



Baker's Bay
GOLF & OCEAN CLUB

"Sea Breeze" Townhome





Baker's Bay
GOLF & OCEAN CLUB

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

BEACH CLUB COTTAGES

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

'Sea Breeze'



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

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
- 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
- Post Post Mini Golf

SUNSET PIER FLATS

MANGROVE PRESERVE

SHARAHALL

BARBARA POSTOFFICE

FCP PRESERVATION + STUDY

JOES CREEK

SAND FLATS

SEA PORT

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

DIAMOND POINT

Marsh Harbour

Notes

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*



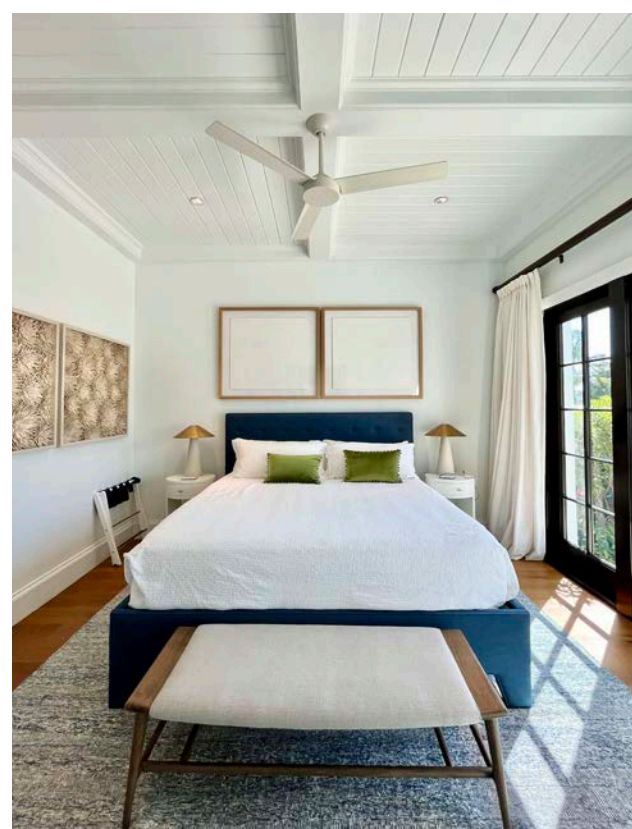
SETTLEMENT

“Sea Breeze” Townhome is a 4-bedroom, 4.5 bath, 3,100 SF, 3-story townhouse that comes fully furnished. Located within the bustling Marina Village, this beautiful home offers wonderful views over the Marina Village as well as the Atlantic Ocean. The townhouse is ideally situated for easy access to the Marina Village amenities, which will include a gym, pool, The Market, Boutique, Conch Shack and Welcome Dock.

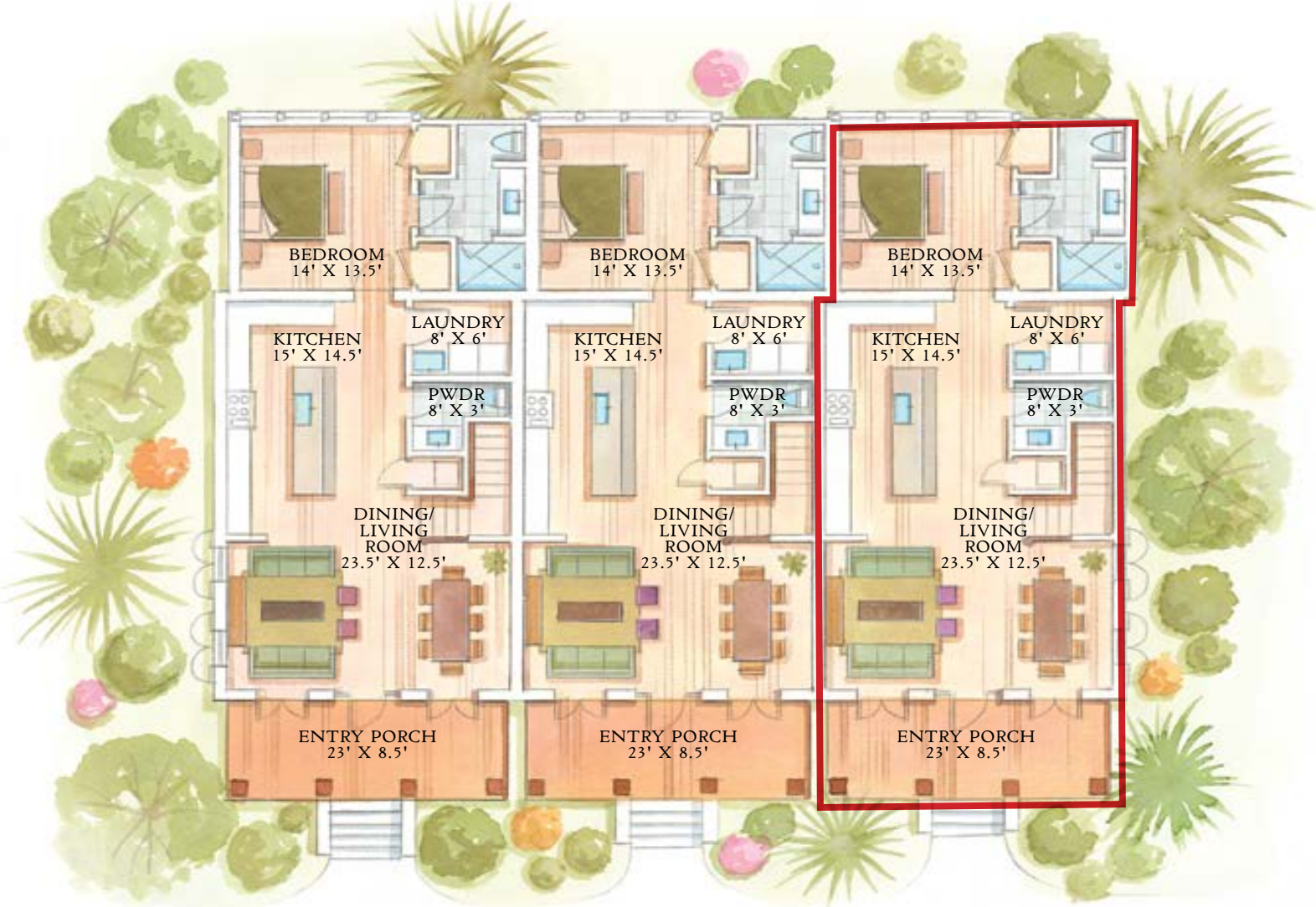
Size	3,100 SF
Bedrooms	4
Bathrooms	4.5
Views	Marina, Sea of Abaco



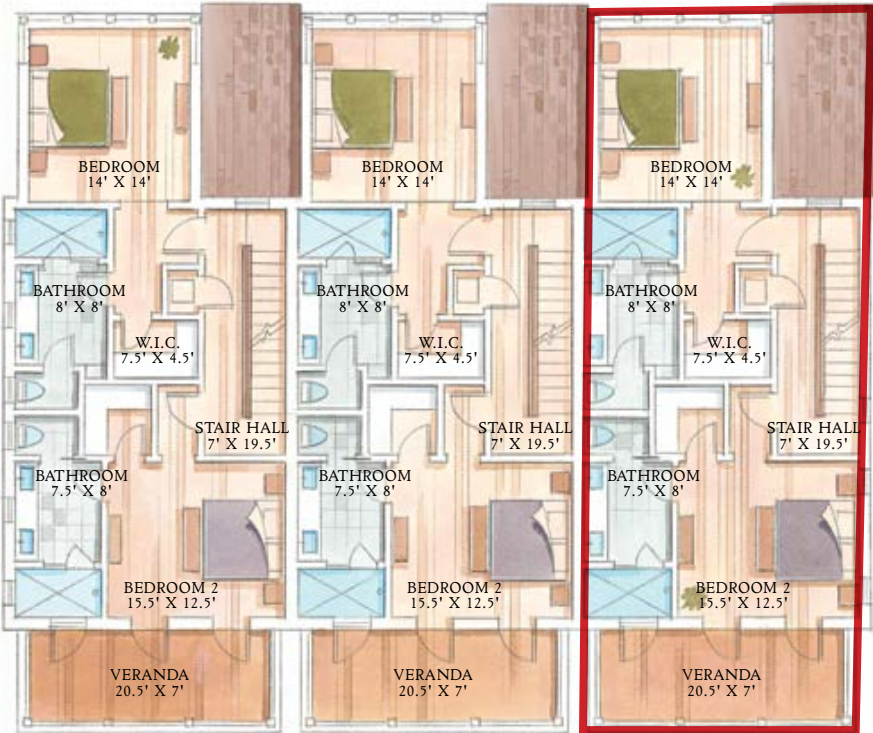
"Sea Breeze" Townhome



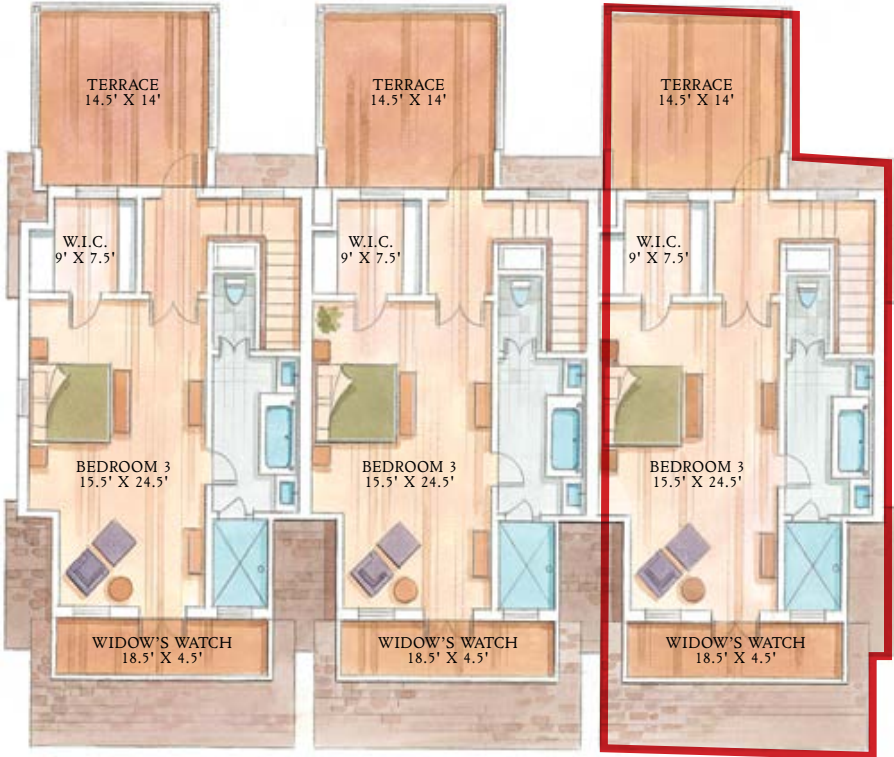
"Sea Breeze" Floor Plan



"Sea Breeze" Floor Plan



SECOND FLOOR



THIRD FLOOR

Cost Breakdown

'Sea Breeze' Marina Village Townhome	\$5,395,000
VAT on Sales Price (5%)	\$269,750
Attorney Fee (0.5% of Purchase Price)	\$26,975
VAT on Attorney Fee (10%)	\$2,697
Club Membership Deposit (80% equity)	\$250,000
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Total Initial Costs	\$5,944,422
2025 Condo Association Dues (prorated)	\$50,000
2025 Club Dues (prorated)	\$93,000
2025 Homeowners' Association Dues (prorated)	\$42,000
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2025 Total Annual Costs	\$185,000*



*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