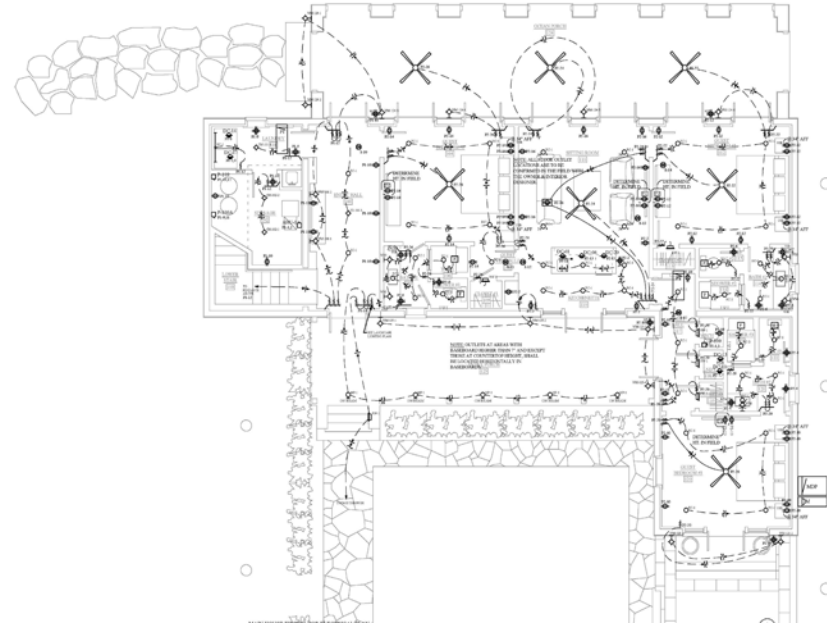


'Plane Simple' House Floor Plan

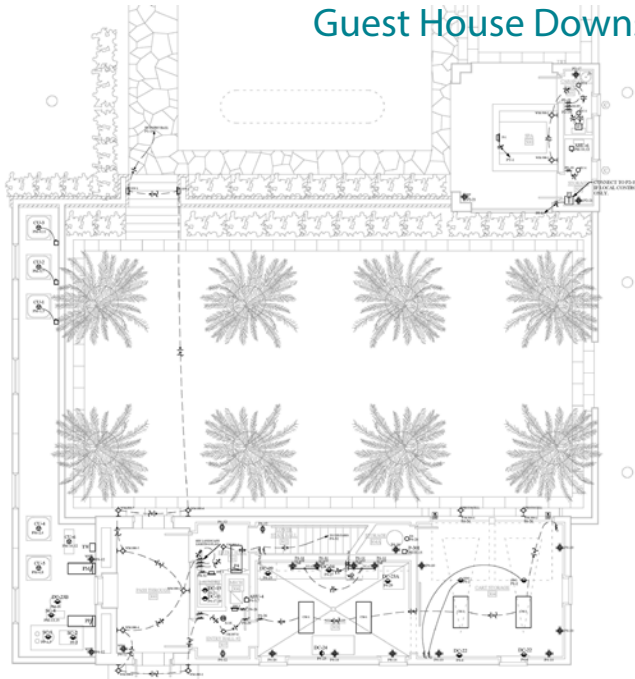
Guest House Upstairs



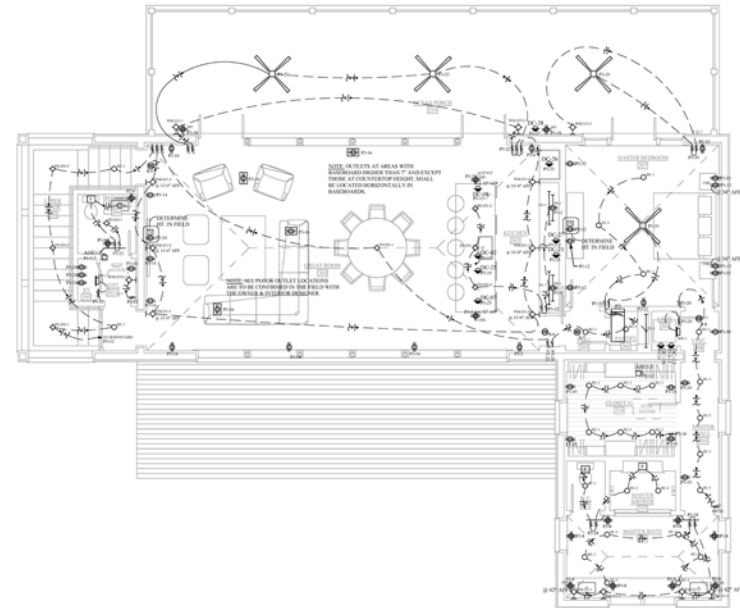
Main House Upstairs



Guest House Downstairs



Main House Downstairs





Cost Breakdown

“Plane Simple” Lot #10	\$20,000,000
VAT on Sales Price (5%)	\$1,000,000
Attorney Fee (0.5% of Purchase Price)	\$100,000
VAT on Attorney Fee (10%)	\$10,000
Club Membership Initiation	\$250,000
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Total Initial Costs	\$21,360,000

2025 Club Dues (prorated)	\$93,000
2025 Homeowners’ Association Dues (prorated)	\$42,000
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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